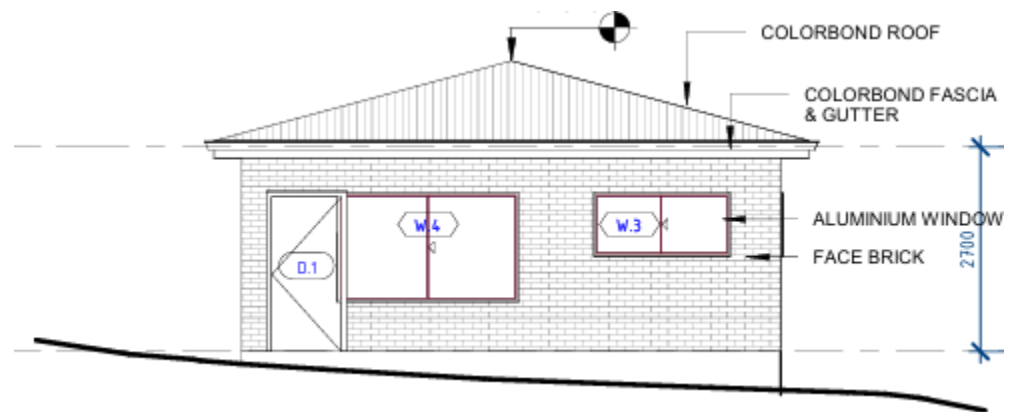


Statement of Environmental Effects

Proposed Secondary Residence



60 Fairmount Street, Lakemba

Lot: B and DP: 376839

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INTRODUCTION

1.1 OVERVIEW

PlanArch Australia has prepared this Statement of Environmental Effects (SEE) to accompany a Development Application (DA) for a secondary dwelling.

The site is primarily known as 60 Fairmount Street, Lakemba.

The site is zoned R4 High-density residential development under the Canterbury Bankstown Local Environmental Plan 2023 and within the Lakemba area.

The proposed development is permissible with the consent of the Council under the assessment of the Council's delegation. This SEE will address the proposal in the context of the applicable planning legislation including the provision of:

- Canterbury Bankstown Local Environmental Plan 2023; and
- Development Control Plan

This SEE aims to provide the Council with the relevant information necessary to assess and determine the development application.

This report is to be read in conjunction with the following associated documents and plans prepared as a part of this DA:

- Site Analysis,
- Survey Drawings;
- Completed DA form, checklists and owner's consent;
- Waste Management Plan.

2 SITE LOCATION

2.1. SITE AND CONTEXT

The immediate locality surrounding the subject site is predominantly characterised by high-density residential use development land and expanding medium to high-density residential development.

The site is facing (Southern side of Fairmount Street) which is an existing high-density residential use area. Australia National Sports Club (approximately 130m), Rissalah College (approximately 450m), and Lakemba Station (approximately 900m) are located South and southeast of Fairmount Street. (Refer to Figure 1 below).



Figure 1: Locality Map (Google, Maps Online)

3 DEVELOPMENT PROPOSAL

This development application seeks development consent for a new secondary dwelling.

This development does not require any demolition of existing structures.

The proposed development will be consistent with the locality and sympathetic to the street frontage.

The proposed development is consistent with surrounding buildings and the proposed development involving minimal environmental impact.

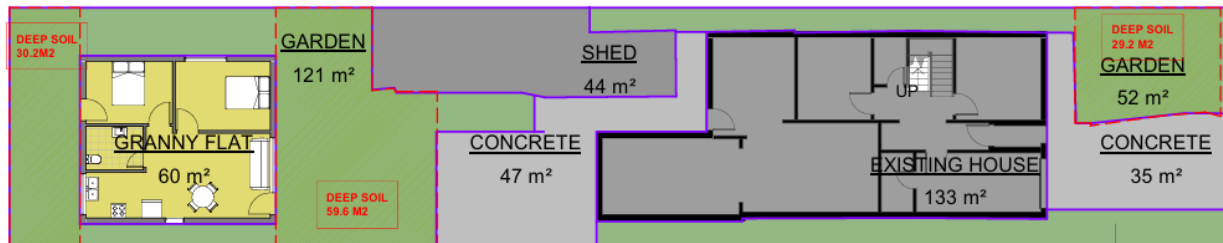


Figure 1: Proposed site plan and existing approved plan

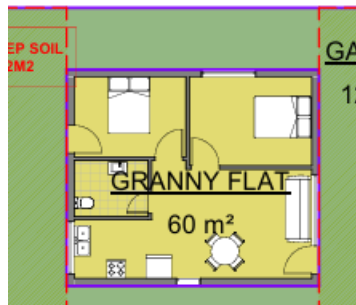


Figure 2: Proposed floor plan.



