

City of Canterbury-Bankstown Local Government Area

Statement of Environmental Effects
At: 18 Treuer Parade, Yagoona NSW 2199

November 2023

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This Statement of Environmental Effects evaluates the proposal against the requirements and the matters for consideration and should be reviewed in conjunction with the plans and supporting documents included on the application:

- ❖ Architectural Plans prepared by MAHN Design;
- ❖ Landscape Plans prepared by MAHN Design;
- ❖ Survey Plan prepared by Statiker;
- ❖ Stormwater Plans prepared by Statiker;
- ❖ Waste Management Plan prepared by MAHN Design; and
- ❖ Quantity Surveyor Report by Duo Tax

1. Introduction

This Statement of Environmental Effects outlines the environmental effects of the proposed Dual Occupancy dwellings at 18 Treuer Parade, Yagoona NSW 2199. This statement has been prepared to accompany the Development Application to Canterbury- Bankstown City Council that seeks consent for construction of the proposal.

The SEE document has been prepared with reference to drawings prepared by MAHN Design that accompany the Development Application. The proposed development is assessed against the Canterbury-Bankstown Local Environmental Plan 2023 and Canterbury-Bankstown Development Control Plan 2023.

The Statement of Environmental Effects addresses the merits of the proposal with particular reference to the matters for consideration under Section 4.15 of the Environmental Planning and Assessment Act, 1979 (the Act). The Statement should be read in conjunction with the plans and documents accompanying the application.

2. Site and Locality

2.1. The Location

The site is located on the east side of Treuer Parade, Yagoona, between Colechin St. and Dargan St.

2.2. Dimensions and Site Area

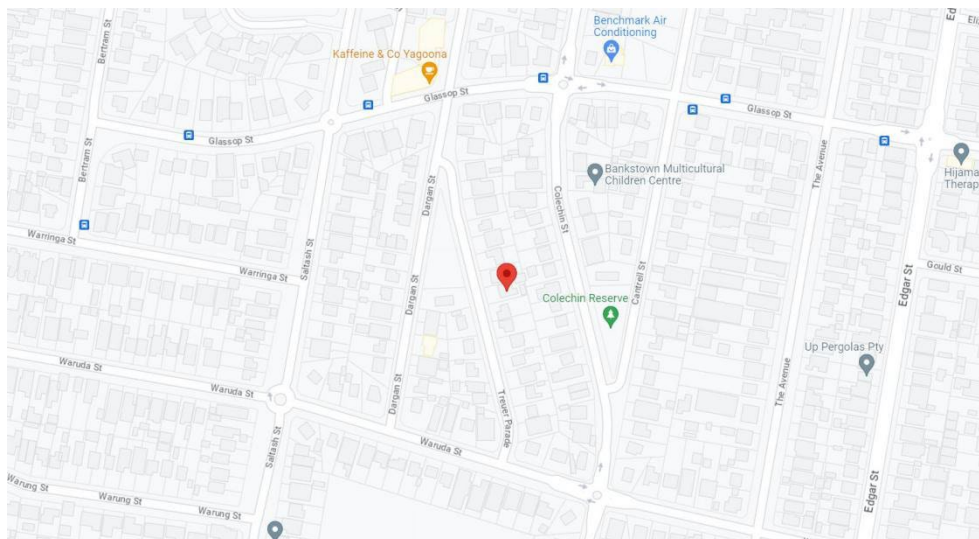


Figure 1 Location Map

The site is a rectangular allotment with boundary dimensions as follows:

- Site Area = 557.1m²
- Eastern Boundary: 15.24m
- Western Boundary: 15.24m Driveway to Treuer Parade
- Northern Boundary: 36.555m

- Southern Boundary: 36.555m

2.3. Topography

The land has a sloping topography and falls approximately 2.83m across the site from 52.88m at the Western Boundary to 52.05m at the Eastern Boundary.

2.4. Existing Structures

The existing structure on the site is a one-storey fibro clad structure with tile roofing. An aerial map and photographs depicting the site and its existing conditions are provided in the images below.

2.5. Existing Vegetation

The site is covered by grass, concrete and an existing metal shed and garage at the rear.



Figure 2: Aerial View



Figure 3: View of Property from Treuer Parade

2.6. Neighbouring Properties

The site is surrounded by residential land uses immediately adjoining and situated opposite the boundaries of the site as provided in the images below.



