



Proposed Secondary Dwelling & Attached Garage

**14 REDMAN STREET, CANTERBURY NSW 2193
LOT 25, SEC C, DP 4645**

Canterbury Bankstown City Council

STATEMENT OF ENVIRONMENTAL EFFECTS

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NL Consultants Pty Ltd
31B BUCKWALL AVENUE GREENACRE
Ph: 0434 575 819, Email: nlconsultants@outlook.com

Introduction

This Statement of Environmental Effects has been prepared by NL Consultants Pty Ltd at the request of the client Ley Lim (owner) to accompany a development application to Canterbury Bankstown City Council (the "Council") for a detached secondary dwelling and attached garage under Bankstown LEP & DCP utilising the State Environmental Planning Policy (Housing) 2021 and Canterbury City Council's Secondary Dwelling (Granny Flat) Policy (adopted on 15 October 2009 by CDC Minute 295).

This Statement of Environmental Effects has been prepared to identify the subject site, consider the effects on the surrounding environment, streetscape and adjoining properties.

The site is legally identified as 14 Redman Street, Canterbury NSW 2193, LOT 25, SEC C, DP 4645 and is zoned R3- Medium Density Residential pursuant to Canterbury - Bankstown Local Environmental Plan 2023 (CBLEP 2023).

The subject proposal is classified as 'Local Development' in that it is not Integrated Development pursuant to Section 91 of the EP and A Act 1979. The application is to be assessed under Part 4 of the EP and A Act 1979.

The application is to be supported by a range of plans and reports demonstrating that the proposal is acceptable.

This statement concludes that the proposed development is suitable for the site and is unlikely to create any detrimental environmental impact upon the surrounding locality. The relevant documentation supporting this statement will be provided with the development application package. The site can be developed within the parameters identified within this Statement of Environmental Effects.

Therefore, it is with confidence that the subject development application is submitted to Council for favourable determination.

Site Description

The site is legally identified as 14 Redman Street, Canterbury NSW 2193, LOT 25, SEC C, DP 4645 and is zoned R3- Medium Density Residential pursuant to Canterbury - Bankstown Local Environmental Plan 2023 (CBLEP 2023).

The site currently contains an existing single storey double brick residential dwelling. The single storey dwelling is located in the front portion of the site and is directly accessed via footpath on Redman Street and a rear lane way on Waratah Lane. The secondary dwelling and garage are proposed to be accessed via the rear lane.

The proposed site has a total area of 432.7m² sustaining the proposed development.

The below image identifies the location of the proposed site.



Figure: 1: Location of the proposed development aerial (Google Maps 2024)

Existing Infrastructure

Given the nature of the proposal, we do not believe the proposal will affect the existing infrastructure services related to the subject site in anyway.

Environmental Issues

The property in question does not have any environmental constraints. The property does not appear to be in a mine-subsidence area.

Vegetation

The proposal will not require any removal of trees. The proposal is seeking to provide the general required landscaping.

Stormwater

The effect of the proposal on the existing stormwater run-off would allow for a minor change to the existing stormwater drainage discharged system. The development would increase the post development discharge however it is classified as minor and would be negligible overall. A 2,000L above ground water tank is proposed to store roof water and to assist with stormwater storage. The proposal would discharge the stormwater via the existing stormwater system with a discharge point on Redman Street via the existing gravity drainage system. Refer to the stormwater drainage engineering plans.

Streetscape

The proposal will have no effect on the streetscape as the proposal is well setback behind the building line to Redman Street. The proposal would match the existing streetscape to Waratah Lane of mostly garages and accesses.

Privacy & Noise

The proposal will have minimal effect on the privacy of the adjoining and surrounding properties. The proposal will also not generate additional noise, which would affect the adjoining properties or neighbourhood. The effects would be minimal.

Environmental Planning Assessment

Canterbury - Bankstown Local Environmental Plan 2023

Under the Canterbury - Bankstown Local Environmental Plan 2023, the subject site is found to be R3 Medium Density Residential Zone, for which the proposed works are permissible with development consent from Council.

