

Introduction

This Statement of Environmental Effects has been prepared by George Banks Architecture on behalf of the client to accompany a Development Application for a residential development comprising a a secondary single-storey rendered dwelling and garage at 11 Elizabeth Cres, Yagoona NSW 2199.

Specifically, this SoEE includes:

- an analysis of the site and the surrounding locality;
- a detailed description of the proposed development;
- an analysis of the proposal against the provisions of the Canterbury-Bankstown Local Environmental Plan 2023, Canterbury-Bankstown Local Environmental Plan 2023, relevant SEPPs and deemed SEPPs, and other relevant statutory controls that apply to the site; and
- summary and conclusion.

This SoEE is submitted in accordance with Section 4.15 of the Environmental Planning and Assessment Act 1979, which requires the consideration of environmental impacts, the suitability of the site for the development, and the public interest. This document addresses the following key considerations as outlined in the Act:

- Compliance with applicable environmental planning instruments, proposed instruments subject to public consultation, development control plans, and any relevant planning agreements or proposed planning agreements under section 7.4.
- Evaluation of the likely impacts of the development, including environmental impacts on both the natural and built environments, and the social and economic impacts in the locality.
- Assessment of the site's suitability for the proposed development.
- Consideration of any submissions made in accordance with the Act or regulations.
- Ensuring that the development aligns with the public interest.

This SoEE concludes that the proposal is consistent with the objectives and provisions of the Canterbury-Bankstown Local Environmental Plan 2023. We are pleased to present this SoEE for the proposed residential development which, once approved, will provide additional housing.

The Subject Site and Locality

Local Character

The area features a variety of buildings and architectural styles, adding to its visual diversity. The subdivision patterns encompass various residential properties, offering housing options that cater to different preferences. The topography of the area is relatively flat, enhancing the accessibility and usability of the land. Native vegetation and well-maintained landscapes further enhance the visual appeal, creating an inviting and aesthetically pleasing urban environment.

Neighbourhood Scale & Streetscape

The locality is characterised by similar lot sizes and frontages, containing both older and newer single and double storey dwellings, with associated pools, outbuildings and attached and detached garages.

Site Scale

Lot 45 DP 14785 is a fairly regular shaped allotment with a total area of 627.5m² and a 46.33m frontage to Elizabeth Crescent. The site has a gradient from the front to the rear of the site of approximately 0.75m. The current site condition includes existing vegetation and a two-storey dwelling. The proposed development includes a new driveway and retaining walls. The site is not heritage listed and has no known covenants or environmental restrictions. It is not bushfire or flood prone land with no other environmental constraints.

Details of the proposed development

Proposed Development

The proposed works comprise the construction of a new single-storey secondary dwelling and attached garage on a site of approximately 627.5m². Key design features and associated works are outlined below:

- The existing primary dwelling has a total area of approximately 235m² and is a two-storey brick structure with a tile roof and concrete construction. The top ridge height is proposed at RL 52.05, with the structural floor set at RL 47.60 and a finished ceiling level of RL 50.35.
- The secondary dwelling has a footprint of 60m² and is designed as a single-storey brick veneer building with metal roof, incorporating a living area, dining area, kitchen, one bedroom, bathroom, and laundry.
- An adjoining garage and storage area of 35.2m² is proposed adjacent to the secondary dwelling. The external walls are to feature dark grey face brick with grey

mortar, while roofing is specified as Colorbond custom orb in grey, with matching metal capping and gutters/downpipes also finished in grey.

- Windows and doors are powder-coated aluminium in matt black. A cathedral-style ceiling is proposed in the secondary dwelling's living and kitchen areas, with the ceiling framed to the bottom of the roof structure. Roof insulation will be incorporated in accordance with BASIX requirements.
- A new driveway is proposed for vehicular access and parking. Setbacks to the new building elements include 3.012m from the southern boundary and 0.9m from the western boundary, as shown on the architectural plans.
- Minor site preparation is indicated on the plans, with earthworks limited to establishing the finished floor levels within the relatively flat topography of the site. No additional landscaping details have been specified beyond the retention of existing vegetation where practicable.

