

The Drafting Studio

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STATEMENT of
ENVIRONMENTAL EFFECTS

Address:

No 27 105 Rawson Rd,
GREENACRE NSW 2190

Development Application for a
Secondary Dwelling.

Prepared for:

Chris Abood

Prepared By:

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29/05/25

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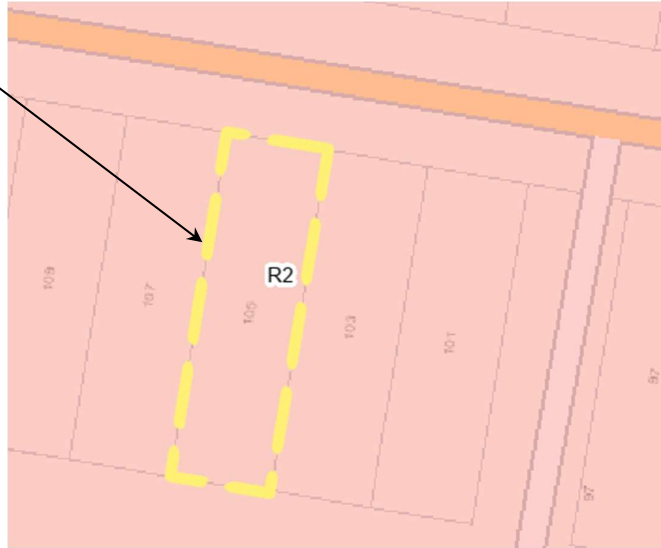
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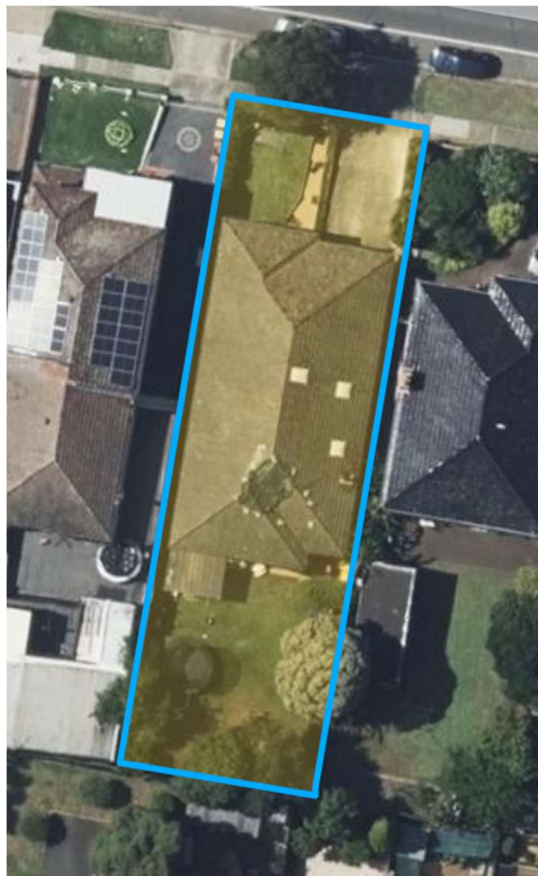
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105 Rawson Rd
GREENACRE
Zoning R2



The Site is Zoned R2



Aerial view of the proposed site.

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Site Information

ADDRESS: 105 Rawson Rd GREENACRE

L 5 DP 346564

The subject property is known as 105 Rawson Rd GREENACRE. The subject property is located within the Local Government Area of Canterbury Bankstown Council". The subject property allotment size is capable of sustaining the proposed development.

The site is approximately 607m2 in area and developed with a single storey dwelling. The site is in a well-established residential street, fully serviced.

Description of Development Proposal

The proposal consists of the construction of a detached Secondary Dwelling located to the rear of the existing dwelling. The proposal also includes demolition of an existing shed.

Current site

The site currently has an existing dwelling and land slopes to the front of the block.

Environmental Impact Assessment

Natural Environment

- Minimal impact on vegetation, with no significant tree removal required.
- No adverse effect on local biodiversity.

