



Corona Projects

DEVELOPMENT APPLICATION **STATEMENT OF ENVIRONMENTAL EFFECTS**

Conversion of an unauthorised residential flat building into a
single dwelling with an attached secondary dwelling

9 Nowra Street, Campsie

June 2024

CONTENTS

PROJECT DETAILS	3
1.0 INTRODUCTION	4
2.0 SITE ANALYSIS & CONTEXT	5
2.1 THE SITE	5
2.2 THE LOCALITY	12
2.4 DEVELOPMENT HISTORY	12
3.0 THE PROPOSAL	13
3.1 OVERVIEW	13
3.3 NUMERICAL OVERVIEW	13
4.0 STATUTORY PLANNING FRAMEWORK AND ENVIRONMENTAL ASSESSMENT	14
4.1 STATUTORY AND POLICY COMPLIANCE	14
4.1.1 <i>State Environmental Planning Policy (Resilience and Hazards) 2021</i>	14
4.1.2 <i>State Environmental Planning Policy (Sustainable Buildings) 2022</i>	14
4.1.3 <i>State Environmental Planning Policy (Housing) 2021</i>	15
4.1.5 <i>Canterbury-Bankstown Local Environmental Plan 2023</i>	16
4.1.6 <i>Canterbury-Bankstown Development Control Plan 2023</i>	18
4.1.7 <i>Policies (Former Canterbury City Council) - Secondary Dwellings (Granny Flats)</i>	22
4.1.8 <i>Draft Planning Instruments</i>	24
4.2 IMPACTS OF THE DEVELOPMENT	24
4.2.1 <i>Natural and Built Environment Impacts</i>	25
4.2.2 <i>Social and Economic Impacts</i>	25
4.3 SUITABILITY OF THE SITE	25
4.3.1 <i>Access to Services</i>	25
4.3.2 <i>Parking and Access</i>	25
4.3.3 <i>Hazards</i>	26
4.4 THE PUBLIC INTEREST	26
5.0 CONCLUSION	26

PROJECT DETAILS

Client: Ms Swetha Puthi and Mr Anil Gopireddy
Subject land: 9 Nowra Street, Campsie
Lot Description: Lot 5 / - / DP13147
Proposed development: Conversion of an unauthorised residential flat building into a single dwelling with an attached secondary dwelling

The report is prepared by Mathew Fortunato
Bachelor of Architecture and Environment (USYD)

The report is reviewed by Madeline Maric
Bachelor of Planning (MQU)



I certify that the contents of the Statement of Environmental Effects to the best of my knowledge, has been prepared as follows:

- In accordance with Section 4.12 of the Environmental Planning and Assessment Act 1979 and Clause 24 of the Environmental Planning and Assessment Regulation 2021;
- The statement contains all available information that is relevant to the environmental impact assessment of the proposed development;
- To the best of my knowledge the information contained in this report is neither false nor misleading.

Issue	Description	Date	Written By	Reviewed By
1	Draft report issued for comment	13.06.2024	MF	MM

© Corona Projects Pty Ltd, 2024

Reproduction of this document or any part thereof is not permitted without written permission of Corona Projects Pty Ltd. The document may only be used for the purposes for which it was commissioned and in accordance with the Letter of Instruction. Unauthorised use of this document in any form whatsoever is prohibited

1.0 INTRODUCTION

This Statement of Environmental Effects has been prepared for Ms Swetha Puthi and Mr Anil Gopireddy to accompany a Development Application (DA) to Canterbury-Bankstown Council for the conversion of an unauthorised residential flat building into a single dwelling with an attached secondary dwelling at 9 Nowra Street, Campsie.

More specifically, the proposed development comprises of the:

- **Demolition** of an internal partition, stovetop on the first floor, and a portion of the floor area between the lower living room and study above;
- **Construction** of a new internal staircase and new bathroom fitout;
- **Fire rating** works; and the
- **Change of use** of the building to a single dwelling with an attached secondary dwelling.

The proposal is permissible with consent and is suitable for the site and the area. The proposal has been designed to relate to its site and to the streetscape in terms of appearance, envelope, setbacks, bulk, and scale. The proposal will operate without any significant impact to the amenity of neighbouring properties.

