Statement of Environmental Effects

16 Redman Street, Canterbury
2193

COUNCIL
Canterbury-Bankstown Council

PROJECT
Change of use from class 10 (garage) to class 1A (residential home office)

PREPARED ON BEHALF OF
Shiraz Amod

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DESIGN
Maryam Houda

Content

1. Introduction

This Statement of Environmental Effects (SEE) is submitted to Canterbury-Bankstown Council. It describes a Development Proposal that seeks approval for a **change of use from class 10 (garage) to class 1A (residential home office)** at **16 Redman Street, Canterbury**. The proposed development is not an Integrated Development, State Significant Development or Designated Development under the EP&A Act.

The development consent being submitted to Council sets out to consider the relevant planning objectives and guidelines contained in the **Canterbury-Bankstown Local Environmental Plan (LEP) 2023** and **Canterbury-Bankstown Development Control Plan (DCP) 2023**. The intention is to ensure that the numerical compliance is addressed or exceeded to provide a high standard of residential amenities to both occupants and nearby residents.

This Report has been prepared by Maryam Houda on behalf of **Shiraz Amod**. The submission is intended to assist Council's consideration and processing of the application by providing full details of the proposal and its implications. It should be read in conjunction with the Architectural drawings and documents referred to below:

Drawings include:

- Site Plan/Site Analysis
- Floor Plans
- Roof Plan
- Elevations
- Sections
- Schedule of Materials & Finishes

DA submission includes the following additional documents:

- Waste Management Plan

2. Site Description and Analysis

Figure 1 – Site Location Plan (courtesy SIX Maps).

Location	**(Figure 1) 16 Redman Street, Canterbury.** The subject site is located on the southern side of Redman Street, as illustrated in the accompanying plan.
Plan type	Deposited Plan 4645
Lot No. / Section	Lot 26 / C
Site Dimensions and Condition	The property is identified as a regular lot. The property has a street frontage of 12.34 meters to Redman Street and a rear width of 12.34 meters to Waratah Lane. The length of the site is 33.89m measured along the eastern and western property boundaries. The accompanying site plan illustrates the existing buildings, trees, improvements on the land and topography of the site.
Site Area	419 m²
Zoning	Under application of the *Canterbury-Bankstown Local Environmental Plan 2023* Land Use Zone classifies the subject site, as Zone R3- Medium-Density Residential.

Site Plan

A site plan drawing is submitted with the development application. Relevant considerations of the site plan include the site's topography, orientation, existing structures and vegetation, access, drainage, services, and any other special site features.

Existing Topography

The relevant site, stretching from Redman Street to Waratah Lane, has a slightly sloping topography with a high point located at the rear boundary at approximately RL 11.6, falling to the front boundary (street frontage) at approximately RL 10.5. The fall of approximately 1.1 metres over a distance of 33.89 metres generates an average gradient of approximately 3.2 per cent, through the site.

The natural topography sloping through the site, assists with the collection of stormwater and drainage naturally through the frontage of the site to Redman St, as existing.

Services

Consultation with relevant utility supply authorities, Sydney Water, Energy Australia, Telstra, Australian Postal Services and AGL, has not revealed any potential shortage of supply for the respective service or utility. Existing services have been located and are considered to be capable of incorporating the proposed development into the system.

Existing Vegetation

The accompanying site plan illustrates the existing site and the location of existing landscaping. located thereon and adjacent to the site perimeter. There are minimal existing vegetation and deep soil areas.

Location of Existing Features

There is an existing single-storey brick dwelling and detached garage and carport facing the rear laneway (Waratah Lane).

Neighbouring Buildings

The neighbouring building on the eastern side is a single-storey brick dwelling, at 14 Redman St, and on the western side is a single-storey brick dwelling at 18 Redman St, consisting of a rear garage and awning area, accessible from Waratah Lane. The impact on the existing developments surrounding this property is considered and minimised by maintaining existing boundary setbacks and minimising the degree of overlooking by window locations to ensure a degree of separation.

Figure 2 – Existing rear access at 14 Redman Street (left) and 18 Redman Street (right), from the rear laneway (Waratah Lane).