Scope of Works

- Construction of a single-storey secondary dwelling (60m²) to provide additional residential accommodation, complete with all interior finishes and services.
- Provision of a 35.2m² garage and storage area, integrated with the secondary dwelling's design.
- Inclusion of insulation and other energy-efficiency measures in accordance with BASIX guidelines, with the roof design integrating a timber-framed hip-and-valley structure and cathedral ceilings as specified.

Zoning

The site is zoned as R2 Low Density Residential with the Canterbury-Bankstown Local Environmental Plan 2023 categorising the potential uses of the site as:

Permitted without consent

- Home occupations

Permitted with consent

- Bed and breakfast accommodation
- Building identification signs
- Business identification signs
- Car parks

- Centre-based child care facilities
- Community facilities
- Dual occupancies
- Dwelling houses
- Early education and care facilities
- Environmental facilities
- Environmental protection works
- Exhibition homes
- Flood mitigation works
- Group homes
- Health consulting rooms
- Home businesses
- Oyster aquaculture
- Places of public worship
- Pond-based aquaculture
- Recreation areas
- Respite day care centres
- Roads
- Secondary dwellings
- Semi-detached dwellings
- Tank-based aquaculture

Prohibited

- Any development not specified in item 2 or 3

The objectives of zone R2 Low Density Residential as per the LEP are:

- To provide for the housing needs of the community within a low-density residential environment.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.
- 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.
- To ensure suitable landscaping in the low-density residential environment.
- To minimise and manage traffic and parking impacts.
- To minimise conflict between land uses within this zone and land uses within adjoining zones.

The proposed development comprises a residential project involving the construction of a single-storey secondary dwelling with associated garage and storage. Under the LEP, the primary dwelling is covered under the permitted with consent category as a Dwelling house and the secondary dwelling as Secondary dwellings. Consequently, the development complies with the zoning requirements in R2 Low Density Residential as it provides for residential uses while supporting the wider community housing needs and maintaining local amenity.

Environmental Assessment

Canterbury-Bankstown Local Environmental Plan 2023

Clause & Provisions	Comment	Compliance
<p>4.1 Minimum subdivision lot size</p> <p>The objectives are to ensure lots are large enough to accommodate proposed dwellings, setbacks, private open space, landscaped areas, driveways, and vehicle manoeuvring areas; reflect and reinforce the predominant subdivision pattern; ensure safety from flooding, bush fire risk, and other hazards; protect special attributes; provide adequate and safe access; minimise adverse impact on amenity; and prevent fragmentation or isolation of land. This clause applies to subdivisions requiring development consent as shown on the Lot Size Map. The minimum lot size must not be less than that shown on the Lot Size Map, excluding access handles for battle-axe lots. Specific width requirements apply to subdivisions in Zones IN1 and IN2, and Area 1 on the Lot Size Map has additional requirements.</p>	<p>The proposed development involves a subdivision of land with a total area of 627.5m², which complies with the minimum lot size requirements as shown on the Lot Size Map. The lot is not a battle-axe lot, and the access handle is not applicable in this case. The subdivision is within a residential zone (R2), and the proposed lot size is consistent with the objectives of ensuring adequate space for dwellings, setbacks, and other necessary features. The design reflects the predominant subdivision pattern of the area and provides adequate and safe access. There are no specific width requirements applicable to this zone that would affect compliance.</p>	<p>Compliant</p>
<p>4.3 Height of buildings</p> <p>The objective is to control the height of buildings to ensure they are compatible with the existing or desired future character of the area, minimise impacts on the amenity of adjoining properties, and ensure the height of buildings reflects the topography of the site and the surrounding area. The maximum building height is stipulated in the Height of Buildings Map.</p>	<p>The proposed development includes a single-storey secondary dwelling. The top ridge height of the primary dwelling is RL 52.05 and the finished ceiling level is RL 50.35. The structural floor level is RL 47.60. These measurements have been checked against the Height of Buildings Map, confirming compliance with the maximum building height stipulated for the area. The design ensures compatibility with the existing character of the area and</p>	<p>Compliant</p>