This application is being lodged in response to the receipt of a two Notice of Proposed Orders dated 18.04.2024 requesting the demolition of works, restoration of works, and the ceasing of the use. As per correspondence with Mr Timothy Ugiagbe of Canterbury-Bankstown Council, Council will withhold from undertaking any further action pursuant to these notices until this application has been fairly assessed and determined.

The purpose of this SEE is to:

- Describe the site to which the application applies and its context;
- Describe the proposed development
- Describe the legislative framework against which the application is to be assessed and determined; and
- Provide an assessment of the environmental impacts in accordance with the Section 4.15 of the EP&A Act 1979.

This Statement has been prepared in reference to the following:

Document	Author	Date
Architectural Plans	Corona Projects	June 2024
BASIX Certificate (Dwelling)	AJDSTUDIO PTY LTD	14.06.24
BASIX Certificate (Secondary Dwelling)	AJDSTUDIO PTY LTD	14.06.24
BCA Report	BCA Vision	07.06.2024
Cost Estimate Report	PBA	11.06.2024
Fire Engineering Letter	FE Fire Consulting	11.06.2024
Survey Plan	Altitude Surveys	09.02.2024

2.0 SITE ANALYSIS & CONTEXT

2.1 The Site

The site is located at 9 Nowra Street, Campsie and is legally described as Lot 5 in Deposited Plan 13147. The site is located on the eastern side of Nowra Street, between Bellombi Street and East Parade.



Figure 1: Site locality map (SIX Maps 2024)



Figure 2: Aerial map (NSW SIX Maps 2024)

The site is irregular with a total area of 415.7 square metres by survey, with an 11.28 metre street frontage to Nowra Street. The northern side boundary measures 44.17 metres and the southern side boundary measures 45.06 metres. The rear boundary measures 8.21 metres. The site falls from the street towards the rear by approximately 2 metres.

The site currently contains a two-storey residential flat building with a flat roof. The rear of the site is landscaped with shrubs and grass. Vehicular access is available from Nowra Street. An easement for electricity transmission runs across the rear of the site.

The land is zoned R3: Medium Density Residential under the provisions of Canterbury-Bankstown Local Environmental Plan 2023 (LEP). The site is not identified as a Heritage Item, nor is it located within a Heritage Conservation Area (HCA). It is also not considered to be located within the close vicinity of any Item or HCA, or as a contributory item.



Figure 3: Subject site as viewed from Nowra Street (Corona Projects 2024)



Figure 4: Front facade (Corona Projects 2024)



Figure 5: Northern side passage (Corona Projects 2024)



Figure 6: Ground floor unit (Corona Projects 2024)



Figure 7: Ground floor unit (Corona Projects 2024)



Figure 8: Internal stairs between units (Corona Projects 2024)



Figure 9: Western top floor unit (Corona Projects 2024)



Figure 10: Western top floor unit (Corona Projects 2024)



Figure 11: Eastern top floor unit (Corona Projects 2024)



Figure 12: Eastern top floor unit (Corona Projects 2024)

2.2 The Locality

The site is located within the local residential area of Campsie. The locality comprises of predominantly residential development of buildings heights typically of one to two storeys. The site adjoins single storey residential dwellings to either side.



Figure 13: 7 Nowra Street, Campsie (Realestate.com)

2.4 Development History

A search on Council's DA Tracker found the following results for development applications associated with the site.

- [DA-763/2019](#) - Alterations and first floor addition - Development Application - Approved 28/10/2019.
- [CC-894/2019](#) - Alterations and first floor addition - CC Private Certifier (Canterbury Bankstown Area) - Approved 19/12/2019

3.0 THE PROPOSAL

3.1 Overview

The Development Application proposes the conversion of an unauthorised residential flat building into a single dwelling with an attached secondary dwelling.

More specifically, the proposed development comprises of the:

- **Demolition** of an internal partition, stovetop on the first floor, and a portion of the floor area between the lower living room and study above;
- **Construction** of a new internal staircase and new bathroom fitout;
- **Fire rating** works; and the
- **Change of use** of the building to a single dwelling with an attached secondary dwelling.

The proposal has been designed to relate to its site and to the streetscape in relation to appearance, envelope, setbacks, bulk, and scale. The contemporary design utilises high quality materials and detailing to present an unobtrusive visual outcome for the locality.

Please refer to plans prepared by Corona Projects.

