

AUSTRALIAWIDE CONSULTING SERVICES **PTY LTD**

1369 Canterbury Road, PUNCHBOWL N.S.W 2196

Mobile: 0420 710 548 | Email: ertaz1@hotmail.com

STATEMENT OF ENVIRONMENTAL EFFECTS

PROPOSED SECONDARY DWELLING FOR THE PROPERTY AT 61 TAYLOR ST, LAKEMBA, NSW-2195

Proposed Development

Proposed Secondary Dwelling

Subject Site

Lot A DP 303595, 61 Taylor St, Lakemba, NSW-2195

Submission to

Canterbury-Bankstown City Council

Designer for the project

Australiawide Consulting Services Pty Ltd

Prepared by

Dr. Mohammad Yousuf

on behalf of

Mr. Ertaz. U.H Chowdhury

Date

January 13, 2025

1. INTRODUCTION

Australiawide Consulting Services have been engaged to prepare this Statement of Environmental Effects report to accompany the Development Application to Bankstown City Council for the following works at 61 Taylor St, Lakemba, NSW-2195:

Consent for the proposed Secondary Dwelling for this development.

This report should be read in conjunction with the architectural plans prepared by Australia-wide Consulting Services Pty Ltd.

The proposal draws on pre-DA advice sought from the Council. This report addresses the nature of the proposed development and the characteristics of the site and surrounding areas. It provides an assessment under the relevant Council and State Planning Instruments and the relevant provisions of the Environmental Planning and Assessment Regulation 2000, and Environmental Planning and Assessment Act 1979. The proposed works have taken into consideration the requirements of Council's LEP, DCP and relevant State Environmental Planning Policies. The proposal is assessed under the following Planning Legislation:

- Canterbury Local Environmental Plan 2023;
- Canterbury Development Control Plan 2023; and
- Relevant SEPP (Affordable Rental Housing)-2009 instruments.

In preparing the proposal, consideration has been given to Council's LEP and DCP as well as the statutory controls within the SEPPs. On balancing the development controls of both instruments, weight has been given to Council's LEP and DCP in terms of compliance with the amenity controls and consistency with the surrounding character in terms of built form, whilst reliance has been placed on the dual occupancy for development controls for this proposal. This report has addressed that the proposed development is consistent with the surrounding area and is permissible in the zone based upon Council's LEP.

The proposal is considered to have positive social outcomes as it will be a significant contributor to living spaces in the area. This outcome is consistent with State Strategic objectives and Council's Strategic Policies.

Accordingly, the proposal is submitted to Bankstown City Council for approval.

2. SITE DESCRIPTION AND SURROUNDING DEVELOPMENT

2.1 Site Description

The subject site is located at 61 Taylor St, Lakemba, NSW-2195 and is legally known as Lot A DP 303595. The site has a 10.06m frontage to Taylor St and a depth of 48.56m, with a total site area of 487 m². The site is relatively flat however the site has a gradual downward slope towards the front boundary and secondary road of the site.

The site currently accommodates an existing Single storey dwelling with a brick veneer and tile roof. The existing improvement occupies the minimal area of the site and 35.72% of the site is deep soil landscaping.

The site is zoned R3-Medium Density under the Canterbury LEP 2023. The site is not a heritage item and not within a heritage conservation area. The site is within close proximity to Canterbury Road, The Boulevarde, Haldon St and King Georges Road and has easy access to public transport services, which include bus services. Bus services provide transportation to surrounding train stations and town centres,

PROJECT No:
24206

SHEET 1 OF 1

RADON
associates
LAND SURVEY

DATE: 2024-07-10

BY: [Signature]

PROJECT No: 24206
DETAIL & CONTOUR SURVEY
LOT 119 IN DP204171
No. 151 GARDEN
151 GARDEN
151 GARDEN

RADON
associates
LAND SURVEY

SCALE: 1:100

LEGEND:

- 1. Boundary
- 2. Fences
- 3. Garden Beds
- 4. Paths
- 5. Trees
- 6. Other

RADON
associates
LAND SURVEY

DATE: 2024-07-10

BY: [Signature]

PROJECT No: 24206
DETAIL & CONTOUR SURVEY
LOT 119 IN DP204171
No. 151 GARDEN
151 GARDEN
151 GARDEN

RADON
associates
LAND SURVEY

[illegible]

