

City of Canterbury-Bankstown Local Government Area

Statement of Environmental Effects
At: 246 Canterbury Road, Revesby NSW 2212

February 2025

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This Statement of Environmental Effects evaluates the proposal against the requirements and the matters for consideration and should be reviewed in conjunction with the plans and supporting documents included on the application:

- ❖ Architectural Plans prepared by MAHN Design;
- ❖ Landscape Plans prepared by MAHN Design;
- ❖ Survey Plan prepared by Chami & Associates; and
- ❖ Waste Management Plan prepared by MAHN Design

1. Introduction

This Statement of Environmental Effects outlines the environmental effects of the Proposed Secondary Dwelling & Re-roofing of Existing Garage at 246 Canterbury Road, Revesby NSW 2212. This statement has been prepared to accompany the Development Application to Canterbury- Bankstown City Council that seeks consent for construction of the proposal.

The SEE document has been prepared with reference to drawings prepared by MAHN Design that accompany the Development Application. The proposed development is assessed against the Canterbury-Bankstown Local Environmental Plan 2023 and Canterbury-Bankstown Development Control Plan 2023.

The Statement of Environmental Effects addresses the merits of the proposal with particular reference to the matters for consideration under Section 4.15 of the Environmental Planning and Assessment Act, 1979 (the Act). The Statement should be read in conjunction with the plans and documents accompanying the application.

2. Site and Locality

2.1. The Location

The site is located along east side of Canterbury Road.

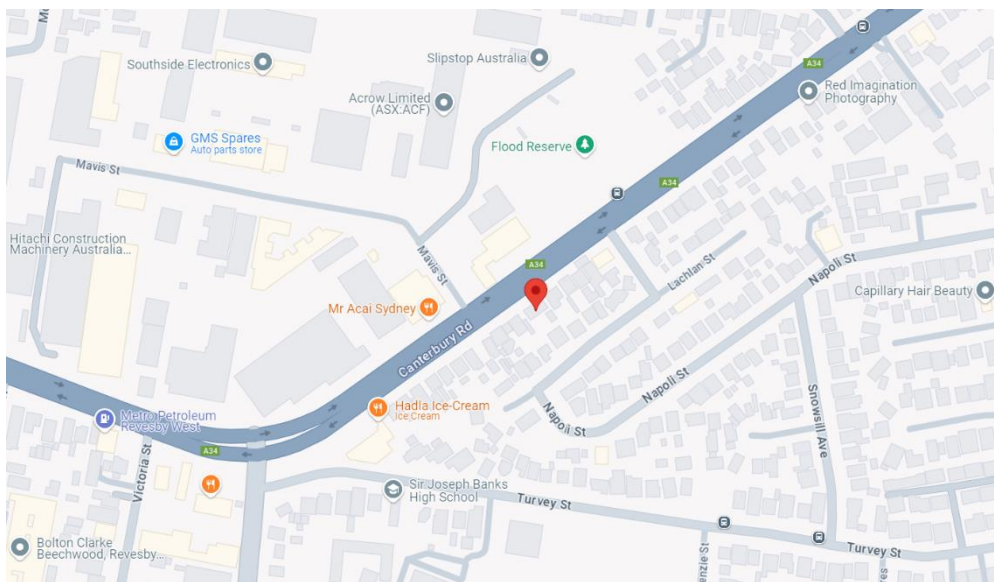


Figure 1 Location Map

2.2. Dimensions and Site Area

The site is a rectangular allotment with boundary dimensions as follows:

- Site Area = 788 m²
- Eastern Boundary: 33.655m
- Western Boundary: 33.65m

- Northern Boundary: 23.435 Driveway fronting Canterbury Road
- Southern Boundary: 23.435

2.3. Topography

The land has a sloping topography and falls approximately 2m across the site from 27.09 at the Northern Boundary to 24.95 m at the Southern Boundary.

2.4. Existing Structures

The existing structure on the site is a two-storey brick residence with tile roofing. An aerial map and photographs depicting the site and its existing conditions are provided in the images below.



Figure 2: Aerial View



Figure 3: View of Property from Canterbury Road

2.5. Existing Vegetation

The site is covered by grass, concrete and a detached garage at the rear.

2.6. Neighbouring Properties

The site is surrounded by residential land uses immediately adjoining and situated opposite the boundaries of the site as provided in the images below.



Figure 6: Property on the west of the site



Figure 5: Property on the east of the site



Figure 4: Property opposite the site

3. The Proposal

3.1. Description

The subject Development Application seeks consent for construction of the Proposed Secondary Dwelling & Re-roofing of Existing Garage at 246 Canterbury Road, Revesby NSW.

3.2. The Built Form

3.2.1. Floor Space Ratio

The maximum F.S.R for the property is 0.5 for the given address. Therefore, the maximum buildable area is 50% of the total land area which is 394 m². The combined total floor area of the development has a total of 307.30 m².

The floor space ratio and gross floor area of the proposed development have been measured according to the definitions of those terms prescribed in the dictionary of Canterbury-Bankstown LEP 2023.