Figure 3: North and east elevations.

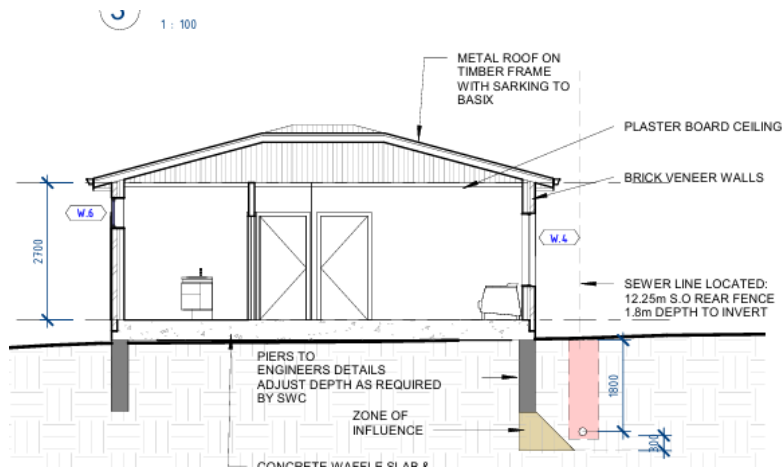


Figure 4: Section drawing.

4 PLANNING FRAMEWORK

Relevant SEPP

- **SEPP (Resilience & Hazards) 2021**
Remediation of Land

The land is a high-density residential use area it is unlikely that the site is contaminated.

- **SEPP (Biodiversity and Conservation)**
The proposed development is not located within the biodiversity value map and does not remove native trees.
- **SEPP (Housing)**
A compliance table has been provided later in this report.

4.1 Canterbury Bankstown Local Environmental Plan 2023

The site is zoned R4 High-Density Residential area under Canterbury Bankstown Local Environment Plan 2023.

The proposed development site is located within the Lakemba area.

