

STATEMENT OF ENVIRONMENTAL EFFECTS

Accompanying the Development Application

for

**PROPOSED SECONDARY DWELLING
WITH ATTACHED GARAGE**

at

**21 Third Ave, Condell Park NSW 2200
Lot 4, Section I, DP 1872**

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Prepared by:	Aurelia Anna Ast
Profession:	Building Designer
License/Accreditation No.:	6589
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1. Introduction

1.1. Purpose

This Statement of Environmental Effects accompanies a Development Application for proposed Secondary Dwelling with an Attached Garage at 21 Third Ave, Condell Park NSW 2200.

Specifically, the proposal includes:

- ***Demolition of existing garage, pool and retaining wall,***
- ***Construction of detached 60 sqm secondary dwelling with attached 26 sqm garage,***
- ***Associated external works such as landscaping.***

It should be read in conjunction with the Architectural & Stormwater Plans prepared by Design Quest Sydney.

This statement provides an outline of the subject and surrounding sites, a description of the proposal and an assessment under “Section 4.15 of the Environmental Planning and Assessment Act 1979”, including:

- Canterbury-Bankstown Local Environmental Plan 2023 (LEP 2023)
- Canterbury-Bankstown Development Control Plan 2023 (DCP 2023)
- State Environmental Planning Policy (Sustainable Buildings) 2022

1.2. Objectives of the Proposal

Objective is to propose a Secondary Dwelling with an Attached Garage in the backyard of the existing single storey house at 21 Third Ave, Condell Park NSW 2200.

2. Site Analysis

2.1. Site Location

The subject site is located in the suburb of Condell Park within the Canterbury-Bankstown Council Local Government Area (LGA).

2.2. Site Description

The site is a standard, rectangular allotment with a western frontage to Third Avenue of 15.24 m. The lot area is 765.1 sqm.

Based on the Council’s LEP Maps, the site remains unaffected by flooding, biodiversity constraints, mine subsidence restrictions, bushfire risks, salinity or acid sulphate soil concerns. Furthermore, it is not listed as a heritage site and does not fall within a conservation area. The sole impact on the site arises from aircraft noise levels exceeding the 25 Australian Noise Exposure Forecast level. If necessary, a certificate or report from an appropriate consultant will be procured as per the council’s requirements.

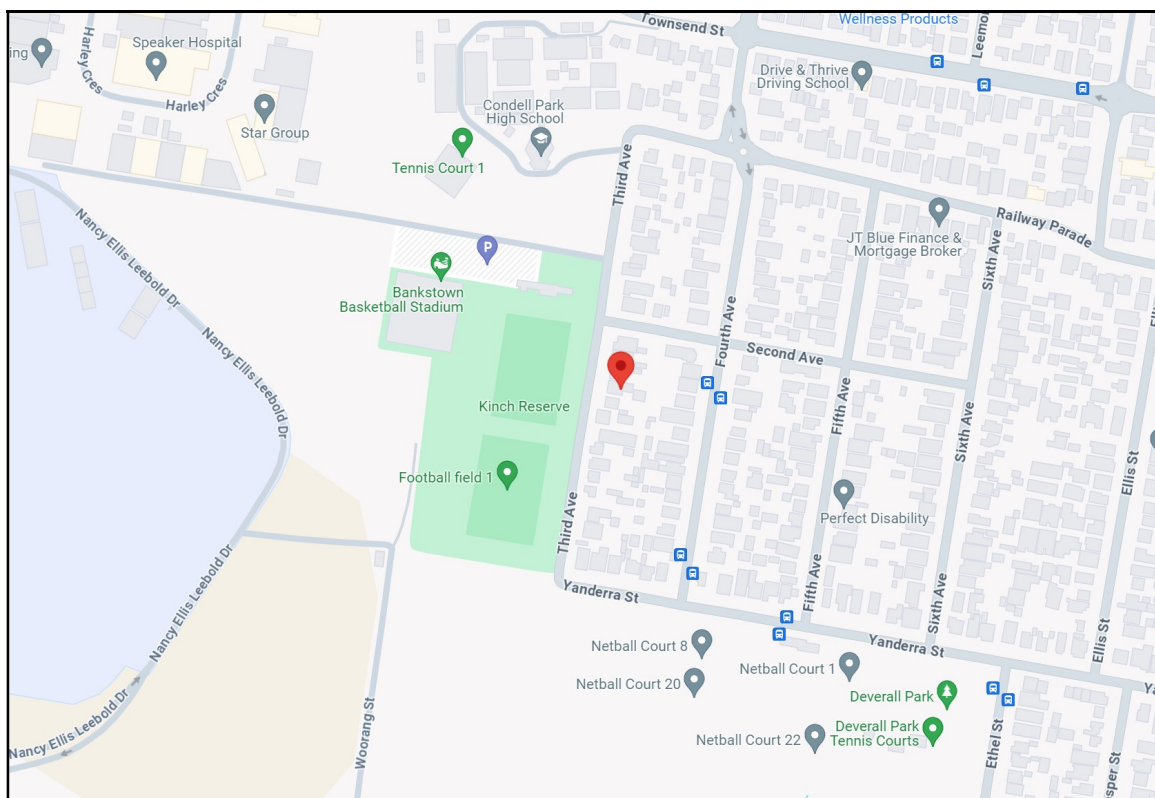


Figure 1. Site Location & Context (source: Google Maps)