3.3 Numerical Overview

A brief numerical overview of the development parameters for the proposed development is included in Table 1 below.

Component	Approved - DA-763/2019	Existing	Proposal
Site area		415.7m ²	
Gross Floor Area	244.2m ²	250.2m ²	245.4m ²
Floor Space Ratio	0.59:1	0.6:1	0.59:1
Front Setback		4.8m	
Northern Side Setback		1.5m	
Southern Side Setback		900m	
Rear Setback		15.7m	
Car spaces		1	

Table 1: Key development components

4.0 STATUTORY PLANNING FRAMEWORK AND ENVIRONMENTAL ASSESSMENT

This Chapter provides an environmental assessment in accordance with Section 4.15 of the Environmental Planning and Assessment Act 1979.

4.1 Statutory and Policy Compliance

The relevant matters for consideration under Section 4.15(a) of the EP&A Act, 1979, are identified as:

- State Environmental Planning Policy (Resilience and Hazards) 2021
- State Environmental Planning Policy (Sustainable Buildings) 2022
- State Environmental Planning Policy (Housing) 2021
- Canterbury-Bankstown Local Environmental Plan 2023
- Canterbury-Bankstown Development Control Plan 2023

The primary statutory document that relates to the subject site and the proposed development is Canterbury-Bankstown Local Environmental Plan 2023. The primary non-statutory plan relating to the subject site and the proposed development is Canterbury Development Control Plan 2012.

4.1.1 State Environmental Planning Policy (Resilience and Hazards) 2021

This Policy is to provide for a state-wide planning approach to the remediation of contaminated land. Subject to Clause 4.6, considerations should be given to the suitability of land in terms of contamination.

The subject site has a long history of being used for the residential purpose. Thus, the land is not likely to be contaminated and, given that no change of use is proposed, no further consideration is required under Clause 4.6(1)(b) and (c) of the Resilience and Hazards SEPP.

4.1.2 State Environmental Planning Policy (Sustainable Buildings) 2022

SEPP (Sustainable Buildings) 2022 applies to the proposed development. A BASIX Certificate is submitted with the application and confirms that the proposal will comply with the water, thermal comfort, and energy efficiency requirements of the policy.

4.1.3 State Environmental Planning Policy (Housing) 2021

This SEPP applies to secondary dwelling development, the proposed development includes a secondary dwelling detached from the principal dwelling. The proposal complies with the relevant controls outlined below.

Division 2 Secondary dwellings permitted with consent

Clause 52. Development may be carried out with consent

Subclause	Comment
(1) Development to which this Part applies may be carried out with consent.	
(2) Development consent must not be granted for development to which this Part applies unless—	
a) no dwellings, other than the principal dwelling and the secondary dwelling, will be located on the land, and	No dwellings, other than the principal dwelling and the secondary dwelling will be located on the land.
b) the total floor area of the principal dwelling and the secondary dwelling is no more than the maximum floor area permitted for a dwelling house on the land under another environmental planning instrument, and	The FSR of the site is 0.59:1, as per the previous approval DA-763/2019. Refer to the submitted Clause 4.6 Variation Request.
c) the total floor area of the secondary dwelling is— <ul style="list-style-type: none"> i. no more than 60m², or ii. if a greater floor area is permitted for a secondary dwelling on the land under another environmental planning instrument—the greater floor area. 	The total floor area of the secondary dwelling is 60m ² .

Table 2: Clause 52. Development may be carried out with consent

Clause 53. Non-discretionary development standards—the Act, s 4.15

Subclause	Comment
(1) The object of this section is to identify development standards for particular matters relating to development for the purposes of a secondary dwelling that, if complied with, prevent the consent authority from requiring more onerous standards for the matters.	
(2) The following are non-discretionary development standards in relation to the carrying out of development to which this Part applies—	
a) for a detached secondary dwelling—a minimum site area of 450m ² ,	The proposed secondary dwelling is attached.

b)	the number of parking spaces provided on the site is the same as the number of parking spaces provided on the site immediately before the development is carried out.	The proposed development will feature the same number of parking spaces provided immediately before the development is carried out.
----	---	---

Table 3: Clause 53. Non-discretionary development standards—the Act, s 4.15

4.1.5 Canterbury-Bankstown Local Environmental Plan 2023

The development complies with the provisions of Canterbury-Bankstown Local Environmental Plan 2023 (LEP 2023).