Figure 6: Property on the Western boundary of the site

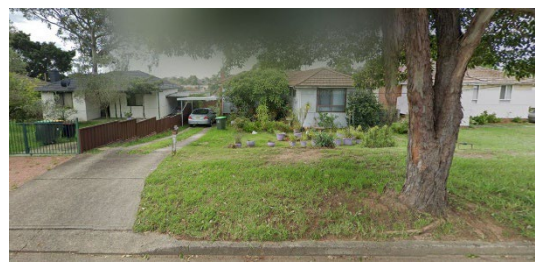


Figure 5: Property on the Eastern boundary of the site



Figure 4: Property opposite the site

3. The Proposal

3.1. Description

The subject Development Application seeks consent for construction of dual occupancy dwellings at 18 Treuer Parade, Yagoona.

3.2. The Built Form

3.2.1. Floor Space Ratio

The maximum F.S.R for the property is 0.5 for the given address. Therefore, the maximum buildable area is 50% of the total land area which is 278.55m². The proposed floor area of the dual occupancies has a total of 277.76m².

The floor space ratio and gross floor area of the proposed development have been measured according to the definitions of those terms prescribed in the dictionary of Canterbury-Bankstown LEP 2023.

3.2.2. Building Height

The proposed dual occupancy has a maximum height of 6.50m at the front elevation, from the NGL to the top of the roof; and 7.97m at the rear.

The Building height has been measured according to the definition of building height (or height of building) prescribed in the dictionary to Canterbury-Bankstown Local Environmental Plan 2023.

3.2.3. Front Setbacks to Treuer Parade

On the ground floor level for both Units 1 & 2, the proposed development is setback 6m from the front boundary to the building line of the garage. On the first floor, the proposed development is setback 6.5 m from the front boundary to the front of the balcony line.

3.2.4. Side boundary setbacks

The proposed dual occupancy is setback 0.90m from both eastern and western boundaries.

3.2.5. Rear Boundary Setback

The dual occupancy is setback from the rear boundary at 15.174m.

3.2.6. Waste Management

The general waste, recycling and green waste bins will be stored within the site. Each dwelling will store waste bins behind the building line.

4. Planning Controls

Canterbury - Bankstown Local Environmental Plan 2023

Canterbury - Bankstown Local Environmental Plan 2023 (LEP) is the principal environmental

planning instrument that applies to the proposed site and contains all the applicable development standards for the development of the site. An assessment pursuant to the applicable sections of the LEP is provided below:

Table 1: Canterbury – Bankstown LEP 2023 check

Canterbury - Bankstown Local Environmental Plan 2023			
Clause	Requirement	Proposed	Compliance
Part 2 – Permitted or Prohibited Development			
2.1	Land Use Zones R2 Low Density Residential	Dual Occupancy is permissible within the R2 Low Density Residential Zone.	Complies
2.6	Land to which this Plan applies may be subdivided, but only with development consent.	Subdivision of the site is proposed as part of the application.	Complies
2.7	The demolition of a building or work may be carried out only with development consent.	Demolition of the existing structure on the site is proposed as part of the application.	Complies
Part 4 – Principal Development Standards			
4.1a	<p>Development consent must not be granted to development for the purposes of dual occupancies on a lot in Zone R2 in Area 1 unless the lot is at least:</p> <p>a) Attached dual occupancy – 500 m²</p> <p>The width of the lot at the front building line is at least—</p> <p>b) Attached dual occupancy – 15m and;</p> <p>each dwelling will have a frontage to a road.</p>	The measured site area is 557.10m ² and the lot width is 15.24m, with each units facing Treuer Parade.	Complies

	Development consent must not be granted to the subdivision of a dual occupancy in Zone R2 in Area 1 unless each resulting lot will be at least: (a) Attached dual occupancy - 250m ²	Each dual occupancy unit will have a site area of 278.47m ² after subdivision.	Complies
4.3	The height of a building on any land is not to exceed the maximum height shown for the land on the Height of Buildings Map – 9.00m	The maximum height of the proposed development is 6.5m at the front and 7.97m at the rear, both from the existing NGL to the top of the roof.	Complies
	The maximum wall height for a dwelling house or dual occupancy in Zone R2 in Area 1 is 7m.	The maximum wall height of the proposed development is 6.91m from the existing NGL to the top of the wall.	Complies
4.4	Floor Space Ratios 0.5:1	The maximum buildable area is 50% of the total land area which is 278.55m ² . Unit 1 = 138.88 m ² Unit 2 = 138.88 m ² Total GFA= 277.76 m ²	Complies