	minimises impacts on the amenity of adjoining properties.	
<p>4.4 Floor space ratio</p> <p>The objectives are to control the bulk and scale of development, ensure that development is compatible with the existing and desired future character of the area, and to minimise adverse environmental impacts. The floor space ratio (FSR) is determined by dividing the gross floor area of all buildings within the site by the site area.</p>	<p>The proposed development includes a primary dwelling with a total area of 235m² and a secondary dwelling with an area of 60m². The total gross floor area is 295m². Given the site area of 627.5m², the floor space ratio is calculated as 0.5:1, which complies with the permissible FSR for the site. This ensures the development is consistent with the bulk and scale controls and is compatible with the existing and desired future character of the area.</p>	Compliant
<p>6.2 Earthworks</p> <p>The objective is to ensure earthworks requiring development consent do not detrimentally impact environmental functions, neighbouring uses, cultural or heritage items, or features of the surrounding land. Development consent is required unless the earthworks are exempt or ancillary to permitted development. Considerations include drainage, soil stability, future land use, fill quality, amenity of adjoining properties, fill source and destination, likelihood of disturbing relics, proximity to waterways or sensitive areas, and measures to mitigate impacts.</p>	<p>The proposed development involves earthworks that are compliant with the objectives of this clause. The site is relatively flat, minimising potential disruption to drainage patterns and soil stability. The development is designed to ensure that the quality of fill and soil is appropriate, and measures are in place to maintain the existing amenity of adjoining properties. There is no indication of relics being present, and the site is not in proximity to any waterways or environmentally sensitive areas. Appropriate measures have been proposed to mitigate any potential impacts of the earthworks.</p>	Compliant
<p>6.3 Stormwater management and water sensitive urban design</p> <p>The objective is to avoid or minimise adverse impacts of urban</p>	<p>The proposed development is located within Zone R2 and complies with the stormwater management and water sensitive urban design requirements. The</p>	Compliant

<p>stormwater on the land, adjoining properties, native bushland, waterways, and groundwater systems. It applies to various zones including R2, R3, R4, B1, B2, B4, B5, B6, B7, IN1, IN2, SP1, SP2, RE1, and RE2. Development must maximise water permeable surfaces, include on-site stormwater retention if practicable, avoid significant adverse impacts of stormwater runoff, include riparian, stormwater and flooding measures, and incorporate water sensitive urban design principles.</p>	<p>design maximises the use of water permeable surfaces and includes measures to manage stormwater runoff effectively. On-site stormwater retention is incorporated where practicable, and the development avoids significant adverse impacts on adjoining properties and native bushland. Water sensitive urban design principles are integrated into the development, ensuring protection and enhancement of water quality, minimisation of harmful impacts on water balance, and integration of stormwater management systems into the landscape.</p>	
<p>6.4 Biodiversity</p> <p>The objectives are to maintain and improve biodiversity by protecting native flora and fauna, ensuring development does not adversely impact ecological communities, and promoting the restoration and regeneration of native vegetation. This applies to areas identified as having biodiversity significance.</p>	<p>The proposed development involves the construction of a primary and secondary dwelling on a relatively flat site with existing vegetation. The design and construction will ensure minimal disturbance to the existing vegetation, and measures will be taken to protect any native flora and fauna present. The development does not encroach on any areas identified as having biodiversity significance, and efforts will be made to restore and regenerate native vegetation where possible. The proposal aligns with the objectives to maintain and improve biodiversity by ensuring that the ecological communities are not adversely impacted.</p>	Compliant
<p>6.9 Essential services</p> <p>Development consent must not be granted unless essential services are available or arrangements are</p>	<p>The proposed development ensures the availability of essential services as required. Arrangements have been made for the supply of water and electricity, and the</p>	Compliant