3. Design Statement

3.1. Overview and Design Proposal

There is an existing single-storey brick dwelling and detached garage and carport accessible via a rear laneway (Waratah Lane). The submitted proposal for a change of use from class 10 (garage) to class 1A (residential home office) primarily comprises the following works:

Ground Floor:

- No changes are proposed to the existing single-storey brick dwelling at the front of the house;
- Additions and alterations are located in the rear of the property and consist of internal changes to an existing detached garage to accommodate a home office (not a business). The garage is connected to an existing carport accessible from Waratah Lane.
- All existing external walls, as well as floors, roller doors and windows of the garage, are to be retained.
- The alterations and additions consist of new internal timber frame walls, with selected finishes such as Dulux Natural White, or similar, as well as timber cladding or similar, for the feature wall and ceiling, and polished concrete tiles or similar, for the floor finish.
- No structural changes will be made to the existing structure.

Parking:

- The existing detached garage at the rear of the property accessible via Waratah Lane is proposed to be a work-from-home office and storage room.
- An existing carport (5.7m wide x 6m long) is to remain, accessible via Waratah Lane via a roller door, in which a hardstand in-tandem car space allocation is proposed for two car spaces.

Conclusion:

- The current gross floor area of the site of 113.54 m^2 will be increased to 147.39 m^2.
- The gross floor area of the ground floor level is 113.54 m^2 in which the proposed home office will comprise 33.85m^2.
- The existing carport will remain unchanged and provide a hardstand in-tandem to the covered car space, accessible via a rear laneway (Waratah Lane).
- The existing landscape area will remain as is.
- The external features of the garage will remain unchanged.

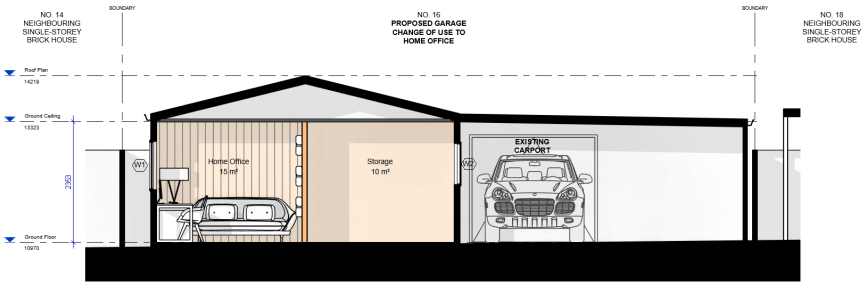

Figure 3 – Proposal change of use from garage to home office at 16 Redman St, Canterbury.

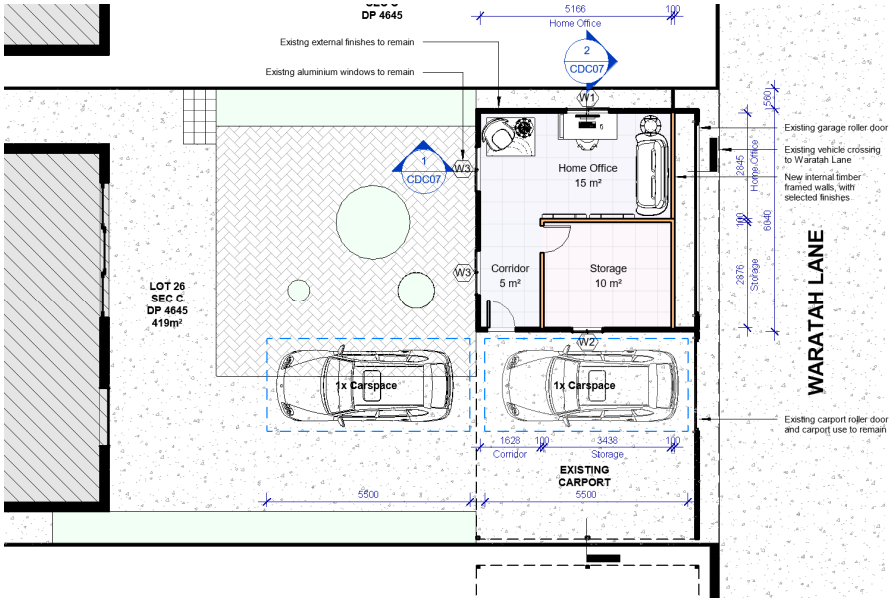

Figure 4 – The existing carport will remain unchanged and provide a hardstand in-tandem to the covered car space, accessible via a rear laneway (Waratah Lane).