Image-2 : Subject site plan

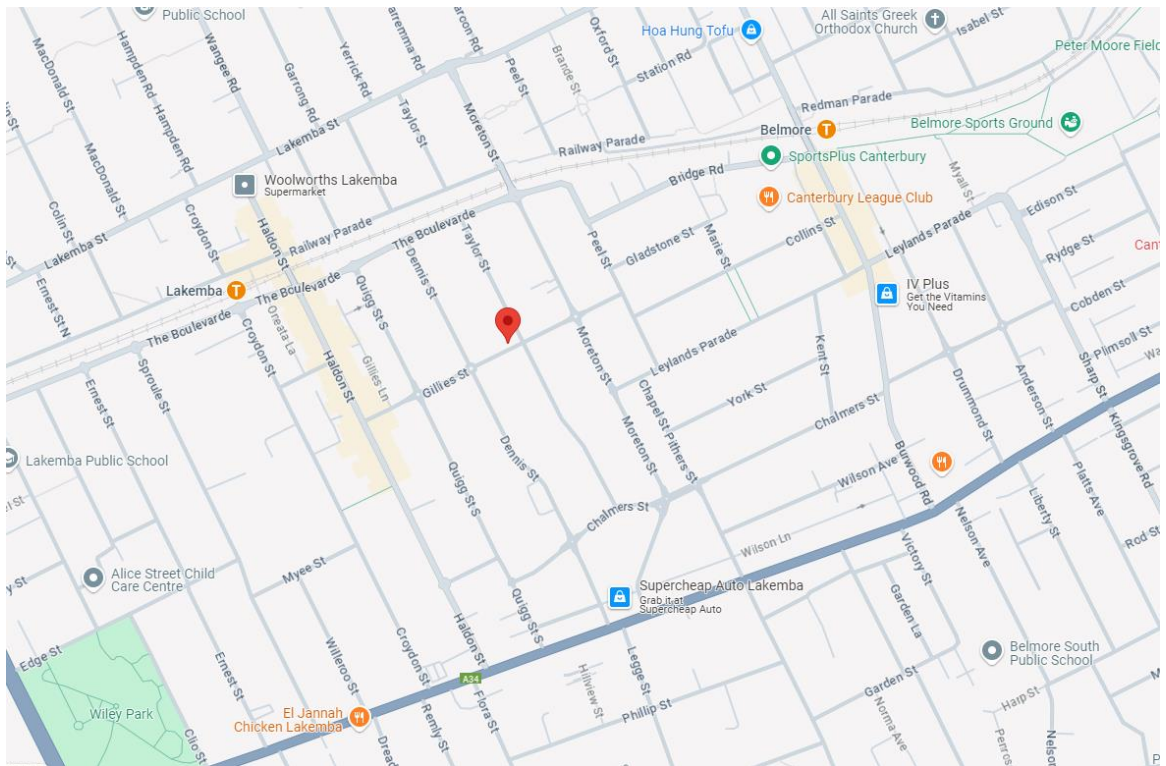


Image-3 : Subject site plan view (Map) - (source: Google Maps)

