



## **Proposed Secondary Dwelling**

**33 BUCKWALL AVENUE GREENACRE NSW  
2190. LOT41 – DP732562**

**Canterbury Bankstown City Council**

## **STATEMENT OF ENVIRONMENTAL EFFECTS**

Date: 26 JUNE 2025  
Reference: SYD25/728  
Revision: 1.1

NL Consultants Pty Ltd  
31B BUCKWALL AVENUE GREENACRE  
Ph: 0434 575 819, Email: nlconsultants@outlook.com

## **Introduction**

This Statement of Environmental Effects has been prepared by NL Consultants Pty Ltd at the request of the client Jenny Ayoub (owner) to accompany a development application to Canterbury Bankstown City Council (the "Council") for a detached secondary dwelling under Bankstown LEP & DCP. This Statement of Environmental Effects has been prepared to identify the subject site, consider the effects on the surrounding environment, streetscape and adjoining properties. Council's LEP & DCP has been taken into account in the preparation of this report.

The site is legally identified as 33 Buckwall Avenue Greenacre NSW 2190, Lot 41 in Deposited Plan 732562 and is zoned R2- Low Density Residential pursuant to Canterbury - Bankstown Local Environmental Plan 2023 (CBLEP 2023).

The subject proposal is classified as 'Local Development' in that it is not Integrated Development pursuant to Section 91 of the EP and A Act 1979. The application is to be assessed under Part 4 of the EP and A Act 1979.

The application is to be supported by a range of plans and reports demonstrating that the proposal is acceptable.

This statement concludes that the proposed development is suitable for the site and is unlikely to create any detrimental environmental impact upon the surrounding locality. The relevant documentation supporting this statement will be provided with the development application package. The site can be developed within the parameters identified within this Statement of Environmental Effects.

Therefore, it is with confidence that the subject development application is submitted to Council for favourable determination.

## **Site Description**

The site is legally identified as 33 Buckwall Avenue Greenacre NSW 2190, Lot 41 in Deposited Plan 732562 and is zoned R2- Low Density Residential pursuant to Canterbury - Bankstown Local Environmental Plan 2023 (CBLEP 2023).

The site currently contains an existing single storey brick veneer residential dwelling. The single storey dwelling is located in the front portion of the site and is directly accessed via footpath and driveway on Buckwall Avenue in Greenacre. The secondary dwelling is proposing access via Buckwall Avenue frontage via the existing side footpath.

The proposed site has a total area of 752.5m<sup>2</sup> sustaining the proposed development.

There is an existing driveway and crossover for the site which is proposed to be retained.

The below image identifies the location of the proposed site.

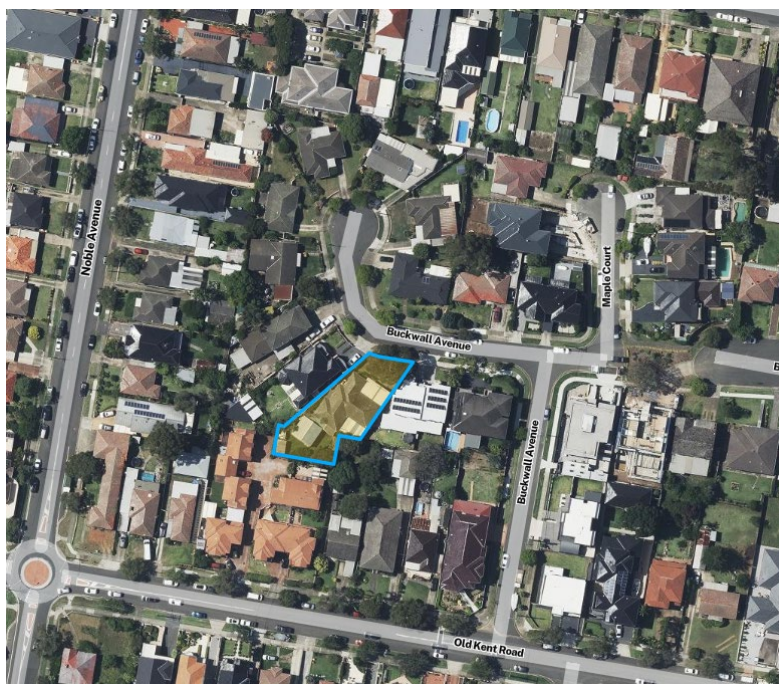


Figure: 1: Location of the proposed development aerial (Six Maps 2025)