4. Statutory Considerations

Compliance with Canterbury-Bankstown Local Environmental Plan (LEP) 2023 and Canterbury-Bankstown Development Control Plan (DCP) 2023

This proposed change of use from class 10 (garage) to class 1A (residential home office) to an existing single-storey dwelling as well as the retainment of an existing carport accessible via a rear laneway (Waratah Lane) has been developed with a particular emphasis on compliance with Local Environmental and Development Control Plans. The following table summarises the proposal's compliance with the instruments of the Canterbury - Bankstown LEP 2023 and Canterbury - Bankstown DCP 2023:

clause	*Canterbury - Bankstown LEP 2023*	*Proposed Development*	*Compliance*
	Canterbury-Bankstown LEP 2023 Maps		
2.2	**Land Zoning Map** The site is currently zoned R3 (Medium Density Residential)	There are no proposed changes to the existing residential use.	**Yes**
4.3	**Height of Buildings Map** The maximum building height of this site is 8.5m.	The proposed change of use does not exceed the maximum building height.	**Yes**
4.4	**Floor Space Ratio Map** Clause 4.4 (2B) Max FSR (**0.5:1**)	The proposed gross floor area (GFA) is 147.39 $m^{2,}$ and the site area is 419 m^2, which is 0.35:1, meeting the maximum FSR of 0.5:1.	**Yes**

clause	Canterbury - Bankstown DCP 2023	Proposed Development	Compliance
	Chapter 3.2 - Parking Section 2 – Off-street parking rates		
	Off-Street Parking Rates		
2.1	Development must use the Off-Street Parking Schedule to calculate the amount of car, bicyle and service vehicle parking spaces that are required on the site **Off-Street Parking Schedule** Dwelling houses | 2 car spaces. | Not applicable	The existing development consists of a double garage and an attached carport adjoining the rear laneway. With the conversion of the garage to an outbuilding (home office), the the two required off-street car spaces will be maintained via the carport rear access, as a caport covered space and a hardstand space in tandem to one another.	**Yes**
	Chapter 5.2 - Former Canterbury LGA Section 2 – Dwelling houses and outbuildings		
2	**Site Planning**		
2.2	**Site coverage** **C1)** All development must comply with the numerical requirements contained in the table below: Site Area | Maximum area of building footprint | Maximum floor area of all outbuildings | Maximum site coverage of all structures on a site Up to 449m² | 300m² | 30m² | 60% 450m² to 599m² | 330m² | 45m² | 50% 600m² to 899m² | 380m² | 60m² | 40% 900m² or above | 430m² | 60m² | 40% Table 1: Maximum building footprint, floor area of outbuildings and site coverage	The site area is 419 m². The existing building area is unchanged at 164.83m², well below the maximum area of the building footprint. The floor area of the proposed home office is 33.85 m², although no changes have been made to the existing floor area. The proposed site coverage is 39.34%, well below the maximum requirement of 60%.	**No- as existing**
2.3	**Landscaping** **C1)** Deep soil permeable areas must be provided in accordance with the table below: Site area | Minimum deep soil area (% of site area) Up to 449m² | 15% 450m² to 599m² | 20% 600m² or above | 25% Table 2: Minimum deep soil areas	The existing site area of 419m² falls under the requirement of providing a minimum deep soil area of 15%. Although the site does not meet the minimum deep soil area percentage, there have been no changes to the	**No- as existing**