The Canterbury - Bankstown Development Control Plan 2023 (DCP) contains objectives and development controls for the development within the Canterbury - Bankstown Local Government Area. An assessment of the proposed development against the applicable and relevant provisions of the DCP is provided in the tables below:

Table 2 Canterbury- Bankstown DCP 2023 Chapter 5 Section 4 – Dual Occupancies Check

Canterbury –Bankstown DCP 2023 – Chapter 5.1 Section 4- Dual Occupancies

Ref	Control	Proposed	Compliance
Storey Limit			
4.2	The storey limit for dual occupancies is two storeys.	The proposed dual occupancy consists of two storeys.	Complies
4.3	The siting of dual occupancies, and landscape works must be compatible with the existing slope and contours of the site and any adjoining sites. Council does not allow any development that involves elevated platforms on columns; or excessive or unnecessary terracing, rock excavation, retaining walls or reclamation.	The proposed dual occupancy is designed to suit the existing contours of the site.	Complies
4.4	Any reconstituted ground level on the site must not exceed a height of 600mm above the ground level (existing) of an adjoining site except where: (a) The dual occupancy is required to be raised to achieve a suitable freeboard in accordance with Chapter 2.2 of this DCP; or (b) The fill is contained within the ground floor perimeter of the dual occupancy to a height no greater than 1 metre above the ground level (existing) of the site.	The ground floor level is elevated at a max. of 0.87 m from the existing NGL on the rear, with the fill contained within the perimeter of the ground floor of the units. The landscape and terrain at the site will remain unchanged.	Complies
Setback Restrictions			
4.5	The erection of dual occupancies is prohibited within 9 metres of an existing animal boarding or training establishment.	There are no existing animal boarding or training establishment within 9.00 m of the property.	Complies
Street Setbacks			

	The minimum setback for a building wall to the primary street frontage is: (a) 5.5 metres for the first storey (i.e. the ground floor); and (b) 6.5 metres for the second storey	Unit 1 GF = 6 m Unit 1 First Floor = 6.5 m Unit 2 GF = 6 m Unit 2 First Floor = 6.5 m	Complies
Side Setbacks			
4.8	For the portion of the building wall that has a wall height less than or equal to 7 metres, the minimum setback to the side boundary of the site is 0.9 metre. Council may increase the minimum setback to reduce any impact on the amenity of an adjoining dwelling or to avoid the drip line of a tree on an adjoining site.	The maximum wall height at the sides of the dual occupancy is 6.91 m. Unit 1 side setback = 0.90 m Unit 2 side setback = 0.90 m	Complies
4.10	The minimum setback between a dual occupancy and the side boundary must be clear of obstacles such as a hot water unit, waste storage area, storage shed and the like.	Storage shed and rainwater tank are placed at the rear of the property.	Complies
Private Open Space			
4.12	Dual occupancies must provide a minimum 80 m ² of private open space per dwelling behind the front building line. This may be in the form of a single area or a sum of areas per dwelling provided the minimum width of each area is 5 metres throughout.	Unit 1 POS = 119.03 m ² Unit 2 POS = 119.03 m ²	Complies
Access to Sunlight			
4.13	At least one living area of each dwelling must receive a minimum three hours of sunlight between 8.00am and 4.00pm at the mid-winter solstice. Council may allow light wells and skylights to supplement this access to sunlight provided these building elements are not the primary source of sunlight to the living areas.		Complies

4.14	At least one living area of a dwelling on an adjoining site must receive a minimum three hours of sunlight between 8.00am and 4.00pm at the mid-winter solstice. Where this requirement cannot be met, the development must not result with additional overshadowing on the affected living areas of the dwelling.		Complies
4.15	A minimum 50% of the private open space required for each dwelling and a minimum 50% of the private open space of a dwelling on an adjoining site must receive at least three hours of sunlight between 9.00am and 5.00pm at the equinox. Where this requirement cannot be met for a dwelling on an adjoining site, the development must not result with additional overshadowing on the affected private open space.	As seen on shadow plans.	Complies
Visual Privacy			
4.17	Where development proposes a window that directly looks into the living area or bedroom window of an existing dwelling, the development must: (a) offset the windows between dwellings to minimise overlooking; or (b) provide the window with a minimum sill height of 1.5 metres above floor level; or (c) ensure the window cannot open and has obscure glazing to a minimum height of 1.5 metres above floor level; or (d) use another form of screening to the satisfaction of Council.	Windows at both eastern and western sides of the units have a sill height of 1.50m above the finished floor level.	Complies