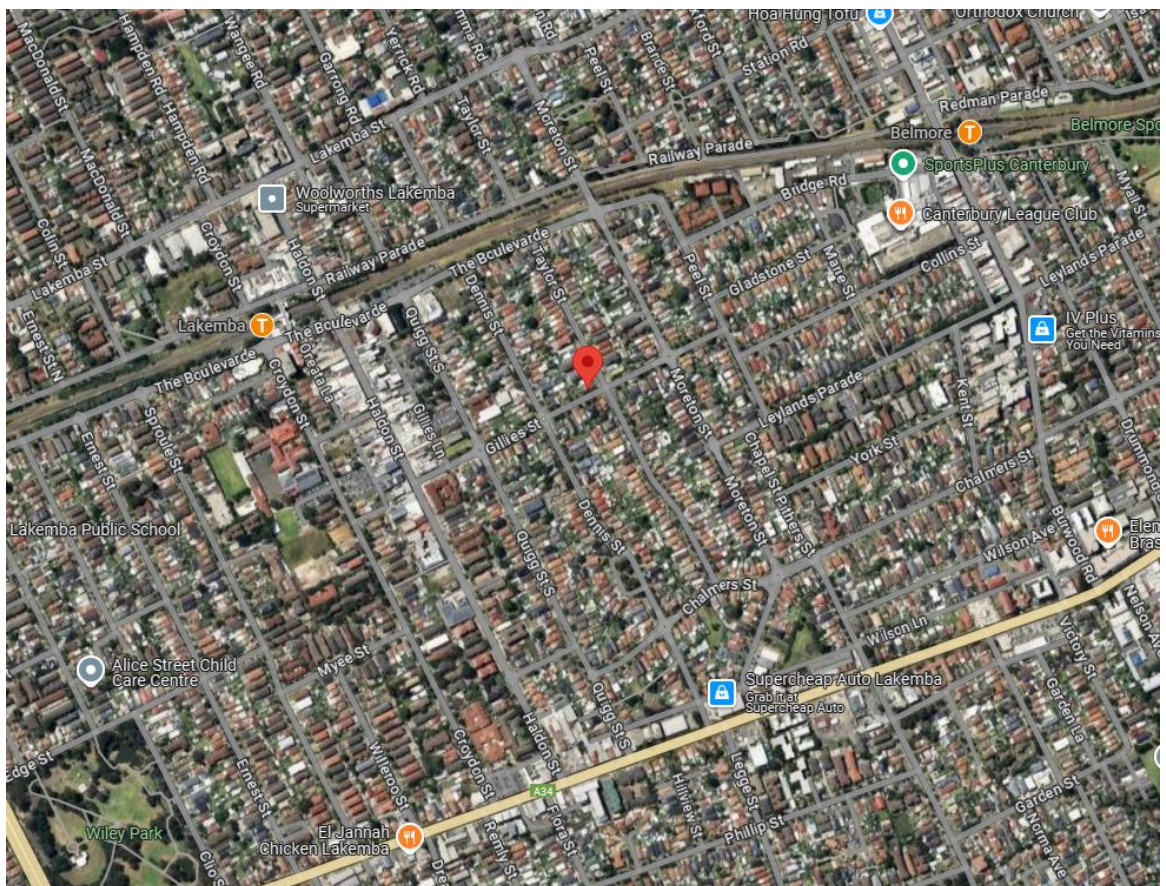


Image-4 : Subject site plan view (Satellite) - (source: Google Maps)