		existing landscaping.	
	C2) Deep soil areas must have a minimum dimension of 2.5m.	As above.	
2.4	**Layout and orientation**		
	C1) Orientate development to maximise solar access and natural lighting, without unduly increasing the building's heat load.	No changes to the existing garage's orientation have been made.	**Yes**
	C2) Site the development to avoid casting shadows onto a neighbouring dwelling's primary living area, private open space and solar cells.	The existing form of the garage is to remain unchanged including the roof structure, with no external additions that may cast shadows onto neighbouring dwellings.	**Yes**
	C3) Coordinate design for natural ventilation with passive solar design techniques.	The existing garage which is proposed to change in use to a home office consists of four windows which will remain for natural ventilation. The existing carport connects to the western facade of the garage, acting as a passive solar technique against the harsh sun and two large trees shade the northern façade of the garage.	**Yes**
	C4) Site new development and private open space to avoid existing shadows cast from nearby buildings.	Existing development and POS remain unchanged.	**Yes**
	C5) Site a building to take maximum benefit from cross-breezes and prevailing winds.	Existing buildings are well positioned and separated for cross-breezes/prevailing winds.	**Yes**
	C6) Do not compromise the creation of casual surveillance of the street, communal space and parking areas, through the required orientation.	There are no creations of casual surveillance of the street and communal space, with the proposal of internal walls closing off the roller doors of the existing garage, and the parking areas allocated within the building footprint via an existing carport	**Yes**

		structure accessed through an existing roller door via a rear laneway (Waratah Lane).	
2.5	**Height**		
	C1) Development for the purposes of dwelling houses must not exceed the following numerical requirements: (a) A maximum two storey built form.	There are no additional storeys made to the existing garage, with the home office on the ground floor level within the existing garage boundaries.	**Yes**
	(b) A maximum external wall height of 7m where the maximum height of buildings standard under the LEP is 8.5m.	The wall heights remain unchanged.	**Yes**
	(c) A maximum external wall height of 8m where the maximum height of building standard under the LEP is 9.5m.	Unapplicable- the maximum building height under the LEP is 8.5m, as above.	**Yes**
	(d) Finished ground floor level is not to exceed 1m above the natural ground level. Note: Skillion and flat roof forms will be considered on merit.	Existing ground floor levels are well below 1m above the natural ground level.	**Yes**
2.6	**Setbacks**		
	C2) Development must comply with the minimum front, side and rear setbacks as detailed in the following tables: Table 5: Outbuildings (including alterations and additions)	The maximum external wall height of the existing outbuilding is 2.45m meeting the maximum wall height along the side boundary. The existing side setback to the eastern boundary is 560mm.	**Yes**
	C7) One garage or carport may be constructed with a nil rear setback for sites that adjoin a rear laneway. The garage or carport must not comprise more than 50% of the rear boundary frontage to a lane and not be wider than 6m.	The site includes an existing carport and garage that adjoins the rear laneway. The conversion of the garage to an outbuilding (home office), maintains the one carport.	**Yes**
	C8) For a residential building that does not have basement parking lightweight carports may extend beyond the required side boundary setback.	The existing residential building does not include a basement and an existing carport stands attached to the garage with a side setback of 150mm from the	**Yes**

Setback	Controls
Side Setbacks	• External wall height over 2.7m a minimum setback of 450mm from the side boundary. • External wall height not exceeding 2.7m may encroach into the minimum setback area.