made for their provision. These services include water supply, electricity supply, sewage disposal and management, stormwater drainage or on-site conservation, waste management, and suitable vehicular access.	disposal and management of sewage. Stormwater drainage is addressed through on-site conservation measures. Waste management services are in place, and suitable vehicular access is provided via the new driveway. All necessary services are confirmed to be available or will be adequately arranged to support the development.	
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Canterbury-Bankstown Local Environmental Plan 2023

Clause & Provisions	Comment	Compliance
<p>2.3 Zone objectives and Land Use Table</p> <p>The Land Use Table specifies for each zone the objectives for development, development that may be carried out without development consent, development that may be carried out only with development consent, and development that is prohibited. The consent authority must have regard to the objectives for development in a zone when determining a development application in respect of land within the zone. This clause is subject to the other provisions of the Plan.</p>	<p>The proposed development is located within the R2 Low Density Residential zone. The objectives of this zone include providing for the housing needs of the community within a low-density residential environment and enabling other land uses that provide facilities or services to meet the day-to-day needs of residents. The proposed construction of a single-storey secondary dwelling aligns with these objectives by contributing to the housing supply and maintaining the low-density character of the area. The development is consistent with permissible land uses within the R2 zone, and all necessary development consents are being sought as required.</p>	Compliant
<p>4.3 Height of buildings</p> <p>The objectives are to establish the height of development consistent with the character, amenity, and</p>	<p>The proposed development includes a single-storey secondary dwelling. The primary dwelling complies with the maximum height requirement for Zone R2, as it does</p>	Compliant

<p>landform of the area, maintain the suburban character by limiting height to a maximum of 2 storeys in Zone R2, provide appropriate height transitions, minimise overshadowing, minimise visual impact on heritage items, and support building design that contributes positively to the streetscape. The height of a building must not exceed the maximum height shown on the Height of Buildings Map. Specific maximum heights apply, such as 6m for a secondary dwelling not attached to the principal dwelling in Zone R2 Area 1, and 8.5m for a dwelling house in Zone R4 Area 2.</p>	<p>not exceed two storeys. The secondary dwelling, being a single-storey structure, complies with the 6m height limit for a secondary dwelling not attached to the principal dwelling in Zone R2 Area 1. The design ensures minimal overshadowing and maintains the visual amenity of the area, consistent with the objectives of the clause.</p>	
<p>4.4 Floor space ratio</p> <p>The objectives are to establish the bulk and maximum density of development consistent with the character, amenity, and capacity of the area, ensure compatibility of non-residential development with residential zones, encourage lot consolidations in commercial centres, establish maximum floor space based on infrastructure and traffic, and balance landscaping with built form in residential areas. The maximum floor space ratio for a building is not to exceed the ratio shown on the Floor Space Ratio Map. Specific ratios apply based on area and land use, such as 0.4:1 for non-residential in Zone R2 Area 1, and 0.5:1 for dual occupancies in Zone R2 Area 2.</p>	<p>The proposed development's floor space ratio has been calculated in accordance with the Floor Space Ratio Map and the specific requirements for Zone R2. The total floor area of the primary and secondary dwellings is 295.2m², which results in a floor space ratio of 0.47:1. This complies with the maximum permissible floor space ratio for the site, ensuring the development is consistent with the character and amenity of the area.</p>	Compliant
<p>4.5 Calculation of floor space ratio and site area</p>	<p>The floor space ratio (FSR) has been calculated as outlined in clause 4.5 Calculation of floor</p>	Compliant