3.2.2. Building Height

The proposed secondary dwelling has maximum height of 4.334m, from NGL to the top of the roof.

The building height has been measured according to the definition of building height (or height of building) prescribed in the dictionary to Canterbury-Bankstown Local Environmental Plan 2023.

3.2.3. Front Setbacks to Canterbury Road

The proposed secondary dwelling is set back 26.26m from the front boundary to the building line, and 6.66m from the primary dwelling at the front.

3.2.4. Side boundary setbacks

The proposed secondary dwelling is setback 3.00m from the western side boundary, and 9.935m from the eastern side boundary.

3.2.5. Rear Boundary Setback

The secondary dwelling is set back 0.90m from the building line to the rear boundary.

3.2.6. Waste Management

The general waste, recycling and green waste bins will be stored within the site. Each dwelling will store waste bins behind the building line.

4. Planning Controls

Canterbury - Bankstown Local Environmental Plan 2023

Canterbury - Bankstown Local Environmental Plan 2023 (LEP) is the principal environmental planning instrument that applies to the proposed site and contains all the applicable development standards for the development of the site. An assessment pursuant to the applicable sections of the LEP is provided below:

Table 1: Canterbury – Bankstown LEP 2023 check

Canterbury - Bankstown Local Environmental Plan 2023			
Clause	Requirement	Proposed	Compliance
Part 2 – Permitted or Prohibited Development			
2.1	Land Use Zones R2 Low Density Residential	Dual Occupancy is permissible within the R2 Low Density Residential Zone.	Complies
2.7	The demolition of a building or work may be carried out only with development consent.	Demolition of the roof of existing garage on the site is proposed as part of the application.	Complies
Part 4 – Principal Development Standards			
4.3	The height of a building on any land is not to exceed the maximum height shown for the land on the Height of Buildings Map – 9.00m	The maximum height of the proposed secondary dwelling is 4.334m from the existing NGL to the top of the roof.	Complies
	Despite subclause (2), the following maximum building heights apply— (a) 6m for a secondary dwelling that is not attached to the principal dwelling in Zone R2 in Area 1,	The maximum height of the proposed secondary dwelling is 4.334m from the existing NGL to the top of the roof	Complies
	The maximum wall height for a secondary dwelling that is not attached to the principal dwelling in Zone R2 in Area 1 is 3m.	The maximum wall height of the proposed secondary dwellings is 3.00m from the existing NGL to the underside of the eaves at wall line.	Complies

4.4	Floor Space Ratios 0.5:1	The maximum buildable area is 50% of the total land area (788 m ²) which is 394 m ² . Existing Dwelling = 249 m ² Proposed Secondary Dwelling = 58.30 m ² Existing + Proposed Area = 307.30 m ²	Complies
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The Canterbury - Bankstown Development Control Plan 2023 (DCP) contains objectives and development controls for the development within the Canterbury - Bankstown Local Government Area. An assessment of the proposed development against the applicable and relevant provisions of the DCP is provided in the tables below:

Table 2 Canterbury- Bankstown DCP 2023 Chapter 5 Section 3 – Secondary Dwelling Check

Canterbury –Bankstown DCP 2023 – Chapter 5.1 Section 3- Secondary Dwellings			
Ref	Control	Proposed	Compliance
Lot Size			
3.1	A secondary dwelling is permissible on a site with a minimum lot size of 450 m ²	The property has lot area of 788 m ² .	Complies
Site Cover			
3.2	<p>Council must not consent to development for the purpose of secondary dwellings unless:</p> <p>(a) the total floor area of the principal dwelling and the secondary dwelling is no more than the maximum floor area allowed for a dwelling house on the land under an environmental planning instrument; and</p> <p>(b) the total floor area of the secondary dwelling is no more than 60 m² or, if a greater floor area is permitted in respect of a secondary dwelling on the land under an environmental planning instrument, that greater floor area.</p>	<p>The allowed maximum floor area on the property is 394 m². The proposed secondary dwelling has a total floor area of 58.30 m².</p> <p>Existing Principal Dwelling Area = 249 m²</p> <p>Existing Area + Proposed Secondary Dwelling = 307.30 m²</p>	Complies

Storey Limit			
3.3	The storey limit for attached secondary dwellings is two storeys.	N/A	N/A
3.4	The storey limit for detached secondary dwellings is single storey and the maximum wall height is 3m.	The proposed secondary dwelling is one storey with max. wall height of 3m from existing NGL to the underside of the eaves at wall line.	Complies
3.5	The siting of secondary dwellings and landscape works must be compatible with the existing slope and contours of the site and any adjoining sites. Council does not allow any development that involves elevated platforms on columns; or excessive or unnecessary terracing, rock excavation, retaining walls or reclamation.		Complies
Fill			
3.6	Any reconstituted ground level on the site within the ground floor perimeter of secondary dwellings must not exceed a height of 1m above the ground level (existing). For the purposes of this clause, the ground floor perimeter includes the front porch.	The proposed secondary dwelling RL is 25790 and is raised less than 1m from existing NGL.	Complies
3.7	Any reconstituted ground level on the site outside of the ground floor perimeter of secondary dwellings must not exceed a height of 600mm above the ground level (existing) of an adjoining site. For the purposes of this clause, the ground floor perimeter includes the front porch.	N/A	N/A
Setback Restrictions			
3.8	The erection of secondary dwellings is prohibited within 9m of an existing animal boarding or training establishment.	There is no nearby animal boarding or training establishment	Complies

