



Statement of Environmental Effects

5 Tudor Street, Belmore, NSW 2192



AustralBuilt Pty Ltd.
160 Cumberland Rd, Ingleburn
NSW 2565

Introduction

This Statement of Environmental Effects is associated to architectural plans drawn by AustralBuilt, dated 27 September 2024 for the secondary dwelling at 5 Tudor Street Belmore, NSW 2192. This Statement includes the subject site and the surrounding area, together with the relevant planning controls and policies relating to the site and the type of development proposed. As a result of this assessment it is concluded that the development is considered to be acceptable and is worthy of the support of the Council.

Consideration has been given to the following:

- The Environmental Planning and Assessment Regulation 2009
- Canterbury Local Environmental Plan 2023 (LEP)
- Canterbury Development Control Plan 2023 (CDCP)
- Secondary Dwellings (Granny Flats) [Authorisation: 15 October 2009 by CDC Minute 295]

Property Description

Under the Canterbury Local Environmental Plan (LEP) the site is **zoned R3 – medium density residential**. The site is not listed as a Heritage or conservation zone. The site is also not bushfire prone, not located within a landslip zone nor is it affected by acid sulphate soils.

Site description & Surroundings

Tudor street is a quiet street of Belmore suburb. The site is a corner lot, located close proximity of the Bankstown-Canterbury Rugby Club Bulldogs and close from Canterbury hospital.



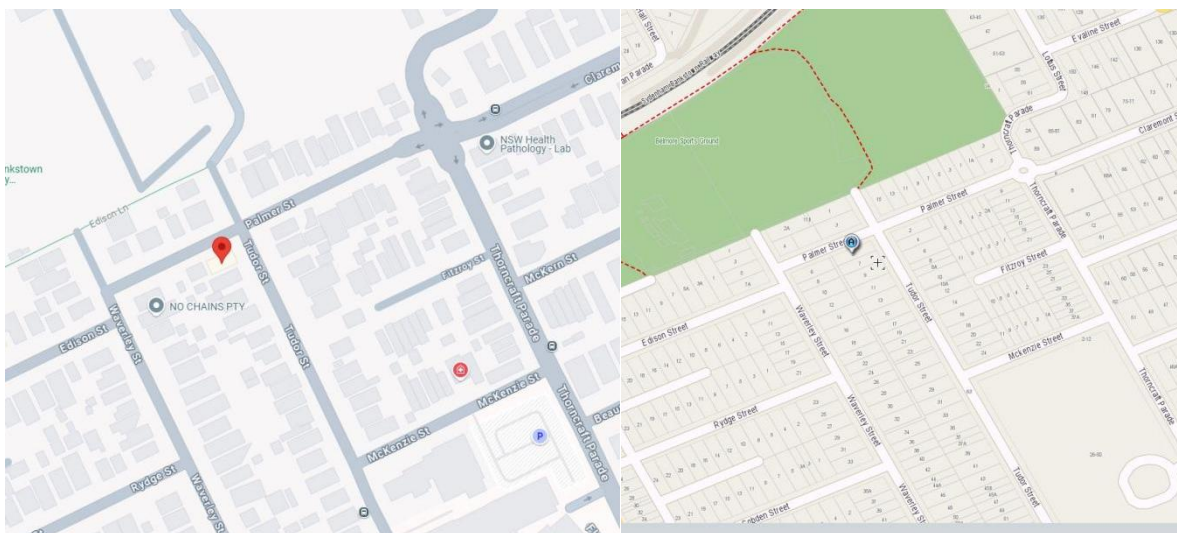
The site is a rectangular corner block with 450.00 m² of land and with over 11.58 m frontage.

The existing home is a double-storey brick dwelling with a rendered finish, aluminium framed windows with security screens and a traditional terracotta. Also present on the site is fencing with gate access at the front of the site which has the traditional address facing the street which is a typical streetscape character of Canterbury. There is very simple landscaping around the property which appears to be mostly small flower plants, grass and concrete.