4.20	Council does not allow dual occupancies to have roof-top balconies and the like.	The dual occupancy has a pitched roof with 5° slope.	Complies
Building Design			
4.21	Development for the purpose of dual occupancies must demolish all existing dwellings (not including any heritage items) on the site.	All existing structures on the site will be demolished as seen on Demolition Plan.	Complies
4.22	<p>The design of dual occupancies must ensure:</p> <p>(a) the street facade of dual occupancies (attached) adopt an asymmetrical design to provide each dwelling with an individual identity when viewed from the street; or</p> <p>(b) the street facade of dual occupancies (attached) or dual occupancies (detached) incorporate architectural elements that are compatible with the asymmetrical appearance of neighbouring dwelling houses, particularly where a pattern is established by a group of adjoining dwelling houses; and</p> <p>(c) the front porch and one or more living area or bedroom windows to each dwelling face the street; and</p> <p>(d) the garage, driveway and front fence do not dominate the front of the building and front yard; and</p> <p>(e) the two dwellings on a corner site each face a different frontage.</p>	The dual occupancy has an asymmetrical façade design, with each living areas and porches at the front.	Complies
4.23	The maximum roof pitch for dual occupancies is 35 degrees.	Roof pitch of the dual occupancy is 5°	Complies
Building Design (Car Parking)			

4.28	<p>Development must locate the car parking spaces behind the front building line with at least one covered car parking space for weather protection. Despite this clause, Council may allow one car parking space per dwelling to locate forward of the front building line provided:</p> <p>(a) the car parking space forward of the front building line is uncovered and located in a stacked arrangement on the driveway in front of the covered car parking space and;</p> <p>(b) the covered car parking space is setback a minimum 6 metres from the primary and secondary street frontages.</p>	Each unit has one covered garage and is setback 6 m from the front boundary line.	Complies
Landscape			
4.31	<p>Development must retain and protect any significant trees on the site and adjoining sites. To achieve this clause, the development may require a design alteration or a reduction in the size of the dual occupancy.</p>	There are no significant trees on site.	Complies
4.32	<p>Development must landscape the following areas on the site by way of trees and shrubs with preference given to native vegetation endemic to Canterbury-Bankstown (refer to the Landscape Guide for a list of suitable species):</p> <p>(a) a minimum 45% of the area between the dual occupancy and the primary street frontage; and</p> <p>(b) a minimum 45% of the area between the dual occupancy and the secondary street frontage; and</p> <p>(c) plant at least one 75 litre tree between the dual occupancy</p>	<p><u>Total Proposed:</u> Unit 1 Landscape = 133.45 m² Unit 2 Landscape = 132.7 m²</p> <p><u>Front Landscape:</u> Unit 1 = 26.22 m² / 45.72 m² or 57.34% of front setback Unit 2 = 25.59 m² / 45.84 m² or 55.82% of front setback</p> <p>There is one proposed 75L tree at the front of the property as seen on the Landscape Plan.</p>	Complies

	<p>and the primary street frontage (refer to the Landscape Guide for a list of suitable trees in Canterbury-Bankstown); and</p> <p>(d) for development in the foreshore protection area (refer to map in Appendix 1), plant native trees with a mature height greater than 12 metres adjacent to the water body.</p>		
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5. Conclusion

The Development Application for the site discussed in the document, 18 Treuer Parade seeks approval for construction of a dual occupancy.

This statement demonstrated how the proposed development satisfies the relevant planning controls prescribed in the applicable Canterbury-Bankstown Local Environmental Plan 2023 and Canterbury-Bankstown Development Control Plan 2023.

It is evident through the above assessment that the proposal largely satisfies Council's prescribed control and density. The development would conform to the bulk and scale of similar style development throughout the locality. The development is of a high standard and results in an improvement in the quality of environment. All the minimum design requirements and performance criteria of the Residential Development Control Plan have been satisfied. It is submitted that the proposal does not have an unreasonable impact upon the amenity of the surrounding area and hence should be supported accordingly.