		within 9m radius of the property.	
Street Setbacks			
3.9	The minimum setback for a building wall to the primary street frontage is: (a) 5.5m for the first storey (i.e. the ground floor); and (b) 6.5m for the second storey.	The proposed secondary dwelling is setback 26.26m from the front boundary line.	Complies
3.10	The minimum setback to the secondary street frontage is: (a) 3m for a building wall; and (b) 5.5m for a garage or carport that is attached to the building wall.	N/A	N/A
Side and Rear Setbacks			
3.11	For the portion of the building wall that has a wall height less than or equal to 7m, the minimum setback to the side and rear boundaries of the site is 0.9m.	The side setbacks of the proposed secondary dwelling are: East Side Boundary = 9.935m West Side Boundary = 3.00m Rear Boundary = 0.90m	Complies
3.12	For the portion of the building wall that has a wall height greater than 7m, the minimum setback to the side and rear boundaries of the site is 1.5m	N/A	N/A
Private Open Space			
3.13	Secondary dwellings must not result in the principal dwelling on the site having less than the required landscaped area and private open space.	POS = 101.90 m ² Min. required POS= 80 m ²	Complies
Access to Sunlight			

3.14	At least one living area must receive a minimum three hours of sunlight between 8.00am and 4.00pm at the mid-winter solstice. Council may allow light wells and skylights to supplement this access to sunlight provided these building elements are not the primary source of sunlight to the living areas.		Complies
3.15	At least one living area of a dwelling on an adjoining site must receive a minimum three hours of sunlight between 8.00am and 4.00pm at the mid-winter solstice. Where this requirement cannot be met, the development must not result with additional overshadowing on the affected living areas of the dwelling.		Complies
3.16	A minimum 50% of the private open space required for the principal dwelling on the site and a minimum 50% of the private open space of a dwelling on an adjoining site must receive at least three hours of sunlight between 9.00am and 5.00pm at the equinox. Where this requirement cannot be met for a dwelling on an adjoining site, the development must not result with additional overshadowing on the affected private open space.		Complies
Visual Privacy			
3.17	Where development proposes a window that directly looks into the living area or bedroom window of an existing dwelling, the development must: (a) offset the windows between dwellings to minimise overlooking; or (b) provide the window with a minimum sill height of 1.5 metres above floor level; or	Windows at the sides of the dwelling have a sill height of 1.50m above the finished floor levels.	Complies

	(c) ensure the window cannot open and has obscure glazing to a minimum height of 1.5 metres above floor level; or (d) use another form of screening to the satisfaction of Council.		
3.19	Council may allow attached secondary dwellings to have an upper floor side or rear balcony solely where the balcony is not accessible from a living area or hallway, and the balcony design: (a) does not have an external staircase; and (b) does not exceed a width of 1.5m throughout; and	N/A	N/A
3.20	Council does not allow secondary dwellings to have roof-top balconies and the like.	There is no roof top balcony at the proposed secondary dwelling.	Complies
Building Design			
3.24	The maximum roof pitch for detached secondary dwellings is 25 degrees. An attic or basement is not permitted as part of the dwelling.	The roof pitch of the proposed secondary dwelling is 10 degrees. There is no proposed attic on the roof.	Complies
Building Design (Car Parking)			
3.27	Secondary dwellings must not result in the principal dwelling on the site having less than the required car parking spaces.	There are no proposed changes to the existing parking spaces.	Complies
Landscape			
4.31	Development must retain and protect any significant trees on the site and adjoining sites. To achieve this clause, the development may require a design alteration or a reduction in the size of the secondary dwelling.	There are no significant trees to be removed on site.	Complies

5. Conclusion

The Development Application for the site discussed in the document, 246 Canterbury Road seeks approval for Proposed Secondary Dwelling & Re-roof of Existing Garage.

This statement demonstrated how the proposed development satisfies the relevant planning controls prescribed in the applicable Canterbury-Bankstown Local Environmental Plan 2023 and Canterbury-Bankstown Development Control Plan 2023.

It is evident through the above assessment that the proposal largely satisfies Council's prescribed control and density. The development would conform to the bulk and scale of similar style development throughout the locality. The development is of a high standard and results in an improvement in the quality of environment. All the minimum design requirements and performance criteria of the Residential Development Control Plan have been satisfied. It is submitted that the proposal does not have an unreasonable impact upon the amenity of the surrounding area and hence should be supported accordingly.