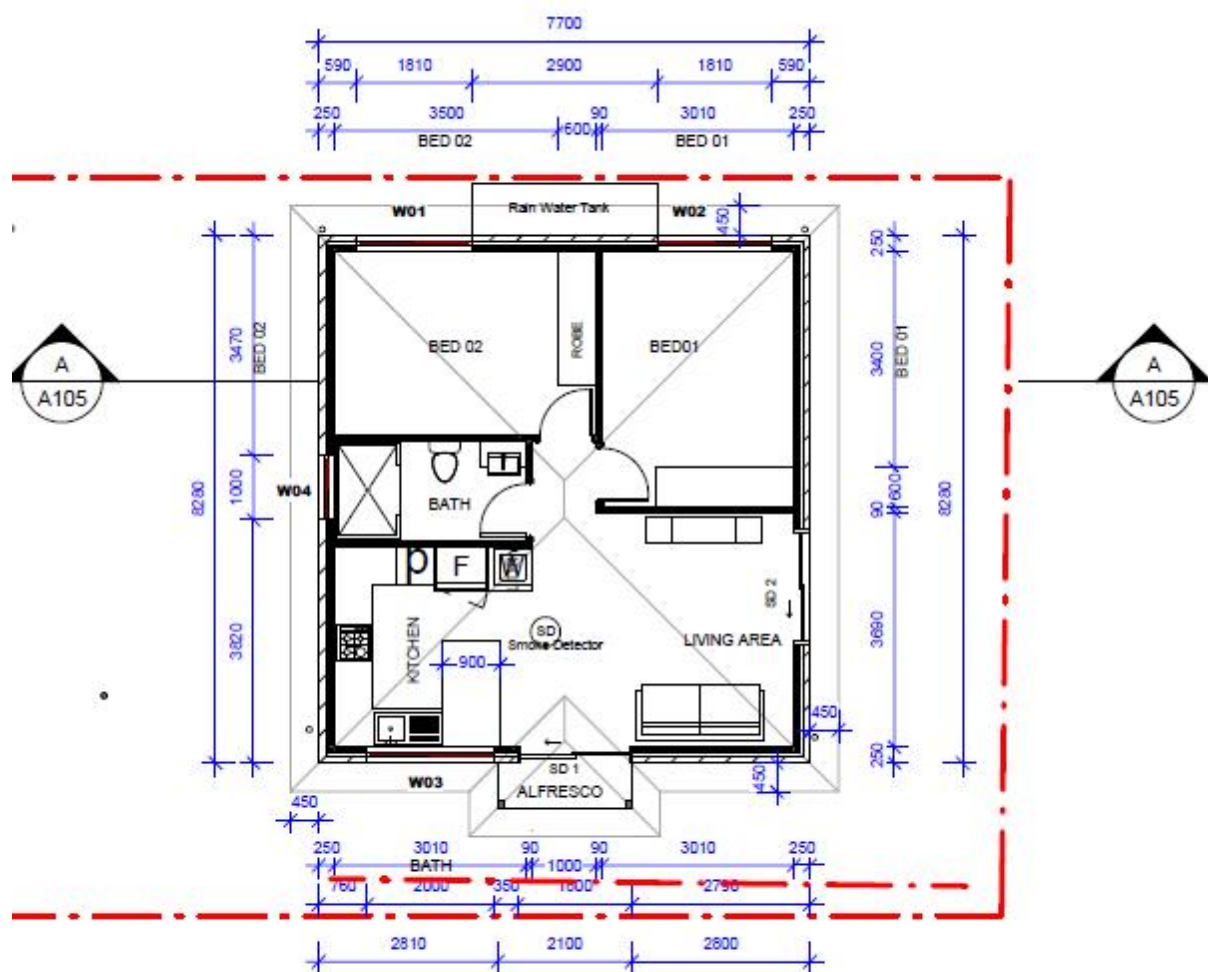


The frontage of the existing development facing towards Tudor st and side street Palmer St

Tudor Street characterized like most streets in Belmore with roads for the convenience of parking on either sides of the roads and accessibility. The semi-commercial, semi-residential Tudor Street is in viewing distance from the site. This is why the zoning is classed under R3.



The proposed secondary dwelling which will be built at 5 Tudor Street, Belmore, NSW 2192 is best described as a detached granny flat with two bed rooms and a bathroom at the rear of the site.



