



## **Statement of Environmental Effects**

49 Sharp Street, Belmore NSW 2192, Australia  
Proposed Secondary Dwelling



## OVERVIEW

This Statement of Environmental Effects (SEE) forms part of a Development Application submitted to Canterbury-Bankstown Council for the proposed secondary dwelling (granny flat) located at 49 Sharp Street, Belmore NSW 2192, Australia (the subject site). This application is made pursuant to section 4.15 of the *Environment Planning & Assessment Act (1979) (the Act)*, the *Canterbury-Bankstown Local Environmental Plan 2023*, and the *Bankstown DCP 2015 - as amended 13 Jul 2016*. More specifically, this report has been prepared in accordance with section 2(4) of Schedule 1 of the *Environmental Planning & Assessment Regulations (2021)* which states that an SEE must include the following:

- a) the environmental impacts of the development
- b) how the environmental impacts of the development have been identified
- c) the steps to be taken to protect the environment or to lessen the expected harm to the environment
- d) any matters required to be indicated by any guideline issued by the Secretary for the purposes of this clause.

The environmental impacts of the proposed development, including measures taken to protect or lessen the expected harm to the environment, are addressed throughout this report.

PROPOSED DEVELOPMENT	
PROPOSAL	Proposed Secondary Dwelling (Granny Flat)
PROPERTY	49 Sharp Street, Belmore NSW 2192, Australia
	Lot/Section/Plan no: 4/-/DP307120
LOCAL GOVERNMENT AREA	Canterbury-Bankstown Council
CLIENT	Silvana Teleski
DATE	January 23, 2025
Project Number	AA313

## SITE ANALYSIS

---

**Figure 1:** The existing site plan of the Subject Site.

---

The property located at 49 Sharp Street, Belmore NSW 2192 is situated in a predominantly residential area characterised by low-rise period homes and a growing number of high-rise units along Canterbury Road. This suburb is rapidly gentrifying with a mix of heritage buildings and modern developments, making it a vibrant and attractive location for various housing proposals.

**Zoning:** The property falls under the Residential Zone, allowing for various residential uses, including secondary dwellings such as granny flats, which align with the current development proposal.

**Physical Characteristics:** The site comprises a standard residential block with dimensions suitable for a secondary dwelling. The lot features ample outdoor space, allowing for the proposed garage, secondary dwelling, and driveway, while maintaining sufficient yard area as required by local standards.

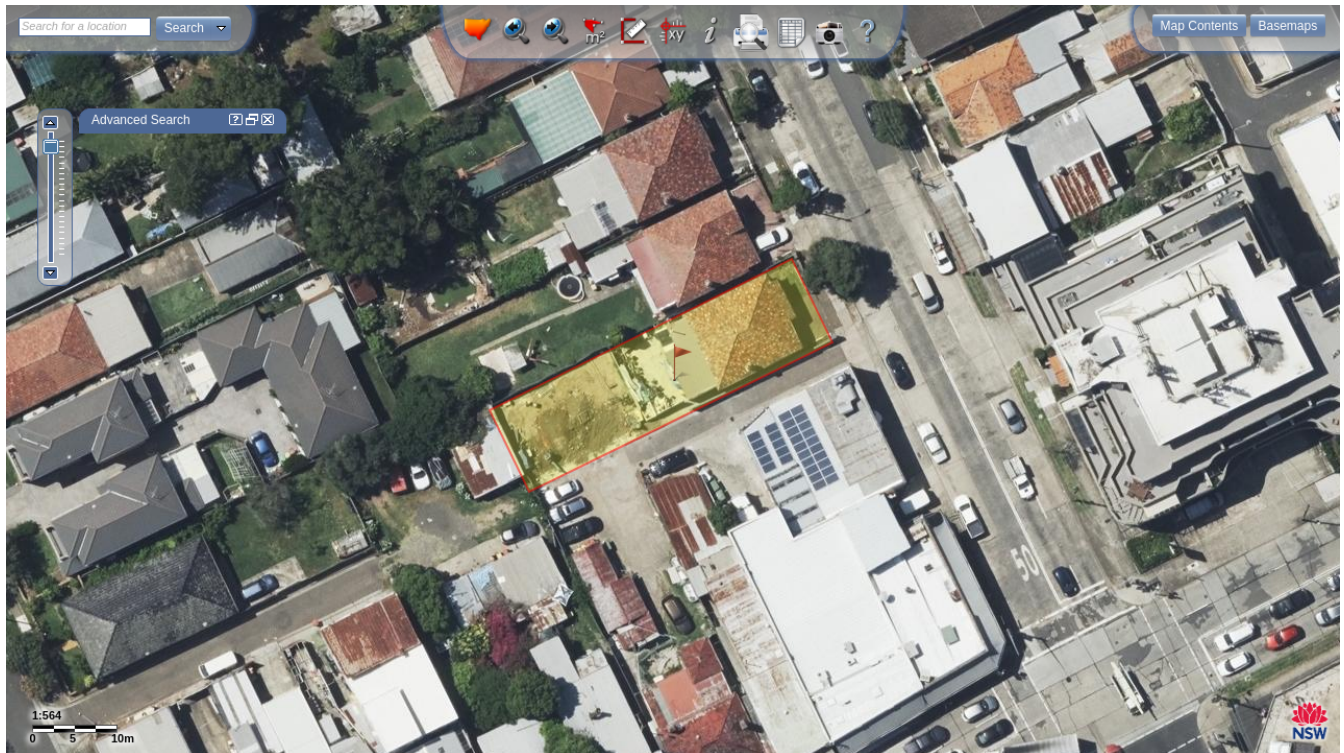
**Environmental Considerations:** The planned development must respect local environmental regulations, ensuring minimal impact on existing trees and natural features. The site is on an urban block with no significant environmental hazards or biodiversity concerns. However, stormwater management will need to be incorporated into the design.

