

## STATEMENT OF ENVIRONMENTAL EFFECTS

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### STATEMENT OF ENVIRONMENTAL EFFECTS

DEVELOPMENT APPLICATION

(ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979)

DEVELOPMENT APPLICATION:

DEVELOPMENT APPLICATION – NEW DWELLING HOUSE

PROPOSAL:

CONSTRUCTION OF A TWO STOREY DWELLING HOUSE OVER BASEMENT PARKING  
INCLUDING AN IN-GROUND SWIMMING POOL, DETACHED CABANA,  
ASSOCIATED LANDSCAPING, PAVING WORKS AND SITE WORKS

PROPERTY ADDRESS:

6 SARIC AVENUE  
GEORGES HALL NSW

USE:

DWELLING HOUSE

CONSENT AUTHORITY:

CANTERBURY-BANKSTOWN COUNCIL

DATE:

MAY 2026

PURPOSE OF REPORT:

THIS STATEMENT OF ENVIRONMENTAL EFFECTS ACCOMPANIES A DEVELOPMENT APPLICATION SEEKING CONSENT FOR THE CONSTRUCTION OF A NEW TWO STOREY DWELLING HOUSE OVER BASEMENT PARKING, INCLUDING AN IN-GROUND SWIMMING POOL, DETACHED CABANA, ASSOCIATED LANDSCAPING, PAVING WORKS, AND ALL RELATED SITE WORKS. THE PROPOSAL HAS BEEN DESIGNED TO RESPOND APPROPRIATELY TO THE SITE CONTEXT, SURROUNDING RESIDENTIAL CHARACTER, AND APPLICABLE PLANNING CONTROLS, WHILE PROVIDING A HIGH-QUALITY RESIDENTIAL OUTCOME WITH MINIMAL IMPACT ON ADJOINING PROPERTIES AND THE PUBLIC DOMAIN.

## 1.0 INTRODUCTION

This document comprises a Statement of Environmental Effects to accompany a Development Application to demolish an existing single storey brick tiled roof dwelling over basement parking with associated structures and construction of a two storey dwelling over basement parking with in-ground pool, cabana & associated landscaping / paving work at 6 Saric Avenue, Georges Hall

This report aims to assess the potential impacts and environmental effects of the proposed development for the subject site under section 4.15 (formerly 79c) of the Environmental Planning and Assessment Act 1979.

The subject property is legally identified as; Lot 9 | D.P 238429

The subject site is located close to public transport links to Bankstown Station as well as other infrastructure, which provides a good opportunity for redevelopment. This has been recognised through the current zoning of land in the general locality, which allows various forms of residential development including single dwelling housing.

The urban design qualities of the proposed development are complementary to the established character of Saric Avenue will substantially improve the streetscape amenity by incorporating the following:

- Replacing an aging, single storey brick tiled roof dwelling with new housing stock of a comparable scale to existing residential development in the locality
- A building form designed to effectively assimilate into existing streetscape and natural terrain
- Simple architectural features with articulation and good presentation to the street
- Adequate off-street parking
- Passive surveillance opportunities from habitable room windows

Two storey dwelling residential development is an acceptable form of housing when good planning and urban design controls are established to guide the building industry. Canterbury-Bankstown Council has comprehensive planning and urban design standards to ensure that this form of development complements existing residential areas.

Desired outcomes such as, the block principal and streetscape amenity are more easily achieved with double storey development than any other form of low to medium density housing, which is why they are permitted in zone R2 – Low Density Residential

The proposed design promotes best planning practice and is consistent with Council's DCP requirements, resulting in a high-quality development that will enhance the amenity of the locality.

## 2.0 SITE/LOCALITY DESCRIPTION

The subject land no. 6 Saric Avenue is located on the Southern side of the street with the nearest cross street being Marion Street situated 80m South of the subject site. The site is rectangular in shape and also identified as a corner allotment ,the subject site has an Western boundary frontage to Saric Avenue of 12.19m, Northern side boundary of 31.73m + 5.085m, Southern side Boundary 35.385m, and an Eastern rear boundary of 15.85m. The subject site comprises a total site area of 556.4m<sup>2</sup>.