Zoning and permissibility

The site is located in Zone R3: Medium Density Residential.

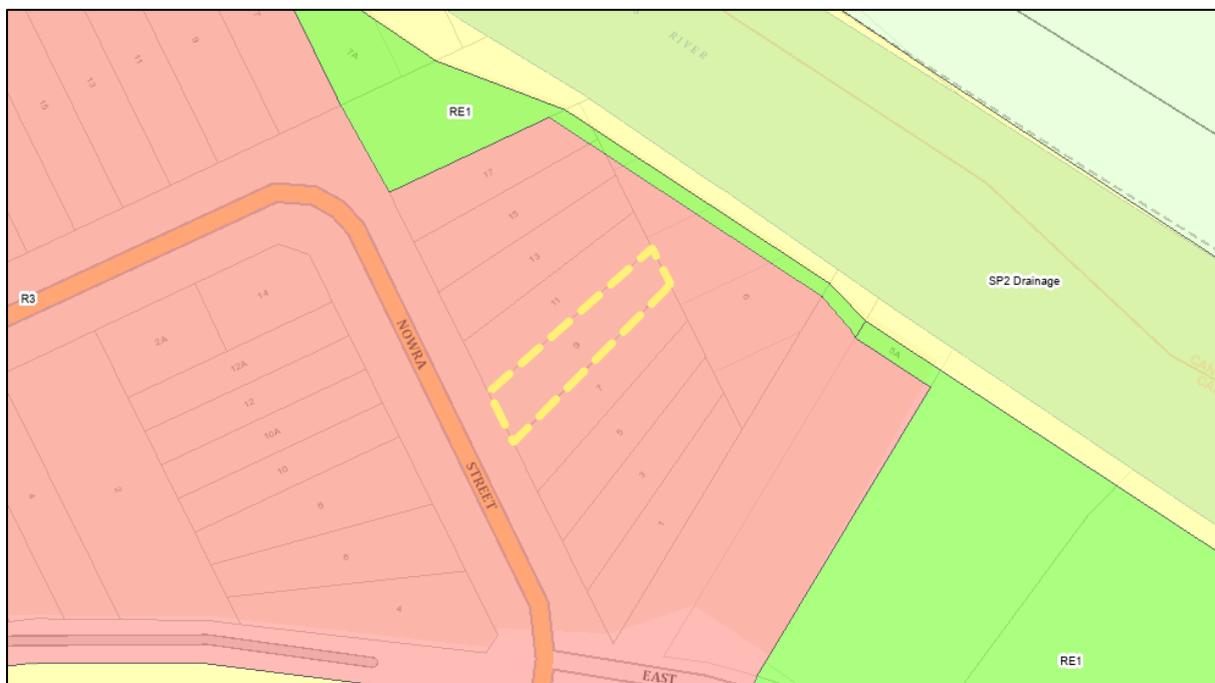


Figure 14: Land Zoning Map (NSW Spatial Planning Viewer 2024)

The development is identified to be a *dwelling house*, which is permitted with consent in the R3: Medium Density Residential zone.

The objectives of the zone are:

- To provide for the housing needs of the community within a medium density residential environment.
- To provide a variety of housing types within a medium density residential environment.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.

- *To allow for certain non-residential uses that are compatible with residential uses and do not adversely affect the living environment or amenity of the area.*
- *To allow for development that provides a suitable visual transition between high density residential areas and low density residential areas.*
- *To ensure suitable landscaping in the medium density residential environment.*
- *To minimise conflict between land uses within this zone and land uses within adjoining zones.*
- *To allow for increased residential density in accessible locations to maximise public transport patronage and encourage walking and cycling.*
- *To promote a high standard of urban design and local amenity.*

A dwelling house and secondary dwelling effectively meet the objectives of a medium-density residential land zone. The development provides essential housing for the community in response to increasing demand. These dwellings support the inclusion of facilities and services that cater to daily needs, while ensuring that non-residential uses remain compatible with the residential setting, maintaining the area's living environment and amenity. Proper landscaping around these dwellings ensures a pleasant and green environment, while the increased density near public transport promotes sustainable travel options such as walking and cycling.

Clause 4.3 Height of buildings

The LEP Height of Building Map stipulates that the maximum building height permitted for the site is 8.5 metres. The proposed works do not alter the height of the structure, which does not exceed 8.5m.