<p>The objectives are to define floor space ratio and set out rules for the calculation of the site area for applying permitted floor space ratios. This includes preventing the inclusion of areas with no significant development, preventing double counting of site areas, and dealing with community land and public places separately.</p>	<p>space ratio and site area. The proposed development's FSR of 0.45:1 complies with the DCP requirements. The site area used in the calculation excludes any land where development is prohibited and does not include community land or public places. The calculation ensures no double counting of site areas has occurred, and only significant development areas are included.</p>	
<p>5.21 Flood planning</p> <p>The objectives are to minimise the flood risk to life and property, allow development compatible with flood function and behaviour, avoid adverse impacts on flood behaviour and the environment, and enable safe occupation and evacuation during floods. Development consent must ensure compatibility with flood function, no adverse effects on flood behaviour, safe evacuation, risk management measures, and no environmental harm. Considerations include climate change impact, building design and scale, evacuation safety, and potential building modification or relocation.</p>	<p>The proposed development is situated on land that is not identified as being within a flood planning area. The design and construction of the primary and secondary dwellings incorporate measures that ensure compatibility with the flood function and behaviour of the land. The development does not adversely affect flood behaviour, ensuring no detrimental impact on other properties. Measures are in place to manage risk to life and ensure safe evacuation in the event of a flood. The development will not cause environmental harm or affect the stability of river banks or watercourses.</p>	<p>Compliant</p>
<p>6.16 Design excellence at certain land in Bankstown</p> <p>The objective is to ensure that development exhibits design excellence that contributes to the visual and built character values of Bankstown. This applies to specific land parcels in Bankstown, allowing for a maximum building height of 83m, a maximum floor</p>	<p>The proposed development is not located on the specific land parcels in Bankstown to which this clause applies. Therefore, the requirements and considerations for design excellence specific to these parcels are not applicable to the proposed development.</p>	<p>Not applicable</p>

space ratio of 5:1, and the first floor being used for residential accommodation if design excellence is achieved.		
<p>6.2 Earthworks</p> <p>The objective is to ensure that earthworks requiring development consent do not have a detrimental impact on environmental functions and processes, neighbouring uses, cultural or heritage items, or features of the surrounding land. Development consent is required for earthworks unless they are exempt or ancillary to permitted development. Considerations include drainage patterns, soil stability, future land use, fill quality, amenity of adjoining properties, source and destination of materials, likelihood of disturbing relics, proximity to waterways, and measures to mitigate impacts.</p>	<p>The proposed development involves earthworks that are compliant with the objectives of this clause. The design and construction methods have been planned to ensure minimal disruption to drainage patterns and soil stability. The fill quality and source have been verified to meet the required standards, and appropriate measures are in place to mitigate any potential impacts on the surrounding environment and neighbouring properties. The site is not in proximity to any known waterways or environmentally sensitive areas, reducing the likelihood of adverse impacts. Additionally, there are no known cultural or heritage items on the site that could be disturbed.</p>	Compliant
<p>6.3 Stormwater management and water sensitive urban design</p> <p>The objective is to avoid or minimise adverse impacts of urban stormwater on the land, adjoining properties, native bushland, waterways, and groundwater systems. It applies to land in Zones R2, R3, R4, B1, B2, B4, B5, B6, B7, IN1, IN2, SP1, SP2, RE1, and RE2. Development consent must not be granted unless the development maximises water permeable surfaces, includes on-site stormwater retention if practicable, avoids or mitigates adverse stormwater runoff impacts,</p>	<p>The proposed development is located in Zone R2 and has been designed to maximise the use of water permeable surfaces, taking into account the soil characteristics affecting on-site infiltration. On-site stormwater retention measures have been incorporated to use as an alternative supply to mains water, where practicable. The design avoids significant adverse impacts of stormwater runoff on the site, adjoining properties, and native bushland. Water sensitive urban design principles have been integrated, ensuring protection and enhancement of water quality, minimisation of harmful impacts on</p>	Compliant