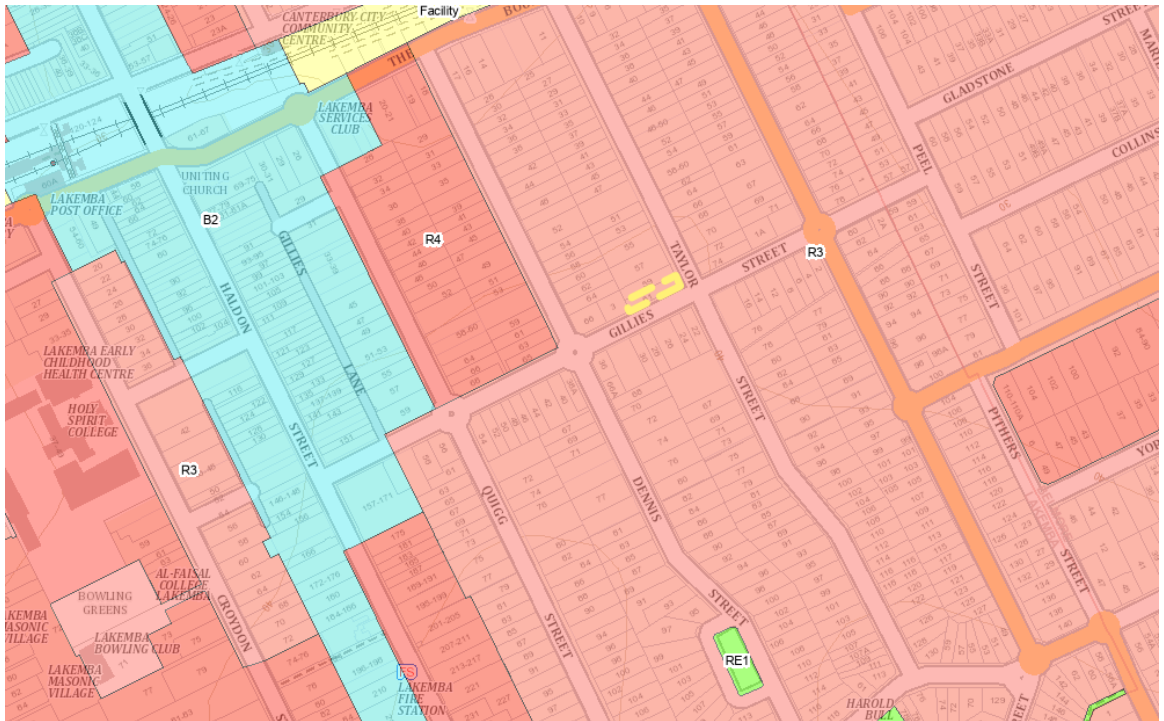
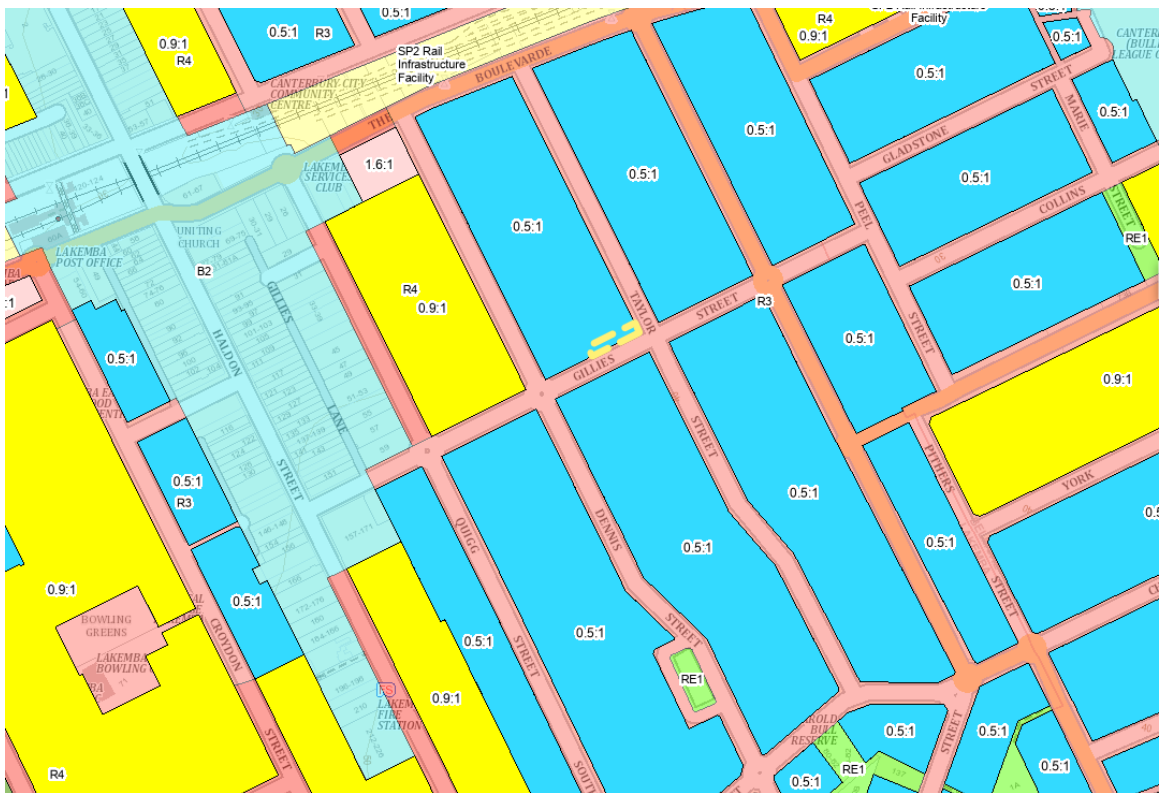
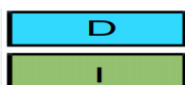


Image-5 : Subject lot Zoning view - (source: Canterbury Council LEP 2023)



Maximum Floor Space Ratio (n:1)



0.5

0.75

Image-6 : Subject lot FSR view - (source: Canterbury Council LEP 2012)

2.2 Context

The site is surrounded by a mixture of single, double storey and Flat building dwellings. The site is located within an area that is proposed to be zoned R3 **Medium Density Residential** under the Canterbury LEP 2023, which indicates that the desired future character for the area is a Medium-density zone. The proposed use of the subject single dwelling development is considered to be consistent with the zone objectives and desired future character for the area.