Clause 4.4 Floor space ratio

The LEP Floor Space Ratio Map stipulates that the maximum floor space ratio permitted for the site is 0.55:1. The proposal has a floor space ratio of 0.59:1 with an associated non-compliance of 16.77m² or 7%. It is to be noted however that DA-763/2019 was approved with an FSR of 0.59:1.

Refer to the Clause 4.6 Variation Request submitted alongside this DA.

Clause 5.10 Heritage Conservation

The site is not identified as a Heritage Item, nor is it located within a Heritage Conservation Area (HCA). It is also not considered to be located within the close vicinity of any Item or HCA, or as a contributory item.

Clause 6.1 Acid sulphate soils

The Acid Sulphate Soils Map stipulates that the site is Class 4. The proposed works will not be below 2 metres Australian Height Datum, and are unlikely to lower the water table below 2 metre Australian Height Datum on adjacent Class 1, 2, 3, or 5 land.

4.1.6 Canterbury-Bankstown Development Control Plan 2023

The development achieves a high level of compliance with the provisions of Canterbury Development Control Plan 2012.

Control	Comment	Compliance							
Chapter 3 - General Requirements									
Chapter 3.2 Parking									
1	<p>Development must use the Off-Street Parking Schedule to calculate the amount of car, bicycle and service vehicle parking spaces that are required on the site.</p> <table border="1"> <thead> <tr> <th>Land Use</th> <th>Car Spaces</th> </tr> </thead> <tbody> <tr> <td>Dwelling houses</td> <td>2</td> </tr> <tr> <td>Secondary dwelling</td> <td>1</td> </tr> </tbody> </table>	Land Use	Car Spaces	Dwelling houses	2	Secondary dwelling	1	<p>1 existing off street parking space is provided as approved under DA-763/2019.</p> <p>In accordance with Division 2, Clause 53 – 2 (b) of the State Environmental Planning Policy (Housing) 2021 ‘the number of parking spaces provided on the site is the same as the number of parking spaces provided on the site immediately before the development is carried out.’</p> <p>Accordingly, no additional parking is to be provided for the secondary dwelling.</p>	Merit Assessment.
Land Use	Car Spaces								
Dwelling houses	2								
Secondary dwelling	1								
Chapter 3.3 Waste Management									
2	<p>Each dwelling is to have:</p> <p>(a) A waste storage cupboard in the kitchen capable of holding two days waste and recycling and be sufficient to enable separation of recyclable materials.</p> <p>(b) A suitable space in the kitchen for a caddy to collect food waste.</p>	<p>The proposed dwellings are capable of providing waste storage area in accordance with the requirements.</p>	Complies						
3	<p>Development must provide an adequately sized bin storage area behind the front</p>	<p>The proposed dwellings have suitable bin storage areas within the side</p>	Complies						

Control	Comment	Compliance
building line to accommodate all allocated bins	setbacks.	

Chapter 5 – Residential Accommodation

Chapter 5.2 Former Canterbury LGA

Section 2 – Dwelling Houses and Outbuildings

2.1 Minimum lot size and frontage

1	The minimum primary street frontage width for dwelling houses is 15m.	The street frontage width is 11.28m, as per existing. Whilst this non-compliance is acknowledged, the proposal does not propose a new dwelling on a vacant lot but rather, a re-development of an existing approved structure. Accordingly, this non-compliance is deemed acceptable upon merit.	Complies
---	---	--	----------

2.3 Landscaping

1	<p>Deep soil permeable areas must be provided in accordance with the table below:</p> <table border="1" data-bbox="268 1111 770 1256"> <thead> <tr> <th>Site area</th> <th>Minimum deep soil area (% of site area)</th> </tr> </thead> <tbody> <tr> <td>Up to 449m²</td> <td>15%</td> </tr> </tbody> </table>	Site area	Minimum deep soil area (% of site area)	Up to 449m ²	15%	Deep soil area proposed = 137.6m ² (33.1%).	Complies
Site area	Minimum deep soil area (% of site area)						
Up to 449m ²	15%						
2	Deep soil areas must have a minimum dimension of 2.5m.	Noted.	-				

