

# Statement of Environmental Effects

Proposed Outbuilding  
@ 41 Glendale Ave Narwee



Prepared By:  
Green Square Design



## Introduction

This Statement of Environmental Effects has been prepared to accompany a development application for a Outbuilding at no 41 Glendale Ave, Narwee NSW.

The site is known as Lot 39, in deposited plan 28454. The site is an irregular shaped allotment located in a cul-de-sac. The site has an area of 581.7m<sup>2</sup>.

The land falls gently from the rear to the front, with a height difference of approximately 1m over a distance of 46m. The site currently contains a single storey clad dwelling and detached rear garage.

The site is located within a residential setting comprised of predominantly single storey homes of varied architectural character with landscaped front yards and no front fence. The street has a tree lined grass verge with driveway crossings leading to a long side driveway towards rear attached/detached garages.



**Figure 1. Aerial Image of site and surrounding**

## The Proposal

The proposal is for the following works:

- New detached outbuilding
- Demolish existing garage

## CANTERBURY BANKSTOWN LOCAL ENVIRONMENTAL PLAN 2023

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### Zoning

The subject site is zoned R3, Medium Density Residential.

### Height of Building

Item	Control	Proposed	Compliance
4.3 Height of building	8.5 metres	4.8 metres	Complies

### Floor Space Ratio

Item	Control	Proposed	Compliance
4.4 Floor space ratio,	0.5:1	Site area = 581m <sup>2</sup>  Proposed FSR: 0.26:1 Main Dwelling: 101m <sup>2</sup> Studio: 45m <sup>2</sup> <b>Total: 101m<sup>2</sup></b>	Complies

## CANTERBURY BANKSTOWN DEVELOPMENT CONTROL PLAN 2023

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Chapter 5 Residential Accommodation – Former Canterbury LGA

### Section 2 – Dwelling Houses and Outbuildings

	Control	Proposed	Complies/Does not comply
Part 2.2 Site Coverage			
C1	- Maximum floor area for outbuildings: 45m <sup>2</sup>	45m <sup>2</sup>	Complies
	- Maximum site coverage of all structure on site: 50%	26%	Complies
Part 2.3 Landscaping			
C1	Minimum Deep Soil area: 20%	27% (159m <sup>2</sup> )	Complies
Part 2.14 Outbuildings and Swimming pools			
C1	Council allows a maximum of one outbuilding on a site.	One outbuilding proposed. Existing garage to be demolished	Complies
C2	The outbuilding must be established in conjunction with the principal	(a) outbuilding is separate from principle dwelling	Complies

	dwelling on the same site and must ensure that: (a) it is separate from the principal dwelling and any secondary dwelling on the same site, and (b) it is not used as a separate dwelling, and (c) it does not contain cooking facilities, toilet and shower, and (d) it does not function or can be adapted to function for industrial purposes.	(b) is for workshop studio purposes only, non habitable (c) no cooking facilities, shower or toilets proposed (d) not for industrial purposes.	
C3	Maximum site cover: 45m <sup>2</sup>	Proposed outbuilding site cover 45m <sup>2</sup>	Complies
C4	The outbuilding must not result in the principal dwelling on the site having less than the required landscaped area and private open space.	Landscaping: 27% POS: greater than	Complies
C5	The storey limit for the outbuilding is single storey. An attic or basement is not permitted in the outbuilding.	Single storey	Complies
C6	The maximum building height for the outbuilding is 4.5m above ground level (existing)	Proposed maximum height 4.3m	Complies
C7	The outbuilding must locate behind the front building line.	Located behind building line	Complies
C8	The minimum setback to the side and rear boundaries of the site is: (a) zero setback for carports or masonry walls that do not contain windows, eaves and gutters provided the structures comply with the Building Code of Australia; or (b) 0.45m for non-masonry walls that do not contain a windows, eaves and gutters; or (c) 0.9m for walls with windows.	900 setback	Complies
C9	The minimum setback to a dwelling, building, roof, awning, balcony, deck, patio, pergola, terrace, verandah, carport, garage and the like on the same site is 1.8m.	Located more than 1.8 from any building on the allotment	Complies
C10	The maximum roof pitch for the outbuilding is 25 degrees	Roof pitch 22.5 degress	Complies
C11	Council does not allow the outbuilding to have roof-top balconies and the like.	N/A	Complies
C12	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 outbuilding.	No significant tree effected.	Complies