Canterbury Local Environmental Plan 2012

Permitted or Prohibited Development

Control	Proposed	Compliance
The demolition of a building or work may be carried out only with development consent	Any demolition work at the existing property at 5 Tudor Street, Belmore, NSW 2192 will only be carried out with development consent.	Yes

Zoning

Control	Proposed	Compliance
<p>R3 zones must Provide housing needs of the community within a high density residential environment</p> <p>Provide a variety of housing types within a high density residential environment</p> <p>Enable other land uses that provide facilities or services to meet day to day needs of residents</p>	The proposed development provides housing needs within a medium density residential environment.	Yes
<p>R3 zones permitted with consent are Attached dwellings; Bed and breakfast accommodation; Boarding houses; Building identification signs; Business identification signs; Business premises; Car parks; Child care centres; Community facilities; Dual occupancies; Dwelling houses; Environmental protection works; Exhibition homes; Flood mitigation works; Group homes; Home businesses; Home industries; Multi dwelling housing; Neighbourhood shops; Office premises; Places of public worship; Recreation areas; Respite day care centres; Restaurants or cafes; Roads; Semi-detached dwellings; Seniors housing; Shops</p>	The proposed development is classed under the affordable housing scheme, secondary dwelling house.	Yes

Principle Development Standards

Control	Proposed	Compliance
The height of a secondary dwelling house or dual occupancy must not exceed 8.5 metres.	The proposed secondary dwelling has a maximum height of 3.76 m.	Yes
The maximum floor space ratio for a building on any land is not to exceed the floor space ratio shown for the land on the Floor Space Ratio Map. This is anything exceeding 50% in Zone	The proposed floor space for the secondary dwelling is 56 m ² internally. The existing dwelling has a floor area of 207.00m ² . This is a total of 263 m ² .	Yes

3 or total of 380 m ² if the lot is under 600 m ² .		
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Canterbury Development Control Plan

The principal focus of the CDCP controls is to accommodate growth and change in a way that is compatible with identified strategies, in buildings that are compatible with the desired (often existing) built form and character, and provides the best amenity for the existing and future community.

Site & Envelope Controls

The land to be developed has adequate size and shape to accommodate the development and meet the needs of occupants.

Avoid isolating sites

Land adjoining a development site is not left sterilised or isolated so that it is incapable of being reasonably developed under the applicable controls. To encourage the development of existing isolated sites in a manner that responds to the sites, context and constraints and maintains high levels of amenity for future occupants and neighbours.

Control	Proposed	Compliance
Do not isolate a neighbouring property so that it will be unable to reasonably accommodate redevelopment	The proposed development causes no such features or significant design principles which will isolate any of the neighbouring properties and is coordinated with the existing neighbouring structures.	Yes
The land to be developed has adequate size and shape to accommodate the development and meet the needs of occupants.	The proposed development has been analysed by the occupants to be of appropriate size and shape. It meets their desired needs.	Yes

Site Requirements

Subdivision controls apply to single dwelling sites and to dual occupancy, to ensure there is adequate garden area around dwellings and adequate vehicle access and parking. O2. Sites have sufficient dimensions for adequate garden areas around dwellings and adequate vehicle access and parking.

Control	Proposed	Compliance
Specified development is on land in Zone R1, R2, R3 or R4 or a land use zone that is equivalent to any of those zones.	The specified development is in R3 Zone.	Yes
The total floor area of the secondary dwelling is no more than 60 m ² .	The proposed secondary dwelling is 56 m ² .	Yes
The site area is at least 450 square metres.	The site area is 450 m ² .	Yes

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 site is not a battle-axe property. It has a frontage of 11.58m. This does not support the guideline and hence, we are requesting the Council to approve the variance.	No.
Lots are generally rectangular with the shorter side facing the street.	The proposed secondary dwelling is designed in such a way that the shorter side is facing the street. The development orientates in the same way as the surrounding developments.	Yes
Council will consider lots with irregular dimensions or shallow depth on merits – applicant must demonstrate how the proposal satisfies the objectives of the DCP	The proposed secondary dwelling consists of design which does not undertake any irregular dimensions. The proposed development is regular in shape.	Yes

Maximum Heights for Detached, semi-detached and dual occupancy dwellings

New buildings have a scale that is visually compatible with adjacent buildings, and the intended character of the zone.