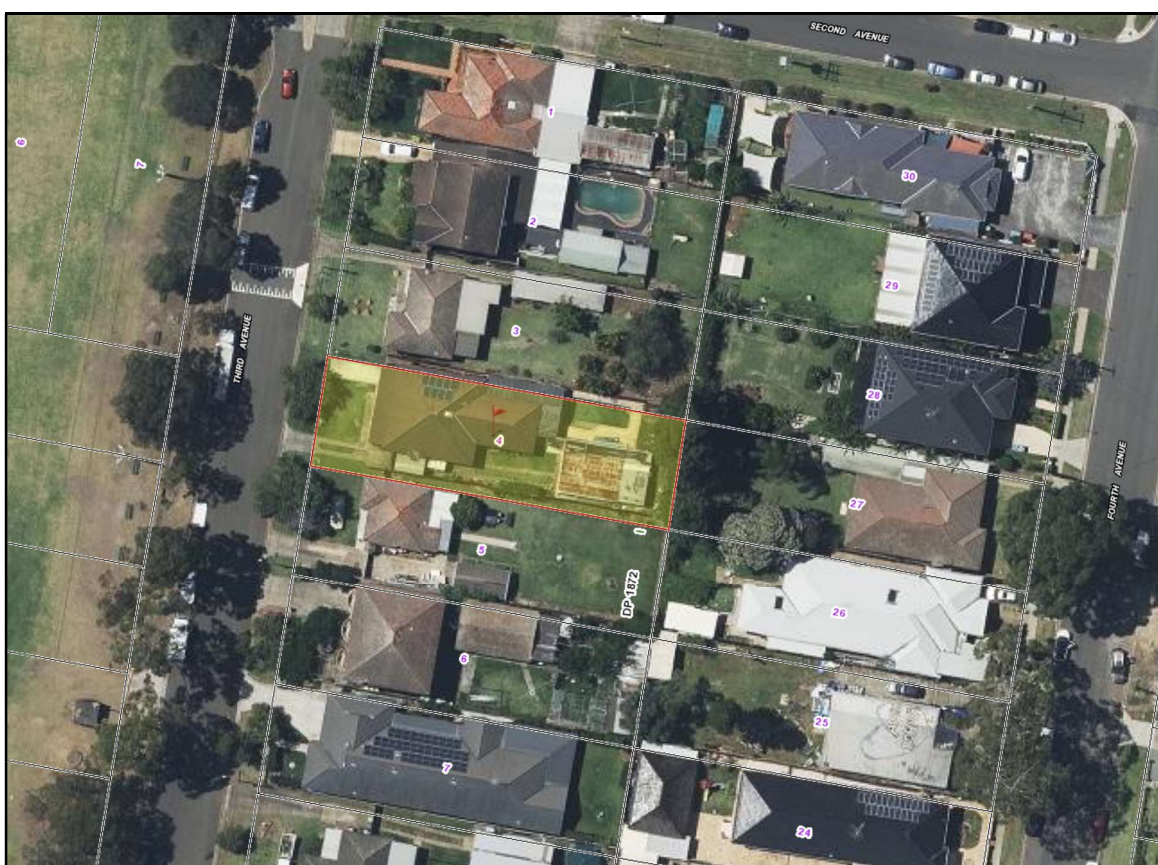


Figure 2. Aerial View (source: Six Maps)

2.3. Existing Site Conditions

Key characteristics of the existing site include:

- **Existing development on site:** The subject property comprises a single-storey brick dwelling with a tiled roof, along with a detached garage and a swimming pool situated at the rear of the property.
- **Vehicular and pedestrian access:** A driveway crossing is located within the Third Avenue frontage, and pedestrian access to the site is available via a driveway.
- **Existing vegetation:** The site contains grass in the front and at the rear.
- **Topography:** The site falls down from the eastern to western side by approximately 1.70 m.
- **Views:** There are no significant views available from the site.
- **Solar access/shadow and privacy:** The site has ample solar access opportunities from the north.
- **Services:** Services such as electricity, sewer and water are all understood to be available to the existing development.
- **Easements and other restrictions on title:** There are no service constraints or easements known to affect the site.