**Existing Structures:** Currently, the site hosts a single residential dwelling, which may require alterations to accommodate the proposed secondary dwelling and garage. An assessment of the existing structure's heritage value may be needed, although it is not listed for protection.

Overall, the proposed secondary dwelling at 49 Sharp Street is consistent with the zoning regulations and development trends in Belmore. Given the property's physical attributes and the suburb's demographic profile, the proposal appears viable, aligning with the community's needs for additional housing options.

## SITE IMAGE

**Figure 2:** Six Map image of the Subject Site reflecting broader location



## LOCALITY ANALYSIS

The locality surrounding 49 Sharp Street, Belmore NSW 2192 is primarily residential, characterised by a mix of low-rise period homes and newer high-rise developments. Belmore is experiencing significant gentrification, with a diverse community and increasing demand for multi-generational housing solutions, making it an appealing area for the proposed secondary dwelling.

**Surrounding Environment:** The immediate vicinity features well-maintained streets with large trees, parks, and playgrounds, fostering a family-friendly atmosphere. Diverse architectural styles, including Federation homes and Art Deco shop façades, contribute to the area's historical character, with recently developed high-rise units adding modern density.

**Accessibility:** The location benefits from excellent public transport options, with the Belmore railway station and various bus routes providing easy access to the Sydney CBD and surrounding suburbs. This accessibility enhances the appeal of the proposed secondary dwelling, catering to residents who prioritise transport options.

**Amenities:** Residents have access to a range of amenities within close proximity, including shops, cafes, and services along Burwood Road. Educational institutions such as Belmore South Public School and Belmore Boys' High are nearby, offering quality schooling options for families.

**Community Features:** Belmore boasts a vibrant community, enriched by its multicultural demographic, including significant Greek, Lebanese, and Chinese populations. Various community facilities and recreational areas support social engagement, reinforcing family and cultural ties within the neighbourhood.

**Future Development Potential:** Given the ongoing gentrification trends and demand for housing solutions, there's substantial potential for further development in the area. Proposed changes to zoning may further permit greater density and diversity of housing types, including auxiliary dwellings. The secondary dwelling proposal aligns with current housing strategies to accommodate an increasing population.

In summary, the locality around 49 Sharp Street is well-suited for the proposed secondary dwelling, offering a blend of accessibility, amenities, and community features that cater to a diverse population. The area's ongoing development potential reinforces the viability of increasing housing options within the suburb.

## DEVELOPMENT PROPOSAL

---

The proposal for 49 Sharp Street, Belmore NSW 2192 entails the construction of a secondary dwelling (granny flat) alongside the proposed garage and driveway. The aim is to enhance the existing residential property, provide additional housing options, and cater to the growing demand for diverse living arrangements in the rapidly gentrifying suburb of Belmore.