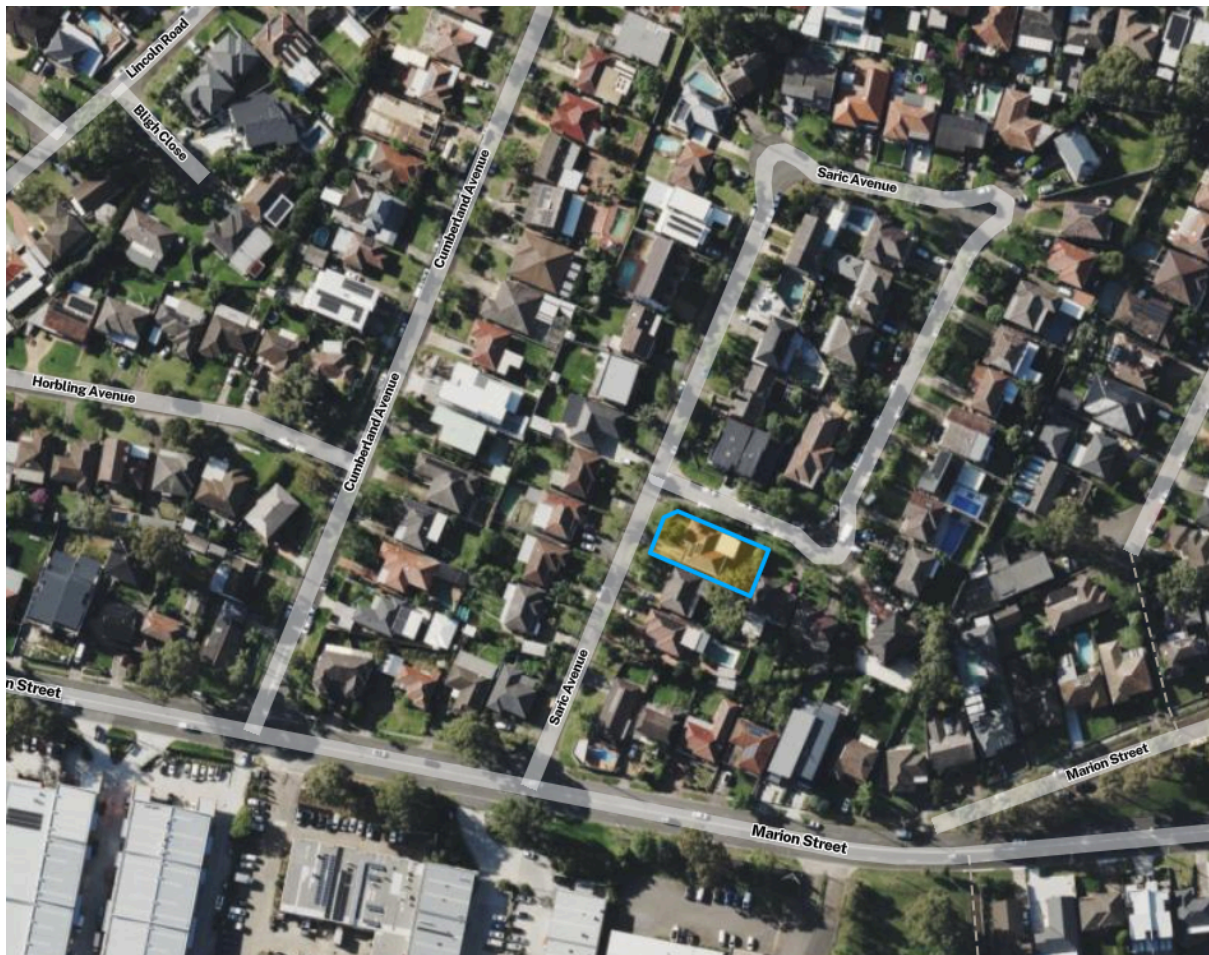


Figure 1 – Captured from <https://www.google.com/earth/>

Denotes Subject Site: 

**Subject Site No. 6; is currently occupied with a single storey brick tiled dwelling over basement parking with associated structures all to be demolished with associated hard surface areas.**



View of existing dwelling at subject site 6 Saric Avenue, Georges Hall



View of side adjoining neighbouring dwelling at No. 4 Saric Avenue, Georges Hall



View of rear adjoining neighbouring dwelling at No. 59 Saric Avenue, Georges Hall



Contemporary design new dual occupancy development at No. 26 Saric Avenue, Georges Hall

The locality is characterised by the following:

- A mixture of residential development including single and two storey dwelling houses with interspersed dual occupancies predominantly to the southern side of the street
- Contemporary and older style cottages constructed in various architectural styles and building materials
- Standard width, paved and unpaved nature strip

- Predominantly fenced frontages
- Well-kept front yards with small, medium and large trees and shrubs.