Figure 3. Garage and Pool



Figure 4. House

3. Surrounding Area

The site is situated in a low-density residential area (R2 zoning). Surrounding developments consist primarily of detached one or two storey dwelling houses.

4. Proposed Development

4.1. Dwelling Proposal

The proposal is for the Secondary Dwelling with an Attached Garage in the backyard of the existing single storey house at 21 Third Ave, Condell Park NSW 2200.

More specifically the proposal will include the following works:

- Demolition of existing garage, pool and retaining wall,
- Construction of detached 60 sqm secondary dwelling with attached 26 sqm garage,
- Associated external works such as landscaping.

4.2. Access, Servicing, Parking and Traffic

No modifications to pedestrian or vehicle access, servicing, parking, or traffic for the primary dwelling are proposed. The intended garage will serve as supplementary car space to accommodate the family's requirements. The pedestrian access to the secondary dwelling will be accessible from Third Avenue.

4.3. Visual Privacy

The proposed secondary dwelling is appropriately designed with regard to setbacks and landform. This consideration ensures no opportunities for overlooking will result.

4.4. Private Open Space

The proposal has no impact on the Private Open Space of the primary dwelling.

4.5. Floor Space Ratio

The proposal will increase the total floor area by 60 sqm. It complies with the Design Guidelines and the relevant sections of the DCP for Floor Space Ratio (FSR).

4.6. Stormwater

The proposed works entail the installation of a new rainwater tank, which will collect rain runoff from the entire roof area of the development. The overflow from this water tank will be connected to the existing stormwater line and discharged to the street. For further details, please refer to the "Stormwater Concept Plans".

4.7. Building Services

All appliances will be as per the Basix requirements including clothes drying line and rainwater tank.

4.8. Landscaped Area

The grass area is intended to remain in its current state. There are no proposed tree removals as part of this application. Refer to "Landscaping Plan" for more details.

4.9. Fencing and Retaining Walls

There are no proposed changes to the existing fence. However, a timber retaining wall is planned for the rear of the property.

4.10. Utilities

All water, sewer and electricity services are currently available for the existing dwelling on the site and will be available to the proposal.

4.11. BCA

The proposed development will comply with the Building Code of Australia (BCA).

4.12. Waste Management

Refer to "Waste Management Plan" for all details.

4.13. Residential Character

The development is consistent with the existing residential character regarding proposed setbacks, location of the private open space to the rear of the lot and pedestrian access from the street. The design of the proposed secondary dwelling is based on the energy efficiency principles with most windows & doors facing wind direction. The simple and elegant design of the dwelling provides adequate solar and wind access to all habitable areas. The proposed finishes and roof type integrate well with overall design, lending symmetry to all the structures on that block of land. All care has been taken to ensure the privacy of neighbouring properties.

4.14. Heritage

The subject site is not heritage listed and is not located in conservation area.

5. Compliance Table

The following compliance tables compare the proposed works against the numerical controls of the:

- Canterbury-Bankstown Local Environmental Plan 2023 (LEP 2023)
- Canterbury-Bankstown Development Control Plan 2023 (DCP 2023) specifically including:
 - Chapter 2.1 – Site Analysis
 - Chapter 3.2 – Parking
 - Chapter 3.3 – Waste Management
 - Chapter 3.7 – Landscape
 - Chapter 5.1 – Residential Accommodation – Former Bankstown LGA

CANTERBURY-BANKSTOWN LEP 2023 COMPLIANCE TABLE			
CONTROL	REQUIRED	PROVIDED	COMPLIANCE
Part 2 – Permitted or Prohibited Development			
Clause 2.7 – Demolition requires development consent	The demolition of a building or work may be carried out only with development consent	This application seeks approval for removal of existing garage, pool, retaining wall and concrete area	YES
Part 4 – Principal Development Standards			
Clause 4.3 – Height of buildings	(2A) 6m for a secondary dwelling that is not attached to the principal dwelling in Zone R2 in Area 1. (2B) The maximum wall height for a secondary dwelling that is not attached to the principal dwelling in Zone R2 in Area 1 is 3m.	4.3 m 3.0 m	YES
Clause 4.4 – Floor space ratio	Not to exceed the floor space ratio shown for the land on the “Floor Space Ratio Map” being 0.5:1	0.29 (218.4 m²)	YES
Part 5 – Miscellaneous Provisions			
Clause 5.4 – Controls relating to miscellaneous permissible uses	The total floor area of the dwelling, excluding any area used for parking, must not exceed whichever of the following is the greater: <ul style="list-style-type: none"> • 60 square metres • 10% of the total floor area of the principal dwelling 	60 m² Existing House Area = 158.4 m² 0.10 x 158.4 m² = 15.8 m²	YES