## **Proposal**

The proposal consists of a new secondary dwelling to comply with Council requirements and BCA / Australian Standards. The total area of the proposal is:

- Proposed Secondary Dwelling Floor Area: 59.95m<sup>2</sup>
- Proposed Patio Floor Area: 16.975m<sup>2</sup>

### **Existing Infrastructure**

Given the nature of the proposal, we do not believe the proposal will affect the existing infrastructure services related to the subject site in anyway.

### **Environmental Issues**

The property in question does not have any environmental constraints. The property does not appear to be in a mine-subsidence area.

### **Vegetation**

The proposal will not require the relocation or sale of existing fruit trees. The proposal is seeking to provide the required landscaping. The landscaping plan identifies the details of the proposed pervious and impervious areas. Two additional 75L Trees are proposed, one in the front setback and the other in the rear yard.

### **Stormwater**

The effect of the proposal on the existing stormwater run-off would allow for a minor change to the existing stormwater drainage discharged system. The development would increase the post development discharge however it is classified as minor and would be negligible overall. The proposal would discharge the stormwater via the existing stormwater system with a discharge point on Buckwall Avenue via the existing gravity drainage system. Refer to the stormwater drainage engineering plans.

### **Streetscape**

The proposal will have no effect on the streetscape as the proposal is well setback behind the building line.

### **Setbacks**

The proposed dwelling complies with the setback requirements outlined in council's DCP and meets the requirements of the BCA. The proposed boundary walls shall be built with the proposed setbacks of minimum 920mm to the side setback and 920mm to the rear setback. The site is well setback behind the building line from the front boundary.

### **Privacy & Noise**

The proposal will have minimal effect on the privacy of the adjoining and surrounding properties. The proposal will also not generate additional noise, which would affect the adjoining properties or neighbourhood. The effects would be minimal.

## **Environmental Planning Assessment**

### **Canterbury - Bankstown Local Environmental Plan 2023**

Under the Canterbury - Bankstown Local Environmental Plan 2023, the subject site is found to be R2 Low Density Residential Zone, for which the proposed works are permissible with development consent from Council.

Following is a summary of relevant parts of the LEP and how they relate to the proposal.

No Subdivision proposed.

Building Height – 6m – The proposal is single storey and meets this requirement as it is well below 6m from natural ground level. The maximum height is proposed to be 4.1m.

FSR – 0.5:1 – Proposed FSR is 0.352:1 – Requirement Complies.

The proposal complies with the maximum wall height of 3.0m. The proposal has a 3m maximum height wall from natural surface level.

The proposal is not affected by any other parts of the LEP or they are deemed irrelevant in the circumstances of the case.