2.6 Setbacks

Control		Comment	Compliance								
2	<p>Development must comply with the minimum front, side and rear setbacks as detailed in the following tables:</p> <table border="1" data-bbox="268 383 767 1247"> <thead> <tr> <th data-bbox="268 383 384 432">Setback</th> <th data-bbox="389 383 767 432">Controls</th> </tr> </thead> <tbody> <tr> <td data-bbox="268 439 384 909">Front</td> <td data-bbox="389 439 767 909"> <ul style="list-style-type: none"> • Minimum setback of 5.5m from the front boundary. • Maximum 2m recess for the main entrance from the front building line. • Where the existing front setback is less than 5.5m, further encroachments by alterations and additions are not acceptable. </td> </tr> <tr> <td data-bbox="268 916 384 1151">Side</td> <td data-bbox="389 916 767 1151"> <ul style="list-style-type: none"> • Minimum setback of 900mm from side boundaries. • Alterations and additions may be in line with the existing ground level walls. </td> </tr> <tr> <td data-bbox="268 1158 384 1247">Rear</td> <td data-bbox="389 1158 767 1247"> <ul style="list-style-type: none"> • Minimum setback of 6m from the rear boundary. </td> </tr> </tbody> </table>	Setback	Controls	Front	<ul style="list-style-type: none"> • Minimum setback of 5.5m from the front boundary. • Maximum 2m recess for the main entrance from the front building line. • Where the existing front setback is less than 5.5m, further encroachments by alterations and additions are not acceptable. 	Side	<ul style="list-style-type: none"> • Minimum setback of 900mm from side boundaries. • Alterations and additions may be in line with the existing ground level walls. 	Rear	<ul style="list-style-type: none"> • Minimum setback of 6m from the rear boundary. 	<p>No change to existing setbacks is proposed within this DA.</p> <p>Front Setback = 4.8m</p> <p>Northern Side Setback = 1.5m</p> <p>Southern Side Setback = 900mm</p> <p>Rear Setback = 15.7m</p> <p>All side setbacks are to remain as approved under DA-763/2019.</p>	<p>Merit Assessment.</p>
Setback	Controls										
Front	<ul style="list-style-type: none"> • Minimum setback of 5.5m from the front boundary. • Maximum 2m recess for the main entrance from the front building line. • Where the existing front setback is less than 5.5m, further encroachments by alterations and additions are not acceptable. 										
Side	<ul style="list-style-type: none"> • Minimum setback of 900mm from side boundaries. • Alterations and additions may be in line with the existing ground level walls. 										
Rear	<ul style="list-style-type: none"> • Minimum setback of 6m from the rear boundary. 										

2.8 General Design

Contemporary built form

1	<p>Contemporary architectural designs may be acceptable if:</p> <p>(a) A heritage listing does not apply to the existing dwelling or to its immediate neighbours.</p> <p>(b) The proposed addition is not visually prominent from the street or from a public space.</p> <p>(c) Extensive remodelling of existing facades is proposed in accordance with controls of this DCP.</p>	<p>The contemporary design of the dwelling is not proposed to change from what was approved under DA-763/2019. It would be largely unreasonable to require further works to redesign the dwelling.</p>	<p>Complies.</p>
3	<p>Access to upper storeys must not be via external stairs.</p>	<p>No external stairs are proposed.</p>	<p>Complies.</p>
4	<p>All dwellings must contain one kitchen and</p>	<p>Both the main dwelling and the</p>	<p>Complies.</p>