### **3.0 THE PROPOSAL**

The proposal involves the demolition of an existing single-storey brick dwelling over part of the basement along with its associated structures, paving, and landscaping. In its place, a new two-storey dwelling over basement parking with in-ground pool & cabana. The project will also include necessary paving and landscaping works.

The current single-storey brick dwelling, which is composed of face brick and has a tiled roof, will be demolished to make way for the new development. This demolition will involve removing the entire structure and any accompanying out-buildings or structures.

### **4.0 RELEVANT PLANNING CONTROLS**

**The Canterbury Bankstown Local Environmental Plan (LEP) 2023 replaces LEP 1979.**

Consideration of Canterbury Bankstown Local Environmental Plan 2023 has been given to the proposed development. The proposed development is consistent with the objectives of R2 Residential zone and other relevant provisions of Canterbury Bankstown Local Environmental Plan 2023.

The subject site is zoned residential R2 under the Canterbury Bankstown Local Environmental Plan 2023. The proposed development is permissible with the consent of council provided that the proposal satisfies the objectives of the environmental planning instrument.

#### **Zone R2 Low Density Residential**

Objectives of zone

- 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.
- To promote a high standard of urban design and local amenity.

#### **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

### 4.3 Height of buildings

(1) The objectives of this clause are as follows—

- (a) to establish the height of development consistent with the character, amenity and landform of the area in which the development will be located,
- (b) to maintain the prevailing suburban character and amenity by limiting the height of development to a maximum of 2 storeys in Zone R2,
- (c) to provide appropriate height transitions between development, particularly at zone boundaries,
- (d) to minimise overshadowing to existing buildings and open space,
- (e) to minimise the visual impact of development on heritage items and heritage conservation areas,
- (f) to support building design that contributes positively to the streetscape and visual amenity of an area.

(2) The height of a building on any land is not to exceed the maximum height shown for the land on the [Height of Buildings Map](#).

(2A) Despite subclause (2), the following maximum building heights apply—

- (a) 6m for a secondary dwelling that is not attached to the principal dwelling in Zone R2 on land identified as “Area 1” on the [Clause Application Map](#),
- (b) 8.5m for a dwelling house in Zone R4 on land identified as “Area 2” on the [Clause Application Map](#),
- (c) 11m for a building on a lot that is less than 5,000m<sup>2</sup> on land identified as “Area 1” on the [Height of Buildings Map](#) that is in Zone E3 Productivity Support,

(2B) The maximum wall height for a secondary dwelling that is not attached to the principal dwelling in Zone R2 on land identified as “Area 1” on the [Clause Application Map](#) is 3m.

(2C) The maximum wall height for a dwelling house or dual occupancy in Zone R2 on land identified as “Area 1” on the [Clause Application Map](#) is 7m.

(2D) In this clause—

wall height means the vertical distance between the ground level (existing) and the higher of—

- (a) the underside of the eaves at the wall line, or
- (b) the top of the parapet or the flat roof.

**Planning Comment:** Pursuant to Clause 4.3 – Height of Buildings, the subject site is identified as having a maximum permissible building height of 9.0 metres under the applicable Height of Buildings Map. Additionally, the site falls within “Area 1” under the Clause 4.3 application map, which prescribes a maximum wall height of 7.0 metres. The proposed development has been designed to comply with both the maximum building height and maximum wall height requirements, ensuring consistency with the applicable development standards and maintaining compatibility with the surrounding built form and residential character.

#### 4.4 Floor space ratio

(1) The objectives of this clause are as follows—

- (a) to establish the bulk and maximum density of development consistent with the character, amenity and capacity of the area in which the development will be located,
- (b) to ensure the bulk of non-residential development in or adjoining a residential zone is compatible with the prevailing suburban character and amenity of the residential zone,
- (c) to encourage lot consolidations in commercial centres to facilitate higher quality built form and urban design outcomes,
- (d) to establish the maximum floor space available for development, taking into account the availability of infrastructure and the generation of vehicular and pedestrian traffic,
- (e) to provide a suitable balance between landscaping and built form in residential areas.

(2) The maximum floor space ratio for a building on any land is not to exceed the floor space ratio shown for the land on the [Floor Space Ratio Map](#).

(2A) Despite subclause (2), the maximum floor space ratio for a building on land specified in Column 1 of the table to this subclause with a lot width at the front building line less than the width specified in Column 2 is the floor space ratio specified in Column 3.