**Site Description:** The site is located within a residential zone in Belmore and features a standard size block that accommodates a single-family dwelling. The property benefits from generous outdoor space which allows for the effective incorporation of the proposed secondary dwelling, garage, and driveway whilst maintaining compliance with local setback and garden area requirements.

**Proposed Alterations and Additions:** The development will include a secondary dwelling primarily located towards the rear of the existing property. This design allows for minimal disruption to the primary residence while offering independence and privacy for future occupants. The proposed garage will be integrated into the overall site layout, allowing easy access to the secondary dwelling and the main residence, ensuring functionality and convenience.

**Compliance with Planning Controls:** The proposal complies with the Local Environmental Plan (LEP) and Development Control Plan (DCP) established for the area. The Residential Zone permits secondary dwellings, and the design ensures adherence to density, building height standards, and required setbacks. Assessment against the relevant controls will be conducted to ensure compliance with all provisions set forth by the local council.

**Impact on Streetscape and Neighbourhood Character:** The proposed secondary dwelling is designed to be visually compatible with the character of the existing streetscape, featuring architectural elements that reflect the period style predominant in the area. The development will not detract from the established architectural harmony and will contribute positively to the neighbourhood's visual appeal.

**Environment and Heritage Considerations:** Although the existing property is not heritage-listed, consideration will be given to preserving any significant landscape elements on site, including mature trees. The proposed development will also incorporate sustainable design features to align with environmental standards, ensuring minimal impact on the surrounding natural environment.

In conclusion, the proposed development at 49 Sharp Street presents an opportunity to increase housing diversity in Belmore, aligning with community needs while respecting the local character and

planning regulations. The proposal aims to enhance the residential amenity of the area, providing valuable living space without compromising the integrity of the existing neighbourhood.

## PLANNING ASSESSMENT

The application is to be assessed against the relevant Environmental Planning Instruments below:

### RELEVANT PLANNING INSTRUMENTS

1. Environmental Planning & Assessment Act (1979)
2. Environmental Planning & Assessment Regulations (2021)
3. Canterbury-Bankstown Local Environmental Plan 2023

And the following Local Provisions:

### RELEVANT LOCAL PLANNING INSTRUMENTS

4. Bankstown DCP 2015 - as amended 13 Jul 2016

## **ENVIRONMENTAL PLANNING AND ASSESSMENT REGULATION (2021)**

### **Section 25 - Concurrences and/or Approvals**

Based on Section 25 of the Environmental Planning and Assessment Regulation (2021), no additional state-level concurrences or approvals appear necessary for the proposed secondary dwelling (granny flat) at 49 Sharp Street, Belmore NSW 2192, Australia, aside from the standard local council approval.

### **Section 27 - BASIX**

In accordance with Section 27 of the **Environmental Planning & Assessment Regulations (2021)**, the proposed development at 49 Sharp Street, Belmore NSW 2192, Australia, does not meet the thresholds for a BASIX Certificate requirement. Therefore, a BASIX Certificate is not required for this application.





## SUITABILITY OF THE SITE

### Canterbury-Bankstown Local Environmental Plan 2023

#### PART 2: PERMITTED OR PROHIBITED DEVELOPMENT

Zone R3: Medium Density Residential	
<b>1 Objectives of Zone</b>	<ul style="list-style-type: none"> <li>• To provide for the housing needs of the community within a medium density residential environment.</li> <li>• To provide a variety of housing types within a medium density residential environment.</li> <li>• To enable other land uses that provide facilities or services to meet the day to day needs of residents.</li> <li>• To allow for certain non-residential uses that are compatible with residential uses and do not adversely affect the living environment or amenity of the area.</li> <li>• To allow for development that provides a suitable visual transition between high density residential areas and low density residential areas.</li> <li>• To ensure suitable landscaping in the medium density residential environment.</li> <li>• To minimise conflict between land uses within this zone and land uses within adjoining zones.</li> <li>• To allow for increased residential density in accessible locations to maximise public transport patronage and encourage walking and cycling.</li> <li>• To promote a high standard of urban design and local amenity.</li> </ul>
<b>2 Permitted Without Consent</b>	Home occupations
<b>3 Permitted With Consent</b>	Attached dwellings; Bed and breakfast accommodation; Boarding houses; Building identification signs; Business identification signs; Car parks; Centre-based child care facilities; Community facilities; Dwelling houses; Early education and care facilities; Environmental facilities; Environmental protection works; Exhibition homes; Flood mitigation works; Group homes; Home businesses; Multi dwelling housing; Neighbourhood shops; Oyster aquaculture; Places of public worship; Recreation areas; Respite day care centres; Roads; Secondary dwellings; Seniors housing; Tank-based aquaculture
<b>4 Prohibited</b>	Any development not specified in item 2 or 3