Following is a summary of relevant parts of the LEP and how they relate to the proposal.

No Subdivision proposed.

Building Height – 8.5m – The proposal is single storey and meets this requirement as it is well below 6m from natural ground level. The maximum height is proposed to be 3.35m.

FSR – 0.5:1 – Proposed FSR is 0.357:1 – with a total internal floor area of 151.4m² combined with the existing dwelling and secondary dwelling.

Requirement Complies.

The proposed Secondary Dwelling and garage complies with the maximum building height of 8.5m within the R3 Zone. Requirement Complies.

The highest point of the proposal is the garage at 3.55m maximum height from natural surface level to the top of the parapet.

The proposal is not affected by any other parts of the LEP or they are deemed irrelevant in the circumstances of the case.

Canterbury - Bankstown Development Control Plan 2023 – Section 2 – Dwelling Houses and Outbuildings

Development Control – Section 2 - GARAGE
<p>Clause C21.4 –</p> <p>C1 – One outbuilding per lot.</p> <p>C2 – (a) the garage is separated from the Secondary Dwelling by a partition wall.</p> <p>(b) It shall not be used as a separate dwelling</p> <p>(c) It does not have any cooking facilities, toilet, and shower.</p> <p>(d) it will not be used for industrial purposes.</p> <p>C3 The proposed site coverage is 38m² for the garage and 5m² for the patio. Total 43m².</p> <p>C4 – Landscaping – 15% The proposal will have more than 15% landscaping – PROPOSED 23%.</p> <p>C5 – The proposal is single storey without any attics or basement.</p> <p>C6 – The garage has a maximum height of 3.55m high from natural surface level. Complies with the max of 4.5m</p> <p>C7 – The outbuilding is located behind the front building line.</p> <p>C8 – Zero side setback for masonry walls without any windows, eaves, gutters and must comply with the BCA. Or 900mm setback for walls with windows. Requirements complied with.</p> <p>C9 – Min setback to other structures is 1.8m – requirement complied with.</p> <p>C10 – The max roof pitch is 25 degrees – proposed is 3 degrees.</p>

C11 – No roof top balconies proposed.
C12 – No proposed removal of any trees.

Development Control – Section 7 – SECONDARY DWELLING

All applications for secondary dwellings will be assessed against Schedule 1 of the *State Environmental Planning Policy (Housing) 2021*.

Site Requirements – Requires 1 principal dwelling and 1 secondary dwelling - Proposal complies.

The minimum site area requirements and frontage requirements are not applicable subject to the City of Canterbury Council Policy. They shall be assessed on Merit based assessment.

Secondary dwelling must have lawful access - Proposal complies.

The proposed site coverage is 50.5% and shall be considered on merit as the SEPP does not have a requirement for sites less than 450m² in site area - Proposal complies.

Maximum Secondary dwelling floor area of 60m², the proposal is 59.3m².

Total proposed floor area is 215m² and shall be considered on merit as the SEPP does not have a requirement for sites less than 450m² in area. -

Proposal is not more than 8.5m in height. The proposal complies.

The site has a rear lane way and should be considered in the setback requirements. The site is not fronting a classified road.

The side setback for the secondary dwelling is 900mm and 2.75m. The building height is below 3.8m in height. No additional setback requirement are applicable.

Rear setback to the secondary dwelling is 3m. Proposal complies.

All required windows have a min 1.5m sill height from the floor level to comply with privacy.

The proposal has landscape area of more than 20% calculated at 2.5m widths. 50% of the required landscape area is behind the building line.

The proposal and the primary dwelling both have 24m² of private open space calculated at 4m's in width.

The site is not proposal any significant cutting or filling.

Drainage shall be via the existing stormwater drainage line on site and

discharges using the existing outlet on Redman Street.

Conclusion

Our investigation of the property in question and the surrounding area concludes that the proposed Secondary Dwelling and attached Garage would have minimal impact on the adjoining dwellings and neighbourhood.

We seek Council to view this application favourably.