Column 1	Column 2	Column 3
“Area 1” on the <a href="#">Floor Space Ratio Map</a>	18m	2:1
“Area 3” on the <a href="#">Floor Space Ratio Map</a>	30m	2:1
“Area 4” on the <a href="#">Floor Space Ratio Map</a>	30m	1:1

(2B) Despite subclause (2), the following maximum floor space ratios apply—

- (a) for a building used for non-residential purposes—

- (i) on land in Zone R2 and identified as “Area 1” on the [Clause Application Map](#)—0.4:1, and
  - (ii) on land in Zone R2 or R3 and identified as “Area 2” on the [Clause Application Map](#)—0.5:1, and
  - (iii) on land in Zone R4 and identified as “Area 2” on the [Clause Application Map](#)—0.75:1,
- (b) for a building used for the purposes of dwelling houses or semi-detached dwellings on land identified as “Area 2” on the [Clause Application Map](#)—
- (i) for a site area less than 200m<sup>2</sup>—0.65:1, and
  - (ii) for a site area greater than 200m<sup>2</sup> but less than 600m<sup>2</sup>—0.55:1, and
  - (iii) for a site area of 600m<sup>2</sup> or more—0.5:1,
- (c) for a building used for the purposes of dual occupancies on land in Zone R2 and identified as “Area 2” on the [Clause Application Map](#)—0.5:1,
- (d) for a building on land identified as “Area 5” on the [Floor Space Ratio Map](#), where mid-block connections of at least 20m wide are not provided for public use—2:1,
- (e) 1.2:1 for a building that is—
- (i) used for the purposes of co-living housing, residential flat buildings or shop top housing, and
  - (ii) in Zone R4, and
  - (iii) in the Belmore and Lakemba Precinct, and
  - (iv) with a site area greater than 1,200m<sup>2</sup> but less than 1,500m<sup>2</sup>.

**Planning Comment:** Pursuant to Clause 4.4 – Floor Space Ratio, the subject site is identified as having a maximum permissible Floor Space Ratio (FSR) of 0.5:1 under the applicable Floor Space Ratio Map. The proposed development achieves an FSR of 0.49:1, remaining below the maximum allowable standard. Accordingly, the proposal complies with the relevant FSR control and maintains an appropriate scale of development consistent with the objectives of the zone and surrounding residential character.

## STATEMENT OF ENVIRONMENTAL EFFECTS

<b>CONTROL</b>	<b>REQUIREMENT</b>	<b>PROPOSED</b>	<b>COMPLIANCE</b>
<b>Storey Limit</b>	Maximum 2 storeys (excluding basements).	The proposed dwelling house consists of two storeys above ground level (excluding basements)	Complies
<b>Site Topography</b>	Development must be compatible with existing slope and contours. No elevated platforms, excessive terracing, rock excavation or unnecessary retaining walls permitted.	Development responds to the natural landform and minimises excessive cut, fill and retaining walls.	Complies
<b>Fill – Within Building Perimeter</b>	Reconstituted ground level within ground floor perimeter must not exceed 1m above existing ground level.	Fill within the building footprint remains within the permissible 1m limit.	Complies
<b>Fill – Outside Building Perimeter</b>	Reconstituted ground level outside the ground floor perimeter must not exceed 600mm above adjoining site ground level.	External fill levels are designed within the allowable 600mm limit.	Complies
<b>Primary Street Setback</b>	Minimum setback: 5.5m for ground floor and 6.5m for second storey.	Proposed dwelling provides compliant front setbacks to both ground and upper levels. of 6.5m to front porch element.	Complies
<b>Secondary Street Setback (Corner Lots)</b>	Minimum 3m for building wall and 5.5m for attached garage/carport.	A minimum secondary street setback of 3.0 metres is provided in accordance with the applicable development control requirements.	Complies
<b>Side Setback ≤7m Wall Height</b>	Minimum side setback of 0.9m.	Wall height of 7.0m adopted with a ground floor setback of 0.9m	Complies
<b>Side Setback &gt;7m Wall Height</b>	Minimum side setback of 1.5m.	Upper level wall sections while 7m wall height maintained - proposed 1.5m side setback.	Complies