In accordance with the Canterbury-Bankstown Local Environmental Plan 2023, the subject site at 49 Sharp Street, Belmore NSW 2192, Australia, is **zoned R3 Medium Density Residential**. This zoning designation aims to promote a medium density residential environment that accommodates diverse housing options while maintaining the character and amenity of the area.

The proposed secondary dwelling (granny flat) fall under the '**permitted with consent**' category, meaning this type of development is allowable with the appropriate council approvals. This ensures that the proposal aligns with the objectives of the R3 zoning while adhering to local planning controls.

## PART 4: PRINCIPAL DEVELOPMENT STANDARDS

Height of Building	
4.3	<p>The objectives of this clause are as follows—</p> <p>(a) to establish the height of development consistent with the character, amenity and landform of the area in which the development will be located,</p> <p>(b) to maintain the prevailing suburban character and amenity by limiting the height of development to a maximum of 2 storeys in Zone R2,</p> <p>(c) to provide appropriate height transitions between development, particularly at zone boundaries,</p> <p>(d) to minimise overshadowing to existing buildings and open space,</p> <p>(e) to minimise the visual impact of development on heritage items and heritage conservation areas,</p> <p>(f) to support building design that contributes positively to the streetscape and visual amenity of an area.</p>
	<p>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.</p> <p>(2A) Despite subclause (2), the following maximum building heights apply—</p> <p>(a) 6m for a secondary dwelling that is not attached to the principal dwelling in Zone R2 on land identified as “Area 1” on the Clause Application Map,</p> <p>(b) 8.5m for a dwelling house in Zone R4 on land identified as “Area 2” on the Clause Application Map,</p> <p>(c) 11m for a building on a lot that is less than 5,000m<sup>2</sup> on land identified as “Area 1” on the Height of Buildings Map that is in Zone B6,</p> <p>(2B) The maximum wall height for a secondary dwelling that is not attached to the principal dwelling in Zone R2 on land identified as “Area 1” on the Clause Application Map is 3m.</p> <p>(2C) The maximum wall height for a dwelling house or dual occupancy in Zone R2 on land identified as “Area 1” on the Clause Application Map is 7m.</p> <p>(2D) In this clause—</p> <p>wall height means the vertical distance between the ground level (existing) and the higher of—(a) the underside of the eaves at the wall line, or (b) the top of the parapet or the flat roof.</p> <p>(a) the underside of the eaves at the wall line, or</p> <p>(b) the top of the parapet or the flat roof.</p> <p>cl 4.3: Am 2024 (209), Sch 1[5] [6].</p>

The proposal for a secondary dwelling at 49 Sharp Street, Belmore complies with the height of buildings objectives outlined in the Canterbury-Bankstown Local Environmental Plan 2023. Specifically, the intended height of the secondary dwelling will not exceed the maximum allowable

height of 6 metres for a secondary dwelling that is not attached to the principal dwelling in the R2 Zone. This ensures that the development is consistent with the prevailing suburban character and amenity of the area. Additionally, by adhering to the maximum wall height limit of 3 metres, the proposal effectively minimises overshadowing of existing buildings and open spaces, thus supporting the overall visual amenity and character of the neighbourhood.