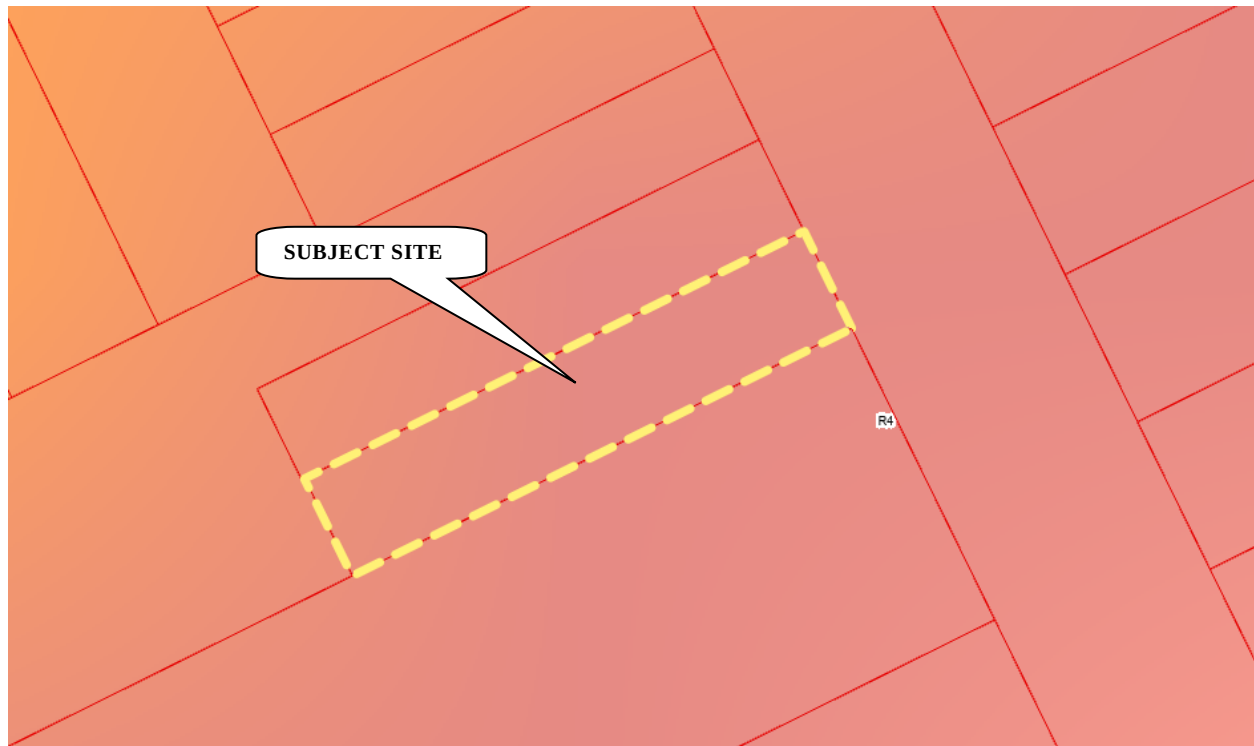


Figure: Zoning Map, CBLEP2023

The particular objectives of this zone are as follows:

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

Comments:

The proposed development will ensure that the residential needs of the community are met within a high-density residential environment. The proposed development enables development for purposes other than commercial only if that development is compatible with the character of the living area and is of a high-density scale. Based on the above assessment of the objectives for the 'R4' it is considered that the proposed residential development is a compatible form of land use with the surrounding built environment.

4.1.1 Canterbury Bankstown Local Environment Plan Compliance Table

EP2015			
Zoning	R4 High Density Residential Development	The proposed development is permitted within this zone.	Complies
Height	8.5m	The overall height of the secondary dwelling is 3.84m	Complies
Floor Space Ratio	0.75:1	The proposed development including the secondary dwelling is 0.38:1 The existing floor area is 139sqm The new floor area is 60sqm Total floor area 199sqm Site area is 522.4sqm	Complies

4.1.2 DCP Compliance Table

Development Control Plan			
Section/Clause and Subject	Controls	Proposed Development	Compliance
Section 2.2 Site Coverage	Site coverage 330sqm	Total site coverage including secondary dwelling is 237sqm	Complies
Landscaping	Deep soil Deep soil permeable areas must be provided in accordance with the table below: 20%	Total deep soil landscaping area 206sqm Site area 522sqm Total 39% proposed	Complies
Layout and orientation	Orientate development to maximise solar access and natural lighting, without unduly increasing the building's heat load.	The proposed secondary dwelling complies with this requirement	Complies
Building Envelope	To ensure that development is of a scale that is visually compatible with adjacent buildings, character of the area, and the objectives of the zone.	No change to the main dwelling The secondary dwelling has a building height 3.7m.	Complies
Cut and fill	Maximum 1m cut below ground level where it will extend beyond an exterior wall of the building.	No cut and fill proposed	N/A
Setbacks	Development, including basement and sub-floor areas, fronting a major road must have a minimum front setback of 9m.	No change to main dwelling.	N/A
Building separation	The following controls apply to alterations and additions to dwelling houses: (a) The top storey of any two-storey building should be designed, as a series of connected pavilion elements. (b) (c) Pavilion elements shall have a depth between 10m to 15m. Articulate pavilion elements by an additional	Main building and secondary dwelling have appropriate setbacks	N/A

	side boundary setback, and identified by separate roofs.		
Building design	Contemporary architectural designs may be acceptable if: (a) A heritage listing does not apply to the existing dwelling or to its immediate neighbours. The proposed addition is not visually prominent from the street or from a public space. Extensive remodelling of existing facades is proposed in accordance with controls of this DCP.	The proposed development is not visible from the street	Complies
Building entry	Entries to residential buildings must be clearly identifiable. C8 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. C9 A minimum of one habitable room must be oriented towards the street to promote positive social interaction and community safety. C10 Sight lines to the street from habitable rooms or entrances must not be obscured by ancillary structures.	No changes to main entry	N/A
Internal dwelling layout	Design interiors to be capable of accommodating the range of furniture that is typical for the purpose of each room. C12 The primary living area and principal bedroom must have a minimum dimension of 3.5m. C13 Secondary bedrooms must have a minimum dimension of 3m. C14 Provide general storage in addition to bedroom wardrobes and kitchen cupboards.	Has been provided	Complies