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<b>Private Open Space</b>	Minimum 80m <sup>2</sup> POS behind front building line with minimum width of 5m throughout.	Private open space exceeds 80m <sup>2</sup> and maintains functional dimensions for residential use.	Complies
<b>Solar Access – Subject Site</b>	At least one living area must receive minimum 3 hours sunlight between 8am–4pm at winter solstice.	Living areas are appropriately oriented to achieve compliant solar access - achieving solar from 8-11am.	Complies
<b>Solar Access – Adjoining Site</b>	At least one adjoining living area must retain 3 hours sunlight or no additional overshadowing permitted.	Development is designed to minimise overshadowing and preserve neighbouring amenity. Refer to shadow diagrams provided as part of the application.	Complies
<b>Private Open Space Solar Access</b>	Minimum 50% of POS for subject and adjoining dwelling to receive 3 hours sunlight between 9am–5pm at equinox.	POS areas maintain compliant solar access and usability.	Complies
<b>Window Privacy – Living Areas</b>	Windows facing living/bedroom windows require offset, 1.5m sill height, obscure glazing or screening.	Privacy measures including obscure glazing and highlight windows are incorporated where required.	Complies
<b>Window Privacy – Private Open Space</b>	Windows facing adjoining POS require compliance with sill height, translucent glazing or design preventing overlooking.	Window placement and privacy treatment minimise overlooking to adjoining private open space.	Complies
<b>Upper Floor Balconies</b>	Upper floor side/rear balconies are only permitted where width does not exceed 1.5m and screening is provided. No rooftop balconies permitted.	Balconies have been located to the rear of the lot rather than addressing the front frontage. A balcony depth of 1.65m is proposed, representing a minor variation to the DCP control; however, this does not result in any adverse privacy, overshadowing, or streetscape impacts and remains consistent with	Merit
<b>Roof Pitch</b>	Maximum roof pitch of 35 degrees.	Roof design remains within the maximum permissible pitch.	Complies

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<b>Attic Design</b>	Permitted where attic does not appear as a storey and contains maximum two small rooms and bathroom.	No attic proposed.	Non-Applicable
<b>Dormer Design</b>	Must not project above ridgeline, max width 2m and must not dominate roof plane.	No dormer has been proposed.	Non-Applicable
<b>Car Parking Location</b>	Parking spaces must be behind front building line with at least one covered parking space.	Covered parking is provided behind the front building line in accordance with DCP requirements in the form of basement parking.	Complies
<b>Garage Forward of Building Line</b>	One uncovered stacked parking space may be forward of the building line if compliant.	The driveway can cater for an uncovered parking space - 2 spaces have been provided in the form of basement parking.	Complies
<b>Garage Design</b>	Garage must be architecturally integrated and not dominate street façade.	Non-applicable - the application seeks approval for basement parking and will not dominate street facade through careful articulation and planting.	Complies
<b>Landscape Retention</b>	Significant trees on site and adjoining sites must be retained and protected where possible.	Existing significant vegetation is retained where practical and protected during construction. The application only seeks the removal of noxious bush trees with minimal environmental impact, ensuring the overall landscape character and site amenity are maintained.	Complies
<b>Front Landscaping</b>	Minimum 45% landscaping between dwelling and primary street frontage.	Front setback provides compliant soft landscaping exceeding minimum requirements.	Complies
<b>Secondary Frontage Landscaping</b>	Minimum 45% landscaping to secondary street frontage where applicable.	Secondary frontage landscaping provided where applicable in accordance with DCP controls.	Complies

<b>Tree Planting</b>	Minimum one 75L tree between dwelling and primary street frontage.	Required canopy tree planting is provided within the front setback.	Complies
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### **Views and vistas**

The proposed development will not affect any significant views or vistas

### **Water management**

Canterbury- Bankstown council's goal is to develop the long-term improvement of waterway health, which enhances the ecological integrity of the system, whilst balancing the need to manage flooding, wastewater and stormwater. To achieve this goal the proposed development provides the following:

- A hydraulic detail plan, demonstrates that stormwater can be collected, stored and discharged to the street at an acceptable rate of flow, ensuring that there will be no adverse impact on council's stormwater system, the development itself or adjoining properties
- On site stormwater detention compensates for any additional runoff resulting from the development, the storage capacity of the detention system caters for the required storm event, which ensures that there will be no additional impact on natural watercourses
- Soft soil areas within the site also assist in reducing runoff from the site
- Erosion and sedimentation control measures will be implemented during construction

### **Landscaping and soft soil**

Soft soil landscaping opportunities are available in the front and rear yards of proposed dwelling, which is consistent with council's principles for Landscaping. The amount of open space available and the selection of planting nominated on the Landscape plan will achieve the objectives outlined in the DCP as follows:

- Screening between adjoining properties
- Softening the visual impact of hard surface areas and car parking spaces
- Appropriate species selection for the climate
- Enhancement of the streetscape amenity

### **Private Open Space**

The proposed dwellings include private open space areas in excess of the minimum DCP requirements and it is directly accessible from the living room.