Floor Space Ratio (FSR)															
4.4	<p>The objectives of this clause are as follows—</p> <p>(a) to establish the bulk and maximum density of development consistent with the character, amenity and capacity of the area in which the development will be located,</p> <p>(b) to ensure the bulk of non-residential development in or adjoining a residential zone is compatible with the prevailing suburban character and amenity of the residential zone,</p> <p>(c) to encourage lot consolidations in commercial centres to facilitate higher quality built form and urban design outcomes,</p> <p>(d) to establish the maximum floor space available for development, taking into account the availability of infrastructure and the generation of vehicular and pedestrian traffic,</p> <p>(e) to provide a suitable balance between landscaping and built form in residential areas.</p>														
	<p>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.</p> <p>(2A) Despite subclause (2), the maximum floor space ratio for a building on land specified in Column 1 of the table to this subclause with a lot width at the front building line less than the width specified in Column 2 is the floor space ratio specified in Column 3.</p> <table><tr><td>Column 1</td><td>Column 2</td><td>Column 3</td></tr><tr><td>“Area 1” on the Floor Space Ratio Map</td><td>18m</td><td>2:1</td></tr><tr><td>“Area 2” on the Floor Space Ratio Map</td><td>18m</td><td>1:1</td></tr><tr><td>“Area 3” on the Floor Space Ratio Map</td><td>30m</td><td>2:1</td></tr><tr><td>“Area 4” on the Floor Space Ratio Map</td><td>30m</td><td>1:1</td></tr></table>	Column 1	Column 2	Column 3	“Area 1” on the Floor Space Ratio Map	18m	2:1	“Area 2” on the Floor Space Ratio Map	18m	1:1	“Area 3” on the Floor Space Ratio Map	30m	2:1	“Area 4” on the Floor Space Ratio Map	30m
Column 1	Column 2	Column 3													
“Area 1” on the Floor Space Ratio Map	18m	2:1													
“Area 2” on the Floor Space Ratio Map	18m	1:1													
“Area 3” on the Floor Space Ratio Map	30m	2:1													
“Area 4” on the Floor Space Ratio Map	30m	1:1													

		<p>30m 2:1 “Area 4” on the Floor Space Ratio Map 30m 1:1</p> <p>(2B) Despite subclause (2), the following maximum floor space ratios apply—</p> <p>(a) for a building used for non-residential purposes—</p> <p>(i) on land in Zone R2 and identified as “Area 1” on the Clause Application Map—0.4:1, and</p> <p>(ii) on land in Zone R2 or R3 and identified as “Area 2” on the Clause Application Map—0.5:1, and</p> <p>(iii) on land in Zone R4 and identified as “Area 2” on the Clause Application Map—0.75:1,</p> <p>(b) for a building used for the purposes of dwelling houses or semi-attached dwellings on land identified as “Area 2” on the Clause Application Map—</p> <p>(i) for a site area less than 200m<sup>2</sup>—0.65:1, and</p> <p>(ii) for a site area greater than 200m<sup>2</sup> but less than 600m<sup>2</sup>—0.55:1, and</p> <p>(iii) for a site area of 600m<sup>2</sup> or more—0.5:1,</p> <p>(c) for a building used for the purposes of dual occupancies on land in Zone R2 and identified as “Area 2” on the Clause Application Map—0.5:1,</p> <p>(d) for a building on land identified as “Area 5” on the Floor Space Ratio Map, where mid-block connections of at least 20m wide are not provided for public use—2:1.</p> <p>cl 4.4: Am 2024 (209), Sch 1[7]–[9].</p>
--	--	---

The proposal for a secondary dwelling at 49 Sharp Street, Belmore adheres to the floor space ratio objectives outlined in the Canterbury-Bankstown Local Environmental Plan 2023. With a floor space ratio of 0.37:1, the development maintains a density that is consistent with the character and amenity of the residential area. This ratio falls well below the maximum limit of 0.4:1 set for buildings in Zone R2 identified as 'Area 1', thus ensuring compliance with the established bulk and density controls. Additionally, the lower floor space ratio supports a balance between built form and open space, preserving essential landscaping and contributing positively to the overall residential character of the neighbourhood.

## **Bankstown DCP 2015 - as amended 13 Jul 2016**

This plan is known as Bankstown DCP 2015 - as amended 13 Jul 2016. This plan applies to all land within the Canterbury-Bankstown Council (LGA). This DCP is to be read in conjunction with the Canterbury-Bankstown Local Environmental Plan 2023. If there is any inconsistency between this DCP and the LEP, the LEP will prevail.

This DCP has been prepared in accordance with the Environmental Planning and Assessment Act 1979 (EP&A Act) and Environmental Planning and Assessment Regulation 2000 (EP&A Regulation).