		western side boundary.	
2.8	**General design**		
	C1) Contemporary architectural designs may be acceptable if: (a) A heritage listing does not apply to the existing dwelling or to its immediate neighbours. (b) The proposed addition is not visually prominent from the street or from a public space. (c) Extensive remodelling of existing facades is proposed in accordance with controls of this DCP.	The existing dwelling and immediate dwellings are not heritage-listed. No external additions are being proposed. All works comprise internal walls that are not visible from the street or public space. No façades of the existing garage will be changed.	**Yes**
	C5) Retain and extend prominent elements of the existing roof (such as gables, hips or longitudinal ridges that run parallel to a street boundary).	The elements of the existing roof of the garage are to remain unchanged.	**Yes**
	C6) Contemporary roof forms may be acceptable on additions at ground floor level if concealed substantially behind the existing dwelling, and not visible from the street or other public space.	As above.	
	Building entries **C10)** Sight lines to the street from habitable rooms or entrances must not be obscured by ancillary structures.	The existing outbuilding is positioned to the rear of the existing dwelling, well away from sight lines to Redman Street.	**Yes**
	Internal dwelling layout **C11)** Design interiors to be capable of accommodating the range of furniture that is typical for the purpose of each room.	The proposed design of the interior consists of furniture for a home office, including shelving, desk space, a sofa and an armchair for break space.	**Yes**
2.14	**Outbuildings and swimming pools**		
	C1) Council allows a maximum of one outbuilding on a site.	One outbuilding (as a home office) is proposed on the site.	**Yes**
	C2) The outbuilding must be established in conjunction with the principal dwelling on the same site and must ensure that: (a) It is separate from the principal dwelling and any secondary dwelling on the same site, and	The proposed outbuilding is separated from the principal dwelling house, with no heritage listing applying to the existing dwelling or neighbours. The	**Yes**

heritage listing does not apply to the existing dwelling or to its immediate neighbours. (b) It is not used as a separate dwelling, and (c) It does not contain cooking facilities, toilet and shower, and (d) It does not function or can be adapted to function for industrial purposes.	proposed outbuilding will not be used as a separate dwelling but is to be a home office, with no cooking facilities, toilet/shower or functions for industrial purposes.	
C3) The maximum site cover of the outbuilding is: (a) 36m2 where the site is less than 300m2 in area (b) 45m2 where the site is 300m2 to 600m2 in area (c) 60m2 where the site is greater than 600m2 in area.	The site area is 419m^2 and the site cover of the outbuilding (home office) is 36.46m^2, below the maximum site cover of 45m^2.	**Yes**
C4) The outbuilding must not result in the principal dwelling on the site having less than the required landscaped area and private open space.	The proposal is a change of use with internal changes to the existing garage to accommodate a home office. No changes are being made to the landscaped area and POS.	**Yes**
C5) The storey limit for the outbuilding is single-storey. An attic or basement is not permitted in the outbuilding.	The proposed outbuilding is a single-storey within the existing garage, with no additions.	**Yes**
C6) The maximum building height for the outbuilding is 4.5m above ground level (existing).	The building height of the outbuilding remains unchanged. All changes are internal.	**Yes**
C7) The outbuilding must locate behind the front building line.	The outbuilding (garage to home office) is currently located behind the front building line.	**Yes**
C8) The minimum setback to the side and rear boundaries of the site is: (a) Zero setback for carports or masonry walls that do not contain windows, eaves and gutters provided the structures comply with the Building Code of Australia; or (b) 0.45m for non-masonry walls that do not contain a windows, eaves and gutters; or (c) 0.9m for walls with windows.	The existing garage adjoining the rear laneway consists of a non-masonry wall with a window setback by 560mm from the eastern boundary. All other walls with windows and doors comply.	**No- as existing**

C9) The minimum setback to a dwelling, building, roof, awning, balcony, deck, patio, pergola, terrace, verandah, carport, garage and the like on the same site is 1.8m.	The outbuilding (existing garage) is attached to the existing carport, however, there is sufficient separation from the dwelling.	**Yes**
C10) The maximum roof pitch for the outbuilding is 25 degrees.	There are no changes to the existing roof and roof pitch of the outbuilding.	**Yes**
C11) Council does not allow the outbuilding to have roof-top balconies and the like.	No roof-top balconies are proposed.	**Yes**
C12) 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 outbuilding.	The change of use from garage to home office does not result in any changes to significant trees on the site or adjoining sites.	**Yes**

5. Assessment of Proposal Environmental Impact

5.1. Resources and Energy Efficiency

Resources

The concept of Ecologically Sustainable Development (ESD) is defined as *"…using, conserving and enhancing the community's resources so that ecological processes, on which life depends are maintained and the total quality of life, now and in the future, can be increased".*

Therefore, the fulfilment of conserving and enhancing the community's resources depends upon several principles that contribute to ecologically sustainable development (ESD). These principles provide a method of achieving high energy efficiency, water efficiency and limited use of natural resources. ESD principles involve the economic demolition of the existing structures by recycling the available materials and products and re-use of site foundation materials.