Control	Comment	Compliance	
laundry facility.	secondary dwelling contain a laundry facility.		
Building entries			
7	Entries to residential buildings must be clearly identifiable.	Entry to both dwellings is to be easily identifiable. Access to the main dwelling is via the side boundary.	Complies.
8	The front door to a dwelling house may face a side boundary, or may be located beneath a carport, provided it is clearly identified by a porch or awning, and pathways.		
9	A minimum of one habitable room must be oriented towards the street to promote positive social interaction and community safety.	Three habitable rooms are orientated towards the street, providing opportunities for casual surveillance.	Complies,
10	Sight lines to the street from habitable rooms or entrances must not be obscured by ancillary structures.	No ancillary structures are proposed.	Complies.
Internal dwelling layout			
11	Design interiors to be capable of accommodating the range of furniture that is typical for the purpose of each room.	Internal rooms are to remain of sufficient size to accommodate furniture.	Complies.
12	The primary living area and principal bedroom must have a minimum dimension of 3.5m.	Size of bedrooms are to remain as approved under DA-763/2019. Living areas meet the minimum dimension.	Merit assessment.
13	Secondary bedrooms must have a minimum dimension of 3m.		
14	Provide general storage in addition to bedroom wardrobes and kitchen cupboards.	Storage areas to remain as approved under DA-763/2019.	Complies.
Section 7 – Secondary Dwellings			
1	Where a development application to Council is made for a secondary dwelling, the minimum frontage required for secondary dwellings will be considered on merit taking into consideration compliance with Canterbury City Council's Secondary Dwelling (Granny Flat) Policy (adopted on 15 October 2009 by CDC Minute 295).	The Canterbury City Council's Secondary Dwelling (Granny Flat) Policy does not specify a minimum site width for the purposes of a secondary dwellings on lots less than 450m ² in area. See the full assessment of the Secondary Dwellings (Granny Flats) Policy in section 4.1.7 of this report	-

Control	Comment	Compliance	
	below.		
2	All development applications for secondary dwellings will be assessed against schedule 1 of the ARH SEPP 2009.	The ARH SEPP 2009 has been replaced with the State Environmental Planning Policy (Housing) 2021. The development complies with the State Environmental Planning Policy (Housing) 2021, as established in section 4.1.3 of this report above.	Complies.

4.1.7 Policies (Former Canterbury City Council) - Secondary Dwellings (Granny Flats)

Control	Comment	Compliance	
Part 2 Site requirements			
2. Lot requirements			
1	if it is not a battle-axe lot, has a boundary with a primary road, measured at the building line, of at least the following: (i) 12 metres, if the lot has an area of at least 450 square metres but less than 900 square metres,	The Policy does not specify a minimum site width for the purposes of a secondary dwellings on lots less than 450m ² in area.	-
3. Maximum site coverage of all development			
1	The site coverage of the principal dwelling, secondary dwelling and all ancillary development on a lot must not be more than the following: (a) 50 per cent of the area of the lot, if the lot has an area of at least 450 square metres but less than 900 square metres, (b) 40 per cent of the area of the lot, if the lot has an area of at least 900 square metres but less than 1500 square metres, (c) 30 per cent of the area of the lot, if the lot has an area of at least 1500 square metres.	Site coverage to remain as approved under DA-763/2019. Nevertheless, the Policy does not specify a minimum site coverage for the purposes of a secondary dwellings on lots less than 450m ² in area.	-
4. Maximum floor area for principal and secondary dwelling			
2	The floor area of a principal dwelling, secondary dwelling and any carport, garage, balcony, deck, patio, pergola, terrace or verandah attached to either dwelling and	The Policy does not specify a floor area for the purposes of a secondary dwellings on lots less than 450m ² in area.	-

Control	Comment	Compliance
<p>enclosed by a wall (other than the external wall of a dwelling) higher than 1.4 metres above the floor level on a lot must not be more than the following:</p> <p>(a) 330 square metres, if the lot has an area of at least 450 square metres but less than 600 square metres,</p> <p>(b) 380 square metres, if the lot has an area of at least 600 square metres but less than 900 square metres,</p> <p>(c) 430 square metres, if the lot has an area of at least 900 square metres.</p>		

Part 3 Building heights and setbacks

6. Building Height

1	Development for the purposes of a secondary dwelling must not result in a new building or a new part of an existing building having a building height above ground level (existing) of more than 8.5 metres.	No new development over 8.5m is proposed.	Complies.
---	--	---	-----------

7. Setbacks from roads, other than classified roads

1	Development for the purposes of a secondary dwelling must not result in a new building or a new part of an existing building having a setback from the boundary with a primary road that is not a classified road of less than: (a) the average distance of the setbacks of the nearest 2 dwelling houses having a boundary with the same primary road and located within 40 metres of the lot on which the principal dwelling is erected	Front setback to remain as approved under DA-763/2019.	-
---	--	--	---

9. Setbacks from side boundaries

1	Development for the purposes of a secondary dwelling must not result in a new building or a new part of an existing building or any new carport, garage, balcony, deck, patio, pergola, terrace or verandah that is attached to such a building having a setback from a side	The Policy does not specify setbacks for the purposes of a secondary dwellings on lots less than 450m ² in area.	-
---	--	---	---