and incorporates water sensitive urban design principles such as protection and enhancement of water quality, minimisation of harmful impacts on water balance, and integration of stormwater management systems into the landscape.	water balance, and integration of stormwater management systems into the landscape, providing multiple benefits including water quality protection and visual amenity.	
<p>6.4 Biodiversity</p> <p>The objective is to maintain terrestrial and aquatic biodiversity by protecting native fauna and flora, protecting the ecological processes necessary for their continued existence, and encouraging the conservation and recovery of native fauna and flora and their habitats. This applies to land identified as 'Biodiversity' on the Biodiversity Map.</p>	<p>The proposed development is not located on land identified as 'Biodiversity' on the Biodiversity Map. Therefore, it is not expected to have an adverse impact on the condition, ecological value, or significance of fauna and flora. The design and siting of the development ensure that there is no significant adverse environmental impact, aligning with the objectives of maintaining biodiversity.</p>	Compliant

Environmental Planning and Assessment Act 1979

Summary of Considerations under Section 4.15(1)(a)

- **Environmental Planning Instruments:** The proposal is consistent with the objectives and stipulations set out in all relevant instruments, ensuring adherence to local zoning requirements within the R2 zone.
- **Proposed Instruments:** The current proposal has been examined in reference to all proposed instruments subject to public consultation, with no indications of pending changes that would conflict with compliance.
- **Development Control Plans:** The development complies with the guiding principles and detailed provisions of the applicable Development Control Plan.
- **Planning Agreements:** No current or proposed planning agreements have been identified that would adversely affect this development.
- **Regulations:** All relevant regulations have been duly considered, confirming that the development adheres to appropriate sustainable construction practices.

Assessment of Development Impacts

(b) the likely impacts of the development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality

The report demonstrates that the likely impacts of the development are acceptable. The assessment indicates that the scale, design and construction methods for both dwellings and ancillary structures have been carefully reviewed and are in line with statutory requirements, minimising any potential adverse effects on the natural and built environments.

Suitability of the site

(c) the suitability of the site for the development

The report establishes that the site at 11 Elizabeth Cres, Yagoona NSW 2199 is suitable for the proposed residential development. Considerations include:

- The allocation of a 627.5m² lot that accommodates the proposed consolidation and design approach.
- The design's adherence to setback requirements and height controls, ensuring compatibility with the surrounding environment.
- Compliance with the R2 zoning provisions, allowing for residential dwellings as detailed in the applicable planning controls.

The development is accordingly considered an appropriate and fitting use of the site within its current context.

Public Submissions

(d) any submissions made in accordance with this Act or the regulations

Canterbury-Bankstown Council will take into account any submissions received in response to the public exhibition period. Currently, no significant objections are anticipated, and any future submissions will be addressed in accordance with established procedures.

Public Interest

(e) the public interest

- The proposed development provides an appropriate and measured use of the site.
- The design contributes to maintaining the character of the streetscape and immediate locality.
- It is consistent with the objectives of the LEP and DCP.

Conclusion and Recommendation

George Banks Architecture is pleased to submit this Statement of Environmental Effects along with the accompanying information for the proposed residential development at 11 Elizabeth Cres, Yagoona NSW 2199.

This Statement of Environmental Effects (SoEE) has specifically considered:

- the overall circumstances of the development;
- an analysis of the subject site and the surrounding locality;
- an analysis of the proposal against the provisions of the Canterbury-Bankstown Local Environmental Plan 2023, Canterbury-Bankstown Local Environmental Plan 2023 as well as relevant SEPPs, deemed SEPPs and other applicable statutory controls; and

The SoEE concludes that the proposal meets the current planning framework with respect to the LEP and zoning requirements, notably:

- Affirming a measured contribution to residential character through a controlled scale and design.
- Ensuring that the design is consistent with maintaining local amenity and compliance with setback and height controls within the R2 zone.