Control	Proposed	Compliance
Maximum two storeys	The proposed secondary dwelling is single storey.	Yes
Maximum external wall height 7m where height of buildings on the Map is 8.5m	The proposed secondary dwelling has a maximum external wall height of 2.6m.	Yes
Maximum finished ground floor level is 1m.	The proposed secondary dwelling has a finished ground floor of 150mm.	Yes

Depth/ Footprint

Promote improved levels of residential amenity for new developments as well as existing, and preserve sunlight, privacy and general amenity for existing dwellings. Ensure that new buildings have a scale and mass which would be visually compatible with the residential zone's desired character.

Control	Proposed	Compliance
Maximum depth/footprint 25m for a detached R3 dwelling	The proposed secondary dwelling has a depth/footprint of 8.20m.	Yes

Setbacks

Establish the desired spatial proportions of the street and define the street edge and limit the scale and bulk of new building, appropriate to the location and use, by retaining landscaped open space around. Contribute to the green landscape by retaining adequate space for new trees and conserving any existing trees that are visually prominent. Provide sufficient separation between buildings and adjacent land to limit the visual, environmental and likely impacts of new development.

Dwelling house on a lot with a width of 12.5m or more.

Control	Proposed	Compliance
Minimum setback 3m from the rear boundary	The proposed development has 5.64m setback from the rear.	Yes
Minimum setback 900mm for the side boundary.	The proposed development has a 900mm setback from southern side boundary and 2.40m setbacks at northern side boundary, corner street	Yes

Maximum floor and site coverage

The scale and mass of new buildings promotes improved levels of residential amenity for new development and for existing dwellings. There is enough space around dwellings to allow for planting of large trees and substantial landscaped areas.

Control	Proposed	Compliance
Total maximum floor area- 330m ² if the site area is at least 450m ² but is less than 600m ² .	The total maximum floor area of the existing dwelling is 152.660m ² . The total floor area of the proposed secondary dwelling is 60 m ² . This is a total of 212.487m ² .	Yes
Maximum site coverage of all buildings on site is 50% if the site area is at least 450m ² but is less than 600m ² .	The proposed secondary dwelling and existing dwelling has site coverage of 214.00m ² . This is a site coverage of 47.77 %.	Yes

Design Controls

Development on private land is coordinated with, and complements, the public domain to enhance the character and the image of the neighbourhood.

Good amenity for occupants of new and existing development, including reasonable sunlight, privacy, natural light and natural ventilation.

Context

Alterations and additions complement the architectural character of the existing building or, where there is no character to reflect, design is contemporary and appropriate in its context.

Control	Proposed	Compliance
For a contemporary design the proposed development would not be visually prominent from the street or from a public space.	The proposed secondary dwelling is not visually prominent from the street or from a public space.	Yes
New building forms and design features do not have to mimic traditional features, but should reflect these in a contemporary design.	The proposed secondary dwelling reflects the traditional features in a more contemporary style.	Yes

Street Address

To facilitate positive interaction between the private and public domain. There are unobstructed sightlines from dwellings and other premises, to publicly accessible places that promote safety and security through casual surveillance.

Control	Proposed	Compliance
Design entries to residential buildings so they are clearly identifiable	The proposed secondary dwelling has a traditional entry point which is easily identifiable and in orientation with entries of surrounding developments, facing the street.	Yes
Do not obstruct sight lines to the street or internal spaces, from habitable rooms or entrances (such as with car ports, garages, fences or landscaping)	The proposed secondary dwelling has no obstructions blocking the views from habitable spaces to the street.	Yes

Facade design and articulation

Effective modulation and variation of building design to reduce the appearance of scale and mass, provide interest, diversity or emphasis, and provide a comfortable feel for humans. All elements of the façade and roof are integrated into the architectural form and detail of the building, and present an appealing streetscape appearance.

Interpretation

Facade controls apply to facades that are visible from the street - that may include an upper storey that faces a side boundary, or a façade that faces an internal driveway. The dimensions of a facade are measured between the outermost walls, and do not include any uncovered balcony or terrace which projects beyond the line of the wall.