CANTERBURY-BANKSTOWN DCP 2023 COMPLIANCE TABLE			
CONTROL	REQUIRED	PROVIDED	COMPLIANCE
Chapter 3.2 – Parking			
Off-street parking schedule	1 car space for secondary dwelling	1 car space	YES
Chapter 3.3 – Waste Management			
Residential development	The bin sizes for secondary dwelling: 140L – general waste 240L – recycling 240L – garden organics	Bin sizes specified in Waste Management Plan	YES
Chapter 3.7 – Landscape			
Landscape design	Objectives: <ul style="list-style-type: none"> To integrate the landscape design with the overall design of the development. To promote the retention and planting of large and medium size trees, and the healthy growth of trees in urban areas. To provide deep soil zones to manage urban heat and water, and to allow for and support healthy plant and tree growth. 	Proposed landscape design integrates well with existing one No trees removal proposed Deep soil area proposed	YES
Chapter 5.1 – Residential Accommodation – Former Bankstown LGA			
Section 3 – Secondary Dwellings			
Lot size	A secondary dwelling is permissible on a site with a minimum lot size of 450m ²	765.1 m ²	YES
Site cover	Council must not consent to development for the purpose of secondary dwellings unless: <ul style="list-style-type: none"> a) the total floor area of the principal dwelling and the secondary dwelling is no more than the maximum floor area allowed for a dwelling house on the land under an environmental planning instrument; and b) the total floor area of the secondary dwelling is no more than 60m² or, if a greater floor area is permitted in respect of a secondary dwelling on the land under an environmental planning instrument, that greater floor area. 	218.4 m ² < 382.6 m ² 60 m ²	YES
Storey limit	The storey limit for attached secondary dwellings is two storeys. The storey limit for detached secondary dwellings is single storey and the maximum wall height is 3 m.	Single storey 3.0 m	YES

Setbacks	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 and rear boundaries of the site is 0.9 metre.	Side setback: 0.95 m Rear setback: 3.50 m	YES
Private open space	Secondary dwellings must not result in the principal dwelling on the site having less than the required landscaped area and private open space.	POS of the house remains unaffected	YES
Access to sunlight	At least one living area must receive a minimum three hours of sunlight between 8am and 4pm at the mid-winter solstice. At least one living area of a dwelling on an adjoining site must receive a minimum three hours of sunlight between 8am and 4pm at the mid-winter solstice. A minimum 50% of the private open space required for the principal dwelling on the site 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 9am and 5pm at the equinox.	3 hours of sunlight to living room provided 3 hours of sunlight to living rooms of adjoining sites provided 3 hours of sunlight to POS of the house and the adjoining sites provided	YES
Building design	The maximum roof pitch for detached secondary dwellings is 25 degrees.	18 degrees	YES
Car parking	Secondary dwellings must not result in the principal dwelling on the site having less than the required car parking spaces.	1 car space for the house to remain 1 car space in the new garage proposed	YES
Landscape	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 secondary dwelling.	No trees removal proposed	YES

6. Construction & Site Management

6.1. Construction Management / Demolition

Waste Management Plan and Sediment & Erosion Control Plan details have been shown on the drawings.

All care will be taken to avoid unnecessary disturbance to the site and/or adjoining properties throughout the construction and demolition process. Attached is a Sediment Control Plan for further evaluation.

There will be a skip bin on site for all construction rubbish to collect in. Rubbish produced from any demolition works will be transported to council waste disposal site. Any asbestos or old fibro disturbed will be treated as an asbestos hazard and handled and disposed of according to regulation. All new construction materials will be ordered accordingly so as to reduce the limit of waste on site.

6.2. Noise Reduction

Site works, building works and demolition works, including the delivery of materials or equipment to and from the property will be carried out between the hours of 7 am and 6 pm only from Mondays to Fridays and between 8 am and 4 pm only on Saturdays. No construction works or deliveries for the construction will take place on Sundays or public holidays.

7. Conclusion

We are pleased to submit this Statement of Environmental Effects and accompanying information for proposed Secondary Dwelling with an Attached Garage at 21 Third Ave, Condell Park NSW 2200.

This Statement of Environmental Effects for the proposed development has considered:

- The circumstances of the case;
- An analysis of the subject site and the surrounding locality;
- An analysis of the proposal against the provisions of Canterbury-Bankstown LEP 2023, as well as DCP 2023, and any other relevant statutory controls that apply to the site.

It can be seen that the proposed development satisfies all of the requirements set up in Canterbury-Bankstown LEP & DCP.

The proposed Secondary Dwelling will be in keeping with the strategic aims of the Canterbury-Bankstown LEP and be sympathetic to the existing developments providing aesthetic continuity.

The conclusion of this report is that the proposal is suitable for development in this location.

Under all the circumstances of the case, it is therefore recommended to Council for favourable consideration.