Built Environment

- The secondary dwelling complies with CBLEP 2023 regulations for secondary dwellings.
- Design ensures privacy and minimal overshadowing of adjoining properties.

Traffic and Transport

- No expected increase in traffic congestion.

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Noise and Pollution

- Short-term construction impacts mitigated through best-practice site management.

Waste Management

- Demolition waste will be managed in accordance with Canterbury-Bankstown Council's Waste Management Guidelines.
- Sustainable practices will be employed for disposal and recycling.

Site Suitability

- The 607m² lot size meets Canterbury-Bankstown Council requirements for secondary dwellings.
- The proposal maintains consistency with the existing built character of the neighbourhood.

Public Interest

- The secondary dwelling supports housing availability options within the local community.
- No anticipated negative impacts on community amenity.

Requirements for secondary dwellings

SECTION 3—SECONDARY DWELLINGS

Objectives

O1 To ensure secondary dwellings are established in conjunction with the principal dwelling on the same site.

Secondary Dwelling is proposed as a detached dwelling rear of the existing dwelling.

O2 To ensure the building form is subservient to the principal dwelling on the same site in terms of visual bulk and scale.

The proposed dwelling is to the rear, lower in height and scale.

O3 To ensure the building form, building design and setbacks of secondary dwellings are compatible with the prevailing suburban character of the residential areas.

The design and setbacks comply with requirements set out in the Canterbury-Bankstown

Development Control Plan 2023

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O4 To ensure the building form, building design, room sizes and internal layout of secondary dwellings provide appropriate amenity to residents in terms of private

open space, access to sunlight, privacy and useability.

The building form and design is typical of common Secondary Dwelling designs and complies with the requirements of Canterbury-Bankstown Development Control Plan 2023

O5 To ensure the building form and building design of secondary dwellings do not adversely impact on the amenity of neighbouring sites in terms of visual bulk, access to sunlight and privacy.

The building form and design is typical of common Secondary Dwelling designs and complies with the requirements of Canterbury-Bankstown Development Control Plan 2023

O6 To ensure the size, location and design of private open spaces provide appropriate amenity to residents in terms of useability, access to sunlight, privacy and landscape.

113.05m² of private open space is provided in the proposal. Set well back on the block. It is a single level and complies with the requirements of Canterbury-Bankstown Development Control Plan 2023

O7 To ensure the landscape design contributes to a high-quality streetscape and amenity.

No changes to front landscaping and streetscape

O8 To provide deep soil zones to allow for and support healthy plant and tree growth.

70m² of deep soil zones will be retained as part of the private open space area.

O9 To ensure the building form of secondary dwellings in the foreshore protection area preserves the existing topography, land and rock formations, and the unique ecology of natural bushland and mangrove areas.

The site is not in a foreshore protection area

Development controls

Lot size

3.1 A secondary dwelling is permissible on a site with a minimum lot size of 450m²

The site is 607 m², well in excess of requirements.

Site cover

3.2 Council must not consent to development for the purpose of secondary dwellings unless:

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(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

Existing Site is 607.0m²

Total House floor area is 200.13m² and Proposed Secondary Dwelling is 60m².

Totalling 260.13m²

FSR Required is 0.5:1. Or 303.5m

FSR is well under requirements.

(b) the total floor area of the secondary dwelling is no more than 60m² 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.

Secondary Dwelling is 60m² and complies with this clause.

Storey limit (not including basements)

3.3 The storey limit for attached secondary dwellings is two storeys.

Only a single ground Floor level is proposed.

3.4 The storey limit for detached secondary dwellings is single storey and the maximum wall height is 3m.

Only a single ground Floor level is proposed, and Maximum wall height is 2.950m

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.

Cut and fill is being kept to a minimum. It is estimated at approximately 50-100mm. This is well within reasonable constraints.

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.

Cut and fill is being kept to a minimum. It is estimated at approximately 50-100mm. This is well within reasonable constraints.

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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.

Cut and fill is being kept to a minimum. It is estimated at approximately 50-100mm. This is well within reasonable constraints.