Control	Proposed	Compliance
Use non-reflective materials, do not randomly mix light and dark coloured bricks, and treat publicly accessible wall surfaces with anti-graffiti coating.	The proposed secondary dwelling will be faced brick finish with basalt colorbond roof. The glass will be cleared.	Yes
Design facades to reflect the orientation of the site using elements such as sun shading devices, light shelves and bay windows.	The proposed development will use eaves on the facades mainly to act as a sun shading device.	Yes

Windows

Locate and proportion windows to minimise scale and bulk of new building:

Control	Proposed	Compliance
The majority of windows are rectangular. Square, circle and semi-circle windows are acceptable when used in moderation. Vertical proportions can be achieved, for broad window openings, by multi-panel windows, such as casements, or multi-panel doors	The proposed developments consist of windows which are all rectangular or square. Obscure glass will be used in the toilet and others windows will have Low E.	Yes

Roof design

Roof design is compatible with the building style and use, and does not compete for attention with the building or other roofs in the locality. Roof design assists in regulating climate with the building and associated open space. Reduce the impact of large areas of roof when seen from other buildings and public spaces.

Control	Proposed	Compliance
Relate roof design to the desired built form and context.	The proposed development of the roof design is a simple four hip with 15 degrees.	Yes

Services and utility areas

Reduce impact of services and utilities through their integration with the design of landscaped areas and building

Control	Proposed	Compliance
Screen or treat air conditioning units, TV antennae, satellite dishes, ventilation ducts and other like structures so they are not visible on the street elevation.	In the proposed development none of these servicing components will be visible from the street elevation.	Yes
Design and provide discretely located mailboxes at the front of the property. All letterboxes be installed to meet Australia Post standards	In the proposed development the placement of the mailbox complies with the council and the installation of the mailbox will meet all the Australia post standards.	Yes

Visual Privacy

Reasonable levels of visual privacy are available for residents, inside a building and outside within the property, during the day and at night. Visual privacy is not compromised while maximising outlook and views from principal rooms and private open space, and maintaining passive surveillance of public and semi-public areas.

Control	Proposed	Compliance
Locate and orient new development to maximise visual privacy between buildings, on and adjacent to the site, and to minimise direct overlooking of rooms and private open space: - Provide adequate building separation, and rear and side setbacks, - Orient windows of new living areas, and balconies or terraces, towards the street and rear of the lot, particularly on narrow sites (to use the street width and rear garden, or podium depth to increase the separation distance) and avoid directly overlooking neighbouring residential properties.	All of the windows in the bedrooms of the proposed development has 1200 mm sill height. The bathroom window is obscured and starts from 1.8 m.	Yes

Reasonable levels of acoustic privacy are available for residents, externally and internally, during the day and at night. The effect of excessive ambient noise is minimised by siting and architectural design and detailing. The impact of rail and road noise and vibration is minimised to building occupants. Protect new and existing dwellings from intrusive noise.

Open Space

All residents have access to private and functional open space on their land, such as private yards, courtyards and balconies or roof top terraces. All residents in multiple dwelling building have access to consolidated, semi-private and functional communal open space on their land.

Private open space is:

- Tailored to the type of dwelling or dwellings, and provides residents and other users with active and passive recreation opportunities,
- Designed to take advantage of environmental circumstances such as solar access, views and prevailing breezes,
- Designed to promote the enjoyment of outdoor living,
- Located and landscaped to provide a pleasant outlook and contribute to the attractiveness of a property, • Located so that there is passive surveillance from residences.

Stormwater

Refer to accompanying storm water drawings

Conclusion

The principle objective of this development is to achieve alterations and additions to an existing dwelling to cater for the needs of the residents. By maintaining neighbouring amenity and respecting the residential character of the area, the stated objectives have been satisfied.

It is evident through the above assessment that the proposal completely satisfies the controls of the Councils Local Environmental Plan (LEP) and also largely satisfies the Canterbury Control Development Plan (CDCP). It is supported that the proposal does not have an unreasonable impact upon the amenity of the surrounding area and hence should be supported accordingly.

Although, the proposed site is 11.58m wide, that does not comply with the CDC. We are seeking consideration for the frontage.