Façade treatment	Development on corner lots must address both street frontages through facade treatment and articulation of elevations. C16 Use non-reflective materials, do not randomly mix light and dark coloured bricks, and treat publicly accessible wall surfaces with anti-graffiti coating. C17 Facade design should reflect the orientation of the site using elements such as sun shading devices, light shelves and bay windows. C18 Facades visible from the street should be designed as a series of articulating panels or	The secondary dwelling will be located at rear of the property.	Complies
Windows	Large windows should be located at the corners of a building and may be designed as projecting bay-windows. C30 Large windows should be screened with blinds, louvres, awnings or pergolas and be draft insulated. C31 Windows must be rectangular. C32 Square, circle and semi-circle windows are acceptable in moderation. C33 Vertical proportioned window openings can include multi-panel windows or multi panel doors.	The proposed development does not alter the main dwelling.	Complies
Ventilation	Incorporate features to facilitate natural ventilation and convective currents - such as opening windows, high vents and grills, high level ventilation (ridge and roof vents) in conjunction with low-level air intake (windows or vents). C37 Where natural ventilation is not possible, energy efficient	Natural ventilation ensured in the secondary dwelling. No change to original dwelling.	Complies

	ventilation devices such as ceiling fans should be considered as an alternative to air conditioning. Explore innovative technologies to naturally ventilate internal building areas or rooms.		
Roof design	Use a simple pitched roof that accentuates the shape of exterior walls, and minimises bulk and scale. Avoid complex roof forms such as multiple gables, hips and valleys, or turrets. Roof pitches are to be compatible and sympathetic to nearby buildings. Parapet roofs that increase the height of exterior walls are to be minimised. Use minor gables only to emphasise rooms or balconies that project from the body of a building. Mansard roofs (or similar) are not permitted. Pitched roofs should not exceed a pitch of 30 degrees. C8 Relate roof design to the desired built form and context.	Proposed secondary dwelling used a simple pitched roof that accentuates the shape of exterior walls.  Colourbond roof is proposed	Complies
Amenity	Where site orientation permits at least primary living areas of dwellings must receive a minimum of 3 hours of sunlight between 8.00am and 4.00pm on 21 June. Where existing overshadowing by buildings and fences is already greater than this control, sunlight is not to be reduced by more than 20%. Principle areas of private open space must receive a minimum of 3 hours of sunlight between 8.00am and 4.00pm on 21 June to at	The orientation permits at least primary living areas of dwellings must receive a minimum of 3 hours of sunlight between 8.00am and 4.00pm on 21 June.	Complies

	least 50% of the open space surface area. Where existing overshadowing by buildings and fences is already greater than this control, sunlight is not to be reduced by more than 20%.		
Solar access to neighbouring development	Proposed development must retain a minimum of 3 hours of sunlight between 8.00am and 4.00pm on 21 June for existing primary living areas and to 50% of the principal private open space. C4 If a neighbouring dwelling currently receives less than 3 hours of sunlight, then the proposed development must not reduce the existing level of solar access to that property.	Proposed development is a single storey dwelling and has height only 3.84m. Therefore no shadow impact to adjoining properties.	Complies

Development Control Plan			
Section/Clause and Subject	Controls	Proposed Development	Compliance
Section 7 Secondary Dwelling	Where an application to Council is made for a secondary dwelling, the minimum frontage required 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 frontage is 10.06m, therefore merit assessment would be required.	Subject to merit assessment
	All applications for secondary dwellings will be assessed against Schedule 1 of the State Environmental Planning Policy (Housing) 2021.	It has been assessed below.	Complies

4.1.3 SEPP (Housing) Compliance Table

Development Control Plan			
Section/Clause and Subject	Controls	Proposed Development	Compliance
Schedule 1: Part 2 Site Requirement	i) if the lot has an area of at least 450m ² but not more than 900m ² —12m,	The site area is 522.2sqm and the street frontage is 10.06m.	Merit assessment
Lot requirement		According to the DCP, merit assessment has been taken into consideration.	
Site Coverage	(a) if the lot has an area of at least 450m ² but not more than 900m ² —50% of the area of the lot,	Less than 50% of the site is covered. Total site coverage is 237sqm. The site area is 522.4sqm. Therefore coverage is 45%	Complies
Floor area	(a) 60m ² , (a) if the lot has an area of at least 450m ² but not more than 600m ² —330m ² ,	The existing floor area is 139sqm The new floor area is 60sqm Total floor area 199sqm	Complies
Setback area	(1) The total floor area of all balconies, decks, patios, terraces and verandahs on a lot must be no more than 12m ² if— (a) a part of the structure is within 6m from a side or rear boundary, and (b) the structure has a point of its finished floor level at more than 2m above ground level (existing). (2) The balcony, deck, patio, terrace or verandah must not have a point of its finished floor level— (a) if it is located within 3m of a side or rear boundary—more than 2m above ground level (existing), or (b) if it is located more than	The proposed development complies with this requirement. Minimum site setback is 900mm proposed	Complies