Control	Comment	Compliance	
boundary of less than the following: (a) 0.9 metres, if the lot has an area of at least 450 square metres but less than 900 square metres,			
Part 4 Landscaping			
16. Landscaped Area			
1	A lot on which development for the purposes of a secondary dwelling is carried out must have a landscaped area of at least the following: (a) 20 per cent, if the lot has an area of at least 450 square metres but less than 600 square metres,	The Policy does not specify minimum landscaped area for the purposes of a secondary dwellings on lots less than 450m ² in area.	-
17. Principal private open space			
1	A lot on which development for the purposes of a secondary dwelling is carried out must have at least 24 square metres of principal private open space.	Over 24m ² of principal private open space is available on site.	Complies

4.1.8 Draft Planning Instruments

Canterbury-Bankstown Council does not have any current Draft Planning Instruments that apply to the proposed development, thus as demonstrated, the development achieves a high level of compliance with the applicable Environmental Planning Instruments.

4.2 Impacts of the Development

As noted in the above assessment against the provisions of the relevant Environmental Planning Instruments and Development Control Plan, the development is of a minor scale and nature, and does not present unreasonable environmental, social, and economic impacts.

4.2.1 Natural and Built Environment Impacts

The development does not impact upon native vegetation, soil conditions, foreshore environment or air quality. The proposed built form allows the neighbouring sites to retain their access to privacy, solar access, pleasant outlook, and overall residential amenity.

4.2.2 Social and Economic Impacts

The short-term economic impacts are positive, with the generation of employment opportunity through the physical construction stages. The use of high-quality materials will ensure a durable final built outcome, reducing the need to rebuild in the near future, resulting in a positive long term financial and sustainability outcome. The proposal does not engender any negative social or economic outputs.

4.3 Suitability of the Site

The subject site is considered suitable in size and shape to accommodate the development. The proposal does not introduce any incompatible uses to the site. The works are permissible under the R3: Medium Density Residential zone.

4.3.1 Access to Services

The site is located within an established residential area with excellent access to services and public transport. As the site is within an established urban area, electricity, sewer, telephone, and water services are readily available to the subject site.

4.3.2 Parking and Access

The on-site parking provided is to remain as approved under DA-763/2019. It provides a logical and considered approach to the provision of off-street car parking. No further parking is required for the secondary dwelling as per Division 2, Clause 53 – 2 (b) of the State Environmental Planning Policy (Housing) 2021.

4.3.3 Hazards

The site is not in an area recognised by Council as being subject to flooding, landslip, bushfire, or any other particular hazards. The proposed development is not likely to increase the likelihood of such hazards occurring and is considered appropriate in this instance.

4.4 The Public Interest

The proposal is considered to be in the public interest as it produces nominal environmental, social, and economic impacts. The proposed development has been designed to relate to the size, shape and context of the site and has been designed in accordance with the desired future character for development in the area.

The proposal seeks to provide a development that makes efficient use of space on the site in a prime location that is in high demand for residential accommodation. In addition, the proposal has been designed to minimise as far as practical any adverse effects on existing and future neighbouring properties. The proposal is consistent with the applicable LEP and DCP provisions except where identified and justified in this Statement of Environmental Effects. Accordingly, the proposed development is considered to be in the public interest.

5.0 CONCLUSION

The Statement of Environmental Effects (SEE) has been prepared to consider the environmental, social, and economic impacts of the development at 9 Nowra Street, Campsie. The report has addressed the applicable policies and plans, and has provided an environmental assessment in accordance with Section 4.15 of the Environmental Planning and Assessment Act 1979.

The application proposes a permissible development within the subject site locality. The proposal incorporates appropriate design considerations to minimise any adverse impacts on the natural and built environment, and the amenity of the surrounding neighbourhood.

Given the benefits of the development and compliance with the relevant policies and plans, we conclude that the proposed development at 9 Nowra Street, Campsie as described in this application is reasonable and supportable, and worthy of approval by Canterbury-Bankstown Council.

Prepared By:



Mathew Fortunato

Town Planner

**Bachelor of Architecture and Environments
(USYD)**

Reviewed By:



Madeline Maric

Town Planner

Bachelor of Planning (MQU)

Planning Institute of Australia (MPIA)