3. PROPOSED DEVELOPMENT

3.1 Description of proposed development

A Development Application under Part 4 of the Environmental Planning and Assessment Act 1979 is submitted to Canterbury City Council seeking approval for the following works:

A key consideration for the proposed development is that it will be compatible with the character of the area, which is a requirement of the single dwelling.

The proposed development draws on the planning principles in retaining the appearance of a dwelling house which is an existing built element and is considered compatible with the local area as it sits harmoniously with the adjoining residential development. The bulk, scale and height of the development is consistent with adjoining development.

The proposed development draws directly on the dual occupancy for density controls, however has given consideration to the requirements of Council's LEP and DCP in order to design and develop the use development that is appropriate for the site and is consistent and complimentary to the character of the surrounding area.

The proposed development site is bounded by two side lots and access from front road and Side (Secondary) Road. In fact, the frontage is 10.06m which is a little bit less than the secondary dwelling requirements (12m) , but the lot size is 487 sqm which is larger than maximum size Granny Flat (60 Sqm) required lot size which is refer to the SEPP-2009 (Affordable Rental Housing) at part-2, Div-2 Schedule-1. Also property have two access and located at highly density and demandable area. If council will allow to build secondary dwellings then the council will get benefit too.

Table of Compliance as per SEPP-2009:

Control	Requirements	Proposal	Compliance
Floor Space Ratio	0.5	0.36	yes
Side Setback	900mm	900mm	yes
Rear Setback	3m	3.0m	yes
Deep Soil Zone	20%	35.73%	yes
Private Open Space	24 Sqm	38qm	yes
Site Area	450 Sqm	487 Sqm	yes
Floor to Ceiling Ht	2.4m	2.4	yes
Frontage	12m	10.06	No but very close

3.2 Development Calculations

The proposal consists of the following floor space calculations:

Site Area:	487.0m ²
Total Gross Floor Area:	174.0 m ²
Total Landscaped area:	174 m ²
Site Coverage:	215.0 m ²

4. PLANNING ASSESSMENT

4.1 Objects of the Environmental Planning and Assessment Act 1979

Consideration has been given to the relevant provisions of the E P & A Act, including the objects of the Act.

4.1.1 Objects of the Act in Section 5

The objects of the Act state the following:

- (a) To encourage:
 - (i) The proper management, development and conservation of natural and artificial resources, including agricultural land, natural areas, forests, minerals, water, cities, towns and villages for the purpose of promoting the social and economic welfare of the community and a better environment,
 - (ii) The promotion and co-ordination of the orderly and economic use and development of land,
 - (iii) The protection, provision and co-ordination of communication and utility services,
 - (iv) The provision of land for public purposes,
 - (v) The provision and co-ordination of community services and facilities, and
 - (vi) The protection of the environment, including the protection and conservation of native animals and plants, including threatened species, populations and ecological communities, and their habitats, and
 - (vii) Ecologically sustainable development, and
 - (viii) The provision and maintenance of affordable housing, and
- (b) To promote the sharing of the responsibility for environmental planning between the different levels of government in the State, and
- (c) To provide increased opportunity for public involvement and participation in environmental planning and assessment.

The relevant objectives to the proposal are section 5(a) (i) and (ii). The proposal is considered to comply with these objectives through the suitable management and development of the site which promotes the social and economic welfare of the Bankstown locality and surrounding area through the provision of dual occupancy dwelling that will provide additional housing options for the community.

The development will facilitate the orderly and economic use and development of land (being the site), and will promote the objectives of the EP & A Act 1979 and is consistent with State Strategic directions for the area.

Further the proposal does not raise significant issues with regards to (a) (vi) and (viii) of section 5 of the Act.