The main emphasis in the design of any residence is the utilisation of appropriate and sustainable materials in the construction of the development. The incorporation of recyclable building products and sustainable resources will ensure that the future quality of life and environment will be protected. The works proposed will reflect these ideals.

The design of the development is also influential in the achievement of ESD principles. The integration in the design to achieve natural ventilation and good heat insulation will minimise the dependency on energy resources in heating and cooling a space. The achievement of this goal then contributes significantly to the reduction of energy consumption, resulting in lower use of valuable resources and the reduction of costs.

Energy Efficiency

Existing energy efficiency is based upon ESD principles, which rely heavily on the optimum use of land, water and energy resources.

The energy efficiency of this development is attributed to the following factors:

Passive solar design	Insulation
Construction system	Heating systems
Man-made shading devices	Cooling systems

Passive Solar Design

The existing development incorporates passive solar design initiatives by locating

areas into groups or zones to optimise thermal performance and functional living without sacrificing aesthetics.

Generally, it is desired that all living areas and bedrooms face north and be protected from exposure to the south by a zone of services, all of which may be closed off, shielding these areas from heat loss.

Construction System

The existing construction system used in the building provides a substantial contribution to the performance of the wall system in the transfer of heat through the material, either into or out of the controlled zone of the unit.

Insulation

Existing insulation is used to slow down heat transfer into or out of the proposed dwelling addition. The use of insulation will minimise the outside temperature fluctuations in the building. Heat transfer through a wall is dependent upon the different temperatures at the inner and outer surfaces of the wall structure.

Heat will flow from the warmer side to the cooler side at a rate that varies with the prevailing temperature and with the ability of the materials in the wall to impede or transfer the flow of heat.

5.2. Views

The existing design does not propose any exterior windows in close direct view of any adjoining windows. The separation between buildings, envelope design, side and rear building setbacks and minimal glazing, will ensure that the proposed development will not intrude into the privacy of another resident or adjoining property owner. The existing development does not have any identifiable impact on potential view corridors or vistas along the immediate streetscape.

5.3. Site Facilities

Existing site facilities include but are not restricted to mailboxes, garbage bin areas, clothes drying areas and services such as gas, electrical and communication services. Site facilities exist and appear to be conveniently accessible and visually attractive to blend in with the development and street character with minimal maintenance.

5.4. Development Finishes

The existing structures are developed in a modern style, harmonising with the street's general character and neighbouring residential properties. The contemporary style of development provides an architectural aesthetic with high-quality and durable external materials which complements and enhances the character of the locality and streetscape appearance.

Having regard to the existing characteristics of the site and its location, the proposed change of use from Class 10 to 1A, as documented, is appropriate in that:

- The site is zoned to accommodate the proposed type of structure.
- The proposed development is consistent with the objectives of the Canterbury – Bankstown LEP 2023 and Canterbury – Bankstown DCP 2023.
- The size and dimensions of the land are appropriate for the proposed development.
- Maintaining sufficient open space between properties preserves the existing views and avoids any adverse over-shadowing impact.
- The existing site is fully serviced and will be utilised to accommodate the proposal.
- It provides a high urban and architectural design standard for the Canterbury–Bankstown Council with durable, high-quality external materials and finishes.
- It will not result in any unacceptable material environmental impacts to the adjoining and surrounding properties.

As detailed throughout this SEE, the proposed development will not result in any significant adverse environmental impacts, and therefore, it is considered that the development is suitable for the Canterbury locality.

6. Conclusion

The proposed **change of use from class 10 (garage) to 1A (residential home office)** at **16 Redman Street, Canterbury**, offers the following significant benefits:

- High-quality and durable external (existing) and internal materials and finishes;
- Sound principles in relation to Ecological Sustainable Development;
- Compliance with relevant planning objectives, standards and guidelines.

In light of the merits of the proposed development and the absence of any significantly adverse environmental, social or economic effects, the application is considered worthy of Council's consent.