	3m but not more than 6m from a side or rear boundary—more than 3m above ground level (existing), or (c) if it is located more than 6m from a side or rear boundary—more than 4m above ground level (existing).		
Building height	(1) Development for the purposes of a secondary dwelling or an ancillary structure 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 8.5m.	Proposed development complies with this requirement Overall height is 3.84m and single story.	Complies
Setbacks from road	(1) Development for the purposes of a secondary dwelling or an ancillary structure on a lot must result in a new building or a new part of an existing building having a setback from a primary road, other than a classified road, of at least— (a) the average distance of the setbacks of the 2 nearest dwelling houses on the same side of the primary road and located within 40m of the lot on which the principal dwelling is erected, or	Proposed secondary dwelling is located at rear of the property and is not visible from the street.	Complies
Setback from side boundary	(a) for a lot with an area of at least 450m ² but not more than 900m ² —0.9m	0.9m is proposed towards north eastern side and 2m proposed in other side.	Complies
Rear boundary	(a) for a lot with an area of at least 450m ² but not more than 900m ² — (i) 3m, and	Setback at the rear boundary is 3m proposed.	Complies

4.2 Section 4.15 Environmental Planning & Assessment Act 1979

Section 4.15C of the *Environmental Planning & Assessment Act 1979* contains the broad heads of consideration related to the assessment of development proposals. This section assesses the proposal in the context of the heads of consideration set out in Section 4.15 (1) of the *Environmental Planning and Assessment Act* as follows:-

- (a) *the provisions of –*
 - (i) *any environmental planning instrument, and*
 - (ii) *any draft environmental planning instrument that is or has been placed on public exhibition and details of which have been notified to the consent authority, and*
 - (iii) *any development control plan, and*
 - (iv) *any matters prescribed by the regulations, that apply to the land to which the development application relates,*
- (b) *the likely impacts of that development, including environmental impacts on both the natural and built environments and social and economic impacts in the locality,*
- (c) *the suitability of the site for the development,*
- (d) *any submissions made in accordance with this Act or the regulations,*
- (e) *the public interest.*

The proposed development is consistent with the current controls on the site.

The environmental assessment undertaken did not identify any environmental issues with the proposal which would preclude it from being approved.

The site is suitable for the proposed development and is consistent with the current development controls for the site.

The proposed development is in the public interest as the land will remain for high density use development.

4.2.1 Likely Impacts of the Development on the Natural Environment {S4.15 C (1) (b)}

The proposed development is unlikely to detrimentally impact the natural environment.

4.2.2 Likely Impacts of the Development on the Built Environment {S4.15C (1) (b)}

The proposed development is unlikely to detrimentally impact the built environment. Existing water, electricity and telecommunication services are available on both adjoining roads.

The connections will be subject to the requirements of the service providers.

4.2.3 Likely Social Impacts of the Development in the Locality {S4.15C (1) (b)}

The proposed development will bring opportunities in a desirable and functional outcome that will not create any social displacement.

4.2.4 Suitability of the site

The proposed restaurant will continue residential use type development within an area designated for high-density residential use development.

4.2.5 The Public Interest

The proposed development will not impact the public interest as it is a commercial addition on a site zoned for high-density residential use development.

Impacts on adjoining land will be minimal and in keeping with the same high-density residential use development.

5 ENVIRONMENTAL PLANNING ASSESSMENT

5.1 Contamination

The site does not identify any contaminated issue.

5.2 Traffic & Parking

There is no impact on traffic and parking

5.3 Preliminary Tree Assessment

No trees are to be removed.

5.4 Sewerage and Water

Sewerage discharge and water will not be affected by this development.

5.5 Electricity and Telecommunication Supply

The proposed development would not impact to electricity and telecommunication supply demand in the locality.

6 CONCLUSION

It is believed that the proposed development detailed in the documentation accompanying this application, is an appropriate and compatible form of development when assessed against the Canterbury Bankstown Local Environment Plan, and DCP and evaluated under the headings of consideration of S.4.15 of the *Environmental Planning and Assessment Act 1979*.

We believe the proposed development satisfies the general guidelines and recommendations contained in the Canterbury Bankstown *LEP, Development Control Plan* and general planning policies.

Based upon the above submission and the Development Plans submitted it is recommended that Council approve the proposed development application.

PlanArch Australia

December 2024