4.2 ESD Principles

The Protection of the Environment Administration Act 1991 provides five accepted ESD principles:

- (a) Decision-making processes should effectively integrate both long-term and short-term economic, environmental, social and equitable considerations (**the integration principle**);
- (b) If there are threats of serious or irreversible environmental damage, lack of full scientific certainty should not be used as a reason for postponing measures to prevent environmental degradation (**the precautionary principle**);
- (c) The principle of inter-generational equity – that the present generation should ensure that the health, diversity and productivity of the environment is maintained or enhanced for the benefit of future generations (**the inter-generational principle**);
- (d) The conservation of biological diversity and ecological integrity should be a fundamental consideration in decision-making (**the biodiversity principle**); and
- (e) Improved valuation, pricing and incentive mechanisms should be promoted (**the valuation principle**).

Consideration has been given to the above ESD principles:

Integration Principle – The project provides for the redevelopment of the site and will assist in the ongoing urban renewal of the site and locality. The proposal includes a dual occupancy dwelling thus delivering new housing options. This assists in the social development of the area.

Precautionary Principle – The site is identified as having a low level of environmental sensitivity and shall have no adverse impacts on the environment. The site is located in an urban area and is not affected by any environmental constraints.

Inter-Generational Principle – The proposal will provide new housing opportunities for the Bankstown locality. The proposal is not considered to compromise the environment and therefore the existing environment will be protected for future generations and the development will have ongoing benefits for future generations.

Biodiversity Principle – There is minimal vegetation on the site. The site does not contain any threatened or vulnerable species, populations, communities or significant habitats. It is concluded that there is no threat of serious or irreversible environmental damage as a result of the proposal.

Valuation Principle – The proposal will provide employment opportunities through the construction of the development which will assist in the urban renewal and economic development of the locality.

Accordingly, the proposal meets the five ESD Principles.

4.3 Canterbury City Council EPI's, DCP's and Policies

The following Section assesses the proposal under the relevant Council instruments. Upon reviewing the Canterbury City Council's LEP, DCP, S.149

Certificate and relevant maps, the site is not affected by bushfire, flooding and is not a heritage item or affected by road widening.

The secondary dwelling will not be producing any additional traffic generation as the proposal is in the vicinity of public transport services and meet vehicular access requirements.

4.3.1 Crime Prevention Through Environmental Design Development

The proposal has been designed in accordance with the Crime Prevention Guidelines. The following issues have been addressed:

Blind corners

The extension to the dwelling have been designed to have minimal blind corners. There are areas which have minor corners, however they are considered to have no impact on the level of security of the property. Convex mirrors can be positioned to improve visibility and can be regulated as a condition of consent.

Entry points

Entrances to the dwelling are clearly identifiable from the communal area with security access provided. The main entry is marked with relevant doors.

Fencing

The dwelling will retain the existing front and side fences.

Landscaping

The dwelling will retain the existing level of landscaping provided on site.

Building identification

Street numbering is proposed to be located on the front fence.

Site and building layout

The design of the extension provides a high level of observation locations to view the yards vice versa, thereby providing increased casual surveillance. All rooms have window openings to provide suitable casual surveillance opportunities.

Security

The dwelling will provide secured access which will ensure safety and security for future occupants. All doors, windows and access points to the apartments shall have appropriate locking facilities.

Design

The proposed extension shall form part of an established residential area and will present as a single storey dwelling to the streetscape. The brick facades, front fence style and paving shall be consistent with adjoining dwellings to form a distinguishable row of dwellings

Privacy

The proposal has been designed to protect the acoustic privacy of adjoining properties. The proposal has incorporated adequate separation between adjoining buildings to reduce any privacy or overlooking issues. It is considered that the proposal will not have any unreasonable or adverse impacts on the visual and acoustic privacy for occupants of any adjoining dwellings.

Views

The proposal ensures that any existing views are maintained by adjoining buildings. The proposed development does not obstruct any views for adjacent neighbours and does not compromise the existing visible skyline

4.3.2 Energy Smart Homes through Environmental Design Development

The proposed building location zone of the dwelling on the site is considered to maximise cross ventilation and solar access, without compromising the design of the dwellings. The positioning of the majority of windows increases the level of cross ventilation to habitable rooms. The cycle path of cross ventilation has been maximised through the use of flexible floor plans and windows positioned in the most suitable location to receive fresh air. Adequate levels of solar access will be achieved during winter and the sun's heat can be kept out in summer.