### **Streetscape**

The objective of this requirement is to enhance the built form, landscape and environmental conditions of the site in context with surrounding development. The surrounding neighbourhood is characterised by a mixture of one and two storey dwellings constructed in varying building materials and architectural styles.

The proposed development will continue an already emerging trend for improvement with new building forms and densities as Saric Avenue and other surrounding street blocks in the locality already accommodate a mixture of new one or two storey construction. As such, the design is of a scale and uses a mixture of materials that is intended to integrate well with the existing streetscape.

### **Building form**

Design elements such as pitched tiled roofs, well defined entry porches, roof line variations and single storey elements assist in visually reducing the bulk and scale of the proposed development.

As previously mentioned, the built form of locality comprises buildings of varying height and scale, therefore, the proposed development will complement the existing character of the locality.

### **Building Appearance and design**

The proposal results in the construction of a Modern Dwelling with a façade presentation which uses light to medium colours such as render, with tiled pitched roof. The proposed dwelling has been designed to complement other contemporary dwellings in the vicinity. Building material and finishes are provided on the submitted schedule of external colours and finishes.

Overall, the finishes, materials and building form represent an appropriate scale and design for the development which complements the existing streetscape appearance.

### **Solar Access**

Shadow diagrams which show the impact of the proposed development on the adjoining property to the West have been prepared and submitted with the development application. These diagrams have been prepared for 9am, 12 noon and 3pm at the winter solstice (June 21). Overall, the proposal's extent of overshadowing on the adjoining property is considered reasonable as the overshadowing falls to the rear setback of 14 Cartledge Avenue.

### **Energy Efficient Design**

A submitted BASIX Certificate demonstrates that the energy efficiency and thermal comfort levels for the proposed dwelling achieves a desired outcome.

### **Visual and Acoustic Privacy**

It is considered that the proposed dwelling will have minimal impacts on privacy to adjoining properties. Principle Living areas are located at ground, while bedrooms are located on the first floor.

Accordingly, the proposal will not result in adverse visual or acoustic privacy impacts to the adjoining properties.

### **Waste controls**

A waste management plan accompanies this application. The plan adopts the principles of Avoid Reuse Recycle and Dispose to minimise landfill waste.

### **Safety and security**

Design guidelines outlined in the crime prevention through environmental design (CPTED) were considered and incorporated as follows:

- ▯ Provision of clearly visible entry points
- ▯ Passive surveillance treatment has been provided through the provision of habitable room windows that face the street
- ▯ Suitable landscaping will produce a defensible open space at the front resulting in some interaction with the public domain beyond
- ▯ Fencing will be provided to prevent intruders from accessing the rear courtyard areas.

### **Vehicular Access Parking**

The proposed dwellings provide off-street parking in the form of basement parking which contains (2) parking spaces accessed from the primary frontage via a council cross-over.

Saric Avenue carries low volumes of traffic. The proposed vehicular driveway is clearly visible from the street and will not compromise pedestrian safety. There are sufficient sight distances available to view oncoming vehicles and pedestrians along the footpath.

## **5.0 CONCLUSION**

The proposed dual occupancy with associated structures has been assessed in accordance with the provisions of Section 4.15 (formerly 79c) of the Environmental Planning & Assessment Act, 1979 and Council's planning instruments.

The proposal is permissible in *Zone R2 – Low Density Residential* and responds positively to the circumstances of the site and its context and the provisions of Council's planning framework.

The proposed development is considered to be of an appropriate form of development and is consistent with the aims and objectives of Canterbury-Bankstown LEP 2023 and other relevant controls of Canterbury-Bankstown DCP 2023.

The proposed development has been designed to be sympathetic with the surrounding residential character. The site is considered suitable for the proposed dwelling, resulting in minimal environmental, social or economic impacts to the environment.

The proposal is respectful of the amenity of neighbouring residential properties and will provide a high level of residential amenity to future occupants.

The proposal is considered to be in the public interest and therefore Council approval is warranted.