### **Canterbury - Bankstown Development Control Plan 2023 – Section 3 - Secondary Dwellings**

| <b>Development Control – Section 3</b>   | <b>Compliance</b>  |
|--|--|
| Minimum Lot Size of 450m <sup>2</sup> is compliant (3.1)   | Site Area 752.5m <sup>2</sup> - Yes  |
| Clause 3.2a<br>Existing Ground Floor Area 205m <sup>2</sup><br>Proposed Secondary Dwelling 59.95 | 205 + 59.95 = 265m <sup>2</sup><br>Proposed FSR 0.352:1<br><br>Complies                    |
| Clause 3.2b – Floor Area of Secondary Dwelling is 60m <sup>2</sup>                               | Proposed 59.95m <sup>2</sup> - Complies  |
| Clause 3.3 - Storey Limit 2 Storeys  | 1 Storey proposed<br>Complies  |
| Clause 3.4 - Maximum wall Height – 3.0m  | 3.0m <sup>2</sup> High<br>Complies   |
| Clause 3.5 – Compatible with the existing slope and contours.                                    | The secondary dwelling matches the existing topography and levels of the site. – Complies. |
| Clause 3.6 (a and b) – 600mm max above existing ground level                                     | Proposal is less than and is not proposing significant fill.                               |
| Clause 3.7 – 9m from Existing animal boarding or training establishment                          | Not within the limits - Complies   |
| Clause 3.8 (a and b) Min Setback 5.5m first and 6.5m secondary storeys                           | Complies – the proposal is well setback from the primary road boundary.                    |
| Clause 3.9 – Secondary Road Frontage Setback   | Not applicable   |

|   |   |
|---|---|
| Clause 3.10 – At 7m in height or less, side & rear setbacks to be 0.9m                                  | Proposed side and rear setbacks are 0.92m   |
| Clause 3.11 – Greater than 7m   | Not Applicable  |
| Clause 3.12 – Landscaping Requirements  | The proposal complies with the requirements of the landscaped areas and private open space for the primary dwelling. 80m <sup>2</sup> Private open space provided with the require landscaping. No significant or native trees are proposed to be removed. Fruit trees shall be relocated or sold off. - Complies |
| Clause 3.13 – Solar Access Requirement – Living Room. – 3Hours between 8am to 4pm.                      | The living room of the secondary dwelling is north facing and has a west facing sliding door and a north facing window. The room gains the required 3 hours solar access. - Complies  |
| Clause 3.14 – Solar Access Requirement – Living Room Adjoining Properties. – 3Hours between 8am to 4pm. | The single storey dwelling does not impact on the living areas of the dwellings to the east, south, north and west of the site. Thus, the impact to the living area is not present. - Complies  |
| Clause 3.15 – Private Open Space – (50%) on site and adjoining  | The single storey dwelling does not impact via overshadowing the on site POS as the POS is to the north of the secondary dwelling. The proposal will not impact the POS of the adjoining neighbouring properties as there is an adjacent driveway and parking to the south - Complies                             |
| Clause 3.16, 3.17, 3.18 & 3.19 – Visual Privacy   | All windows that face living areas, bedrooms, POS have a minimum sill height of 1.5m or 1.8m<br>No upper floor proposed and no roof top balconies.  |

|   |  |
|---|--|
|   | Complies   |
| Clause 3.20 & 3.23 - Maximum Roof Pitch 25 Deg  | Proposed 15 Degrees - Complies   |
| Clause 3.21 & 3.22 – Attic & Dormer   | Not Proposed.  |
| Clause 3.24 Foreshore Protection Area   | Not Applicable   |
| Clause 3.25 – Change of use   | Not Applicable   |
| Clause 3.26 – Car Parking   | The proposal does not reduce the parking requirements for the primary dwelling.  |
| Clause 3.27 – Trees   | The dwelling does not impact on any trees and proposes 2 new 75L tree.   |
| <b>SECTION 11–LIVABLE HOUSING</b>   |  |
| <p>11.1 Development must comply with the following requirements:</p> <p>New secondary dwellings are to provide: • capability for a safe and continuous path of travel from the street or car parking area into the dwelling; • internal doors with a clearance of 820mm and corridors with a clearance of 1000mm, that facilitate comfortable unimpeded movement between spaces;</p> <p>• a bathroom that contains a hobless shower recess; • reinforced walls around the toilet, shower and bath to support safe installation of grabrails at a later date.</p>  | <p>The proposal complies with the requirement in Section 11 as the Secondary dwelling will be accessed via a footpath from the street to dwelling from the side access.</p> <p>The internal doors area all 820mm in width and have more than 1m corridor of clearance to the bedrooms and bathroom. The bathroom shall be additional reinforced to allow for fixtures.</p> |
| <b>State Environmental Planning Policy (Housing) 2021</b>   |  |
| <p>Part 1 Secondary Dwelling</p> <p>49 Definitions</p> <p>In this Part—</p> <p><b>development for the purposes of a secondary dwelling</b> includes the following—</p> <p>(a) the erection of, or alterations or additions to—</p> <p>(i) a secondary dwelling, or</p> <p>(ii) an ancillary structure within the meaning of Schedule 1,</p> <p>(b) alterations or additions to a principal dwelling for the purposes of a secondary dwelling.</p> <p><b>residential zone</b> means the following land use zones or an equivalent land use zone—</p> <p>(a) Zone R1 General Residential,</p> <p>(b) Zone R2 Low Density Residential,</p> <p>(c) Zone R3 Medium Density Residential,</p> <p>(d) Zone R4 High Density Residential,</p> | <p>The proposal is for a new Secondary Dwelling within Zone R2 Low Density Residential.</p>  |