Setback restrictions

3.8 The erection of secondary dwellings is prohibited within 9m of an existing animal boarding or training establishment.

Not Applicable

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

Not Applicable

(b) 6.5m for the second storey.

Not Applicable

3.10 The minimum setback to the secondary street frontage is:

(a) 3m for a building wall; and

Not Applicable

(b) 5.5m for a garage or carport that is attached to the building wall.

Not Applicable

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.

Setback is a Minimum of 0.9m

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.

Not Applicable

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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.

Private open space provided is 113.05m², well above the required 80m²

No works are to be carried out in the street setback zones. 73.71m² of soft soil area is to be retained at the rear of the dwelling..

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.

The Secondary dwelling is set well back on the site and has access to light throughout the day.

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.

The Secondary dwelling is set well back on the site and has access to light throughout the day.

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.

The Secondary dwelling is set well back on the site and other dwellings are not affected. All dwellings access to light throughout the day.

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

No visual privacy is affected as windows have been placed to address visual privacy.

(b) provide the window with a minimum sill height of 1.5m above floor level; or

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No visual privacy is affected as windows have been placed to address visual privacy.

(c) ensure the window cannot open and has obscure glazing to a minimum height of 1.5m above floor level;
or

No visual privacy is affected as windows have been placed to address visual privacy.

(d) use another form of screening to the satisfaction of Council.

No visual privacy is affected as windows have been placed to address visual privacy.

3.18 Where development proposes a window that directly looks into the private open space of an existing dwelling, the window does not require screening where:

(a) the window is to a bedroom, bathroom, toilet, laundry, storage room, or other non-habitable room; or

No visual privacy is affected as windows have been placed to address visual privacy.

(b) the window has a minimum sill height of 1.5m above floor level; or

No visual privacy is affected as windows have been placed to address visual privacy.

(c) the window has translucent glazing to a minimum height of 1.5m above floor level; or

No visual privacy is affected as windows have been placed to address visual privacy.

(d) the window is designed to prevent overlooking of more than 50% of the private open space of a lower-level or adjoining dwelling.

No visual privacy is affected as windows have been placed to address visual privacy.

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

Only a ground floor dwelling is proposed.

(b) does not exceed a width of 1.5m throughout; and (c) incorporates a form of screening to the satisfaction of Council such as partially

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Only a ground floor dwelling is proposed.

(c) recessing the balcony into the building.

Only a ground floor dwelling is proposed.

3.20 Council does not allow secondary dwellings to have roof-top balconies and the like.

Only a ground floor dwelling is proposed.

Building design

3.21 The maximum roof pitch for attached secondary dwellings is 35 degrees.

Proposal is for a detached dwelling.

3.22 Council may allow attached secondary dwellings to have an attic provided the attic design:

(a) accommodates no more than two small rooms (for the purposes of a bedroom and/or study) and a bathroom plus an internal link to the storey below; and

No attic is proposed.

(b) ensures the attic does not give the external appearance of a storey.

No attic is proposed.

3.23 The design of dormers must:

(a) be compatible with the form and pitch of the roof; and

No dormer window is proposed.

(b) must not project above the ridgeline of the main roof; and

No dormer window is proposed.

(c) must not exceed a width of 2m; and

No dormer window is proposed.

(d) the number of dormers must not dominate the roof plane.

No dormer window is proposed.

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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.

Proposed roof pitch is 5 degrees well under the max 25 allowable.

3.25 Development in the foreshore protection area (refer to map in Appendix 1) must use non-reflective materials that are compatible with the natural characteristics and colours of the area (such as olive green, grey and dark brown).

Proposal is not in a foreshore protection area.

3.26 The change of use of outbuildings to secondary dwellings must comply with the National Construction Code.

No change of use is proposed.

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 is no reduction in parking spaces.

Landscape

3.28 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

No Significant trees will be affected by the proposed DA

Conclusion

This development application aligns with local planning controls and demonstrates minimal environmental impact. The proposal enhances housing availability while maintaining compliance with environmental and planning policies.