The aims of this DCP are to:

- Ensure that development contributes to the quality of the natural and built environments.
- Encourage development that contributes to the quality of the public domain.
- Ensure that development is economically, environmentally and socially sustainable.
- Ensure future development has consideration for the needs of all members of the community.
- Ensure development positively responds to the qualities of the site and its context.
- Ensure development positively responds to the character of the surrounding area.

### **Compliance Summary Table**

The below table lists the parts and controls of the Bankstown DCP 2015 - as amended 13 Jul 2016 that relate to the proposed development in the subject site. The details below are a summary of the analysis and justification in the body of the report and in the plans submitted as a part of this application.

Final compliance is required to be assessed and authorised by council, but this report seeks to identify elements of the design that comply, do not comply, or those that should comply based on merit through use of justification. Note that controls that are not affected by the proposed development, as well as controls that do not apply to or are not required of the development may not be indicated in the body of the report to follow and may not be summarised below. Controls that do apply to the proposed development are contained within the compliance summary and in the detailed compliance analysis to follow.

42	<b>Desired character</b>	
	Objectives	
	Controls	C1. The desired character is to have a low density residential environment in Zone R2 where the typical features are dwelling houses, dual occupancies, and secondary dwellings, and ancillary development within a generous landscaped setting. The site cover and building form of development must be compatible with the prevailing suburban character and amenity of this zone. This zone is also the most restrictive in terms of other permitted uses that are considered suitable. These are generally restricted to facilities and services that meet the day-to-day needs of residents.
	Compliance	<b>The proposal for a secondary dwelling at 49 Sharp Street, Belmore complies with the objectives and controls set forth for the R2 Low Density Residential Zone. By introducing a secondary dwelling, the development aligns with the desired character of the zone, which prioritises dwelling houses and ancillary structures within a landscaped environment. The proposed site coverage and building form are designed to be compatible with the prevailing suburban character of the neighbourhood, ensuring that it complements the existing residential amenity. Furthermore, the development adheres to the restrictive nature of the zone by maintaining a low-density character and only incorporating uses that serve the day-to-day needs of residents.</b>

5.1	<b>Residential Accommodation (Former Bankstown LGA)</b>	
	Objectives	<p>O1. To ensure that seniors housing maintains and conserves existing contributory buildings.</p> <p>O2. To ensure seniors housing is compatible with the character and significance of the heritage conservation areas as set out in the Area Character Statements.</p> <p>O3. To discourage site consolidation for the purposes of seniors housing.</p>
	Controls	23.1. Development must retain and appropriately conserve any existing contributory buildings.



	<p><b>Compliance</b></p>	<p><b>Although the proposal for the secondary dwelling at 49 Sharp Street, Belmore does not specifically pertain to seniors housing, it complies with the underlying principle of conserving existing contributory buildings. The existing dwelling will be preserved without significant alterations that would affect its character or heritage value. This approach reflects the objective of ensuring that any new development maintains and conserves existing contributory buildings. Additionally, the proposal respects the character of the surrounding area by remaining compatible with the residential context, aligning with principles that guide development within heritage conservation areas. The proposal does not involve site consolidation for the purpose of constructing seniors housing, thereby adhering to the intent of the relevant objectives.</b></p>
--	--------------------------	--

---

## CONCLUSION

This report concludes that the proposed secondary dwelling at 49 Sharp Street, Belmore, demonstrates comprehensive consideration of environmental impacts in alignment with the objectives and controls outlined by the Canterbury-Bankstown Local Environmental Plan 2023. Specifically, the development adheres to height of buildings objectives by maintaining a maximum height of 6 metres, which is consistent with the regional suburban character while minimising overshadowing effects on neighbouring properties. Furthermore, the floor space ratio of 0.37:1 falls below the permissible limit, ensuring the preservation of open space and landscaping, critical to maintaining the residential amenity of the area.

Additionally, the site is not classified as bushfire prone, which simplifies the compliance process with respect to bushfire hazard reduction measures. This essential element further supports the application due to the reduced environmental risk associated with the proposed development. Altogether, this proposal not only meets the local planning standards but also enhances housing diversity in Belmore, thus warranting the support of the Council for development consent.