|  |   |
|--|---|
| (e) Zone R5 Large Lot Residential.   |   |
| <b>50 Application of Part</b><br>This Part applies to development for the purposes of a secondary dwelling on land in a residential zone if development for the purposes of a dwelling house is permissible on the land under another environmental planning instrument.   | Noted, the Secondary Dwelling is permissible on the subject land.   |
| <b>51 No subdivision</b><br>Development consent must not be granted for the subdivision of a lot on which development has been carried out under this Part.  | No subdivision is proposed  |
| <b>Division 2 Secondary dwellings permitted with consent</b>   |   |
| <b>52 Development may be carried out with consent</b><br>(1) Development to which this Part applies may be carried out with consent.<br>(2) Development consent must not be granted for development to which this Part applies unless—<br>(a) no dwellings, other than the principal dwelling and the secondary dwelling, will be located on the land, and<br>(b) the total floor area of the principal dwelling and the secondary dwelling is no more than the maximum floor area permitted for a dwelling house on the land under another environmental planning instrument, and<br>(c) the total floor area of the secondary dwelling is—<br>(i) no more than 60m <sup>2</sup> , or<br>(ii) if a greater floor area is permitted for a secondary dwelling on the land under another environmental planning instrument—the greater floor area. | The proposed secondary dwelling is seeking consent via a development application to CBC. The Secondary dwelling has a primary dwelling on the land. The floor area is no more than the 60m <sup>2</sup> . |
| <b>53 Non-discretionary development standards—the Act, s 4.15</b><br>(1) The object of this section is to identify development standards for particular matters relating to development for the purposes of a secondary dwelling that, if complied with, prevent the consent authority from requiring more onerous standards for the matters.<br>Note—<br>See the Act, section 4.15(3), which does not   | The proposed lot size is greater than 450m <sup>2</sup> for the proposed detached secondary dwelling. The proposal does not change the number parking spaces on the site.                                 |



|   |  |
|---|--|
| <p>prevent development consent being granted if a non-discretionary development standard is not complied with.</p> <p>(2) The following are non-discretionary development standards in relation to the carrying out of development to which this Part applies—</p> <p>(a) for a detached secondary dwelling—a minimum site area of 450m<sup>2</sup>,</p> <p>(b) the number of parking spaces provided on the site is the same as the number of parking spaces provided on the site immediately before the development is carried out.</p> |  |
| <p><b>Division 3 Complying development</b></p>  | <p>The proposal is not seeking a complying development approval. As such the subsequent subclauses are not relevant.</p> |

### **Conclusion**

Our investigation of the property in question and the surrounding area concludes that the proposed Secondary Dwelling would have minimal impact on the adjoining dwellings and neighbourhood.

We seek Council to view this application favourably.