Solar Access to Neighbouring Properties

The proposal has been submitted that demonstrate that the adjacent dwelling to the west of the site experiences no / minor overshadowing during the winter solstice at 9am, however after this period, the site does not experience any overshadowing and retains a minimum of 3 hours of solar access.

Neighbouring properties shall maintain solar access to habitable rooms and private open spaces. The design of the dwellings protects the existing levels of solar access for neighbouring dwellings and therefore it is concluded that the proposal is in accordance with the required solar access for neighbouring properties and does not adversely overshadow any adjoining dwellings.

4.3.3 Landscape Development Control Plan

The proposal includes a communal private open space area at the rear of the dwelling

4.3.4 Waste Management Development Control Plan No. 48

Bin storage has been provided for the development. The proposed extension will be serviced by the existing Councils weekly waste, recycled and garden collection and also Councils two yearly clean up collections.

A site environmental assessment has been submitted with the application and indicates that the site can be made suitable for the proposed residential use.

4.3.5 State Environmental Planning Policy (BASIX) 2004

The proposal has adopted best practice energy and water conservation measures in terms of the installation of energy and water efficient fittings and equipment.

A BASIX certificates are required for a Class 1a structure, however ESD principles and best practices requirements have been incorporated into the project.

5. SECTION 79C CONSIDERATION

Section 79C(1) of the Environmental Planning & Assessment Act 1979 as amended specifies the matters which a consent authority must consider when determining a development application.

5.1 s.79C(1)(a)(ii)- the provisions of any draft environmental planning instrument

Consideration of the Council LEP 2023 is discussed in Section 5 and the proposal is considered to be compliant with the provisions of the DCP.

5.2 s.79C(a)(iii)- any development control plan

Consideration of the relevant Bankstown DCP's are discussed in Section 5. The proposal is generally compliant with the relevant provisions of the DCP.

5.3 s.79C(a)(iiia)- any planning agreement

There are no voluntary planning agreements that apply to the proposal.

5.4 s.79C(a)(iv)- any matters prescribed by the regulations

There are no matters prescribed by the regulations that are relevant to the proposed development.

It is considered that the development is unlikely to have any adverse impacts on any adjoining properties, the streetscape or the locality in general.

The report has established that the proposed development is compatible with the local area and the site. Therefore, the site can accommodate the proposed development.

It is considered the effect on the natural and built environment will be negligible, as the proposed development has been designed to complement the surrounding built fabric and enhance the character of the surrounding locality.

5.5 s.79C(1)(d)- any submissions made in accordance with this Act or the Regulations

Not applicable.

5.6 s.79C(1)(e)- the public interest

It is considered that the proposed development will be in the public interest in that it:

- Improves the amenity of the site;
- Respects amenity of adjacent properties;
- Provides development that is consistent and compatible with the immediate locality;
- Provides high levels of residential amenity;
- Maintains solar access and minimises privacy impacts on adjoining properties.

6. DETAILS OF HISTORICAL APPROVALS

There is no approval records have been found for this property in council that were approved by either council or PCA except new teenage retreat with principal dwelling.

7. RECOMMENDATION AND CONCLUSION

The proposal provides a new secondary dwelling that will positively contribute to the locality by providing the dual occupancy dwelling the opportunities within close proximity to the local town center and public transport services. The proposed development presents the streetscape as a single-storey dwelling and is compliant with the primary occupancy SEPP.

Consideration of the character of the area has been undertaken by the requirements of dual occupancy SEPP which is generally consistent with the height, scale, bulk and character of surrounding residential development.

The proposal is permissible with Council consent and, in balancing the controls and requirements of Council LEP and DCP, it is considered that the proposal is consistent with the objectives of the CB-City LEP 2023, relevant CB-City DCP 2023, relevant State Environmental Planning Policies and the Environmental Planning & Assessment Act, 1979.

Accordingly, the application is considered worthy of Council's approval.

Report prepared by Dr. Mohammad Yousuf

On behalf of

Ertaz Chowdhury, CPEng, MIEAust

Principal Structural & Civil Design Engineer

13th January 2025