

# STATEMENT OF ENVIRONMENTAL EFFECTS

Proposed Secondary Dwelling

Prepared For:

Canterbury-Bankstown Council

Prepared By:

Avant Architects

Site Address:

30 Waratah Street, Canterbury NSW 2193

Lot 33 Sec B DP 4645

Date:

July 2025

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## 1. Introduction

This Statement of Environmental Effects (SEE) accompanies the Development Application (DA) for the construction of a detached, two-storey secondary dwelling at the rear of 30 Waratah Street, Canterbury.

The SEE addresses Council's request to assess the proposal against the Canterbury-Bankstown Local Environmental Plan (LEP) 2023 and the Canterbury-Bankstown Development Control Plan (DCP) 2023, specifically identifying any areas of non-compliance.

The proposal aligns with both State and local planning objectives by facilitating affordable, diverse, and sustainable housing options in low-density residential areas, while maintaining neighbourhood character and amenity.

## 2. Site and Locality

The subject site comprises a 450 m<sup>2</sup> rectangular allotment on the southern side of Waratah Street, featuring a frontage to Waratah Street of approximately 12.2 metres and rear lane access.

It is zoned R2 Low Density Residential and is surrounded by one- and two-storey dwellings, many with rear lane garages or studios. The streetscape is suburban, tree-lined, and features landscaped setbacks.

The site currently contains a single-storey brick dwelling with a tiled roof and a detached garage at the rear. Both front and rear yards are landscaped, with boundary fencing and mature vegetation contributing positively to the streetscape.

## 3. Present and Previous Uses

The site is, and has historically been, used for single dwelling residential purposes, consistent with the prevailing land use in the surrounding area.

## 4. Description of the Proposal

The proposal includes:

- Construction of a detached, two-storey secondary dwelling at the rear of the site, with a gross floor area of 60 m<sup>2</sup>.
- Provision of one off-street parking space accessed via the rear lane.

- Retention of the existing primary dwelling.
- Landscaping works to meet minimum landscaped area requirements and enhance environmental quality.

The secondary dwelling will comprise open-plan living, kitchen, and bathroom facilities on the ground floor, with two bedrooms and a bathroom on the upper floor. The design ensures adequate sunlight, ventilation, privacy, and amenity for both dwellings.

## 5. Site Suitability

The site is not identified as being subject to soil instability, slip, bushfire, flooding, geotechnical, or groundwater hazards. It is fully serviced and is conveniently located near public transport, schools, parks, and shops. The site's size, configuration, and rear lane access make it well-suited to the proposed development.

The immediate neighbourhood is predominantly low-density residential, comprising detached and semi-detached dwellings on similarly sized lots. Many properties along Waratah Street and the rear lane feature rear garages, studios, and secondary dwellings, reflecting a pattern of development that the proposal aligns with. The proposal is consistent with the established built form and does not introduce an incompatible scale or bulk.

## 6. Design Guidelines

### **Streetscape, Solar Access & FSR**

The secondary dwelling is consistent in scale and massing with other lane-access dwellings in the locality. The design and articulation enhance the site's aesthetic quality while preserving privacy and amenity for neighbours.

The proposal achieves minimum solar access requirements and complies with the FSR maximum of 0.5:1. Materials and finishes, including neutral tones, are compatible with neighbouring developments.

The site includes a combination of grass areas, garden beds, and mature shrubs. The proposal retains most of the existing vegetation, particularly within the front yard, preserving the streetscape contribution of the site.

## **7. Access and Traffic**

The site enjoys dual access, with a primary pedestrian and vehicular entry from Waratah Street and secondary vehicular access from the rear lane. The rear lane facilitates safe and convenient parking for the proposed dwelling, consistent with neighbouring properties. The site is fully serviced, with connections available to all standard utilities, including water, sewer, electricity, telecommunications, and stormwater infrastructure.

Vehicular access and parking for the secondary dwelling are provided via the rear lane. The modest two-bedroom scale will generate minimal additional traffic and will not compromise road safety, pedestrian amenity, or parking availability. Lighting and pathways are proposed to improve site accessibility and security.

## **8. Privacy, Views and Overshadowing**

The dwelling is designed to minimise overlooking through careful window placement and orientation. Shadow diagrams confirm compliance with solar access requirements for neighbouring properties.

The proposal does not obstruct any significant views and maintains reasonable amenity for adjoining properties.

## **9. Air and Noise**

The proposal will not generate hazardous emissions or disruptive noise. Construction noise will be temporary and managed in accordance with Council requirements. Ongoing noise impacts will be negligible and consistent with residential use.

## **10. Building Code of Australia & Fire Safety**

The proposed building will comply with the Building Code of Australia (BCA) and incorporate all required fire safety measures, including smoke alarms installed in accordance with AS 3786.

## 11. Compliance with Canterbury-Bankstown LEP 2023

Control	Requirement	Proposed	Compliance
Zoning	R2 Low Density Res.	R2	✓ Permissible
Secondary dwelling	Permissible w/ consent	Proposed	✓ Complies
Max building height	8.5m	~6.76m	✓ Complies
Floor Space Ratio	$\leq 0.5:1$	~0.49:1	✓ Complies
Landscaped area	$\geq 20\%$	~25%	✓ Complies
Private open space	$\geq 24 \text{ m}^2$	$\geq 24 \text{ m}^2$	✓ Complies

## 12. Compliance with Canterbury-Bankstown DCP 2023

Control	Requirement	Proposed	Compliance
Site area	$\geq 450 \text{ m}^2$	450 m <sup>2</sup>	✓ Complies
Secondary dwelling GFA	$\leq 60 \text{ m}^2$	60 m <sup>2</sup>	✓ Complies
Maximum height	$\leq 8.5\text{m}$	~6.76m	✓ Complies
Storeys	Max 1 (unless rear lane)	2 storeys (rear lane)	✓ Complies

Control	Requirement	Proposed	Compliance
Setbacks	Consistent with DCP	Complies	✓ Complies
Landscaped area	≥20%	~25%	✓ Complies
Parking	Not required	1 space	✓ Complies
Privacy & overlooking	Minimise impact	Designed accordingly	✓ Complies
Solar access	Min. 3 hrs to neighbours	Complies	✓ Complies

### 13. Section 4.15 Assessment

- **Environmental Planning Instruments:** The proposal complies with SEPP, LEP 2023, and DCP 2023.
- **Likely Impacts:** Minimal; amenity, privacy, and overshadowing impacts are mitigated.
- **Suitability:** The site is suitable for the proposed development given its size, shape, and access.
- **Public Interest:** The proposal provides affordable and appropriate housing consistent with planning policy.

### 14. Erosion and Sediment Control

An Erosion and Sediment Control Plan (ESCP) will be submitted to Council with the DA application and prior to the commencement of works, in accordance with standard requirements, to minimise off-site impacts during construction.

## **15. Conclusion**

This updated SEE demonstrates that the proposed secondary dwelling:

- Complies with the Canterbury-Bankstown LEP 2023 and DCP 2023.
- Maintains the neighbourhood character and amenity of surrounding properties.
- Enhances the site's use while respecting planning objectives.

Accordingly, we respectfully request Council's favourable consideration of this Development Application.

**Prepared by Avant Architects**

**Date: July 2025**