

2026

# Statement of Environmental effect

48 Second Avenue, Campsie



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## 1.0 INTRODUCTION



AKT Engineering & Consulting Pty Ltd has been engaged to prepare a Statement of Environmental Effects to accompany a Development Application to Canterbury-Bankstown Council.

The applicant is seeking approval to carry out the following development on land known as No 48 Second Avenue, Campsie.

- Construction of a Secondary Dwelling with an attached Alfresco.

The application has been prepared pursuant to the provisions of Canterbury-Bankstown Local Environmental Plan 2023 and the supporting Development Control

Plan. This statement of environmental effects is intended to assist Canterbury- Bankstown Council in its assessment of the development application and includes;

- A description of the site, the locality and the proposed development;
- A description of the statutory framework in which the development application will be assessed inclusive of the local planning instruments and the provisions of the Environmental Planning and Assessment ;
- Conclusions in respect of the proposed development.

This statement of environmental effects should be considered in conjunction with the architectural development plans prepared by AKT Engineering & Consulting.

## 2.0 SITE ANALYSIS

### 2.1 Subject Site

The subject site is situated on the Eastern side of Second Avenue and is known as No 48 Second Avenue;

#### **Subject Site:**

The subject site is legally identified as Lot A, in DP 313702

The subject site is regular in configuration and has a frontage of 8.38 meters for the lot and a depth of 60.345 meters at Northern & Southern boundary.

The subject site has a total area of approximately 505.8 m<sup>2</sup>. A survey plan is included with the development plans.



## **Subject Site:**

With regards to topography the subject site has a gradual fall from the Western boundary to the Eastern boundary towards the rear/side of the property. The proposed development is capable of being adequately

### **2.2 Site Context**

The subject site is situated within an established low density residential precinct, which is characterized by single and double Storey attached dwellings interspersed with some dual occupancy development.

The subject site is well serviced by public transport, including Campsie Railway Station; bus services to Canterbury, and surrounding areas.

The site is within walking distance to schools and public open space areas including Campsie Public School.

The proposed development has been designed to ensure that there are no adverse privacy impacts on the adjoining neighbors by providing design with high seal windows proposed on the ground floor along the eastern & western elevation. Shadows cast by the development will also sweep across the front yard of the adjoining property and project towards the road for the most part. There will be no concentration of overshadowing.

- Within the surrounds of the subject site are several Main & Secondary Dwellings. The proposed development would be in character with the evolving character of the precinct.

## 3.0 PROPOSED DEVELOPMENT

### 3.1 Description of Proposal

The applicant seeks development consent to undertake the following:

- Construction of a Secondary Dwelling
- Removing of shrubs at the rear

### 3.2 Proposed Secondary Dwelling

The proposal provides for the construction of a site specifically designed of Secondary Dwelling development on the subject land.

There are no significant trees which require removal to facilitate the proposal, however the existing tree are not recognized as not protective trees. The subject site benefits from having a vegetative backdrop along the rear boundary.

Each of the proposed dwellings comprise of the following: -

#### **Ground Floor**

- Open living space area;
- entry/foyer
- Dining area;
- Kitchen with island
- Bathroom /Shower;
- Laundry;
- 2x bedrooms
- Attached alfresco

The proposed Secondary Dwelling development is numerically summarized as follows:

| Issue             | Proposed              |
|-------------------|-----------------------|
| Site Area         | 505.8 m <sup>2</sup>  |
| Frontage          | 8.38 m                |
| Northern boundary | 60.345 m              |
| Southern boundary | 60.345 m              |
| Rear boundary     | 8.38 m                |
| Total floor area  | 153.7 m <sup>2</sup>  |
| Floor space ratio | 0.5:1                 |
| Landscape         | 101.16 m <sup>2</sup> |

## 4.0 Canterbury- Bankstown Local Environmental Plan 2023

### LAND USE TABLE: Zone R2 Low 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 encourage residential development that maintains the amenity of the surrounding area.
- To ensure that non-residential land uses are located in a setting that minimises impacts on the amenity of a low-density residential environment.

#### **Permitted with consent**

Bed and breakfast accommodation; Building identification signs; Business identification signs; Centre-based child care facilities; Community facilities; Dual occupancies; Dwelling houses; Early education and care facilities; Educational establishments; Emergency services facilities; Environmental protection works; Exhibition homes; Exhibition villages; Flood mitigation works; Group homes; Health consulting rooms; Home businesses; Home industries; Hospitals; Hostels; Neighbourhood shops; Oyster aquaculture; Pond-based aquaculture; Public administration buildings; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Respite day care centres; Roads; Seniors housing; Semi-detached dwellings; Tank-based aquaculture; Water recycling facilities

#### **Part 4: Principal Development standards**

- 4.1 – Minimum subdivision Lot: **N/A no subdivision proposed**
- 4.1AA – Minimum subdivision lot size for community title schemes: **N/A**
- 4.1A – Exceptions to minimum subdivision lot sizes for certain residential development: **N/A**
- 4.1B – Minimum lot sizes for dual occupancies and semi-detached dwellings in ones R2 & R3: **N/A**
- 4.1C – Minimum lot sizes for places of public worship in zones R3 & R4: **N/A**
- 4.2 - Rural Subdivision: **N/A**
- 4.3 – Height of buildings: **the proposed building height is less than 9m**
- 4.4 – Floor space ratio: **Proposal complies and is less than 0.5:1 FSR.**
- 4.5 - Calculations of floor space ratio and site area: **N/A**
- 4.6 – Exceptions to development standards: **N/A**

## **Compliance Table: Part 6: Additional local provisions**

### **6.1 – Acid Sulfate: Class 5 Acid Sulfate on subject site**

| <b>CCDCP Part B: Development in Residential Zones– Compliance Table</b> |                 |                |                 |
|-------------------------------------------------------------------------|-----------------|----------------|-----------------|
| <b>CLAUSE</b>                                                           | <b>CONTROLS</b> | <b>COMMENT</b> | <b>COMPLIES</b> |

| <b>2.21 Secondary Dwellings</b> |                                                                                                                                           |                                                               |     |
|---------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------|-----|
| <b>C.1</b>                      | The appearance of a secondary dwelling is not to detract from the visual amenity of the development on the site and surrounding locality. | Proposed secondary dwelling is behind the main building line. | YES |
| <b>C2</b>                       | Secondary dwellings shall compliment the principal dwelling house in style of construction, design and materials.                         | Similar materials have been selected                          | YES |

|           |                                                                                                                                                                                                                                                                                                                     |                                                              |     |
|-----------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------|-----|
| <b>C3</b> | Metal or corrugated iron materials should be avoided, with the exception of roofs.                                                                                                                                                                                                                                  | No metals have been selected                                 | YES |
| <b>C4</b> | Conversions of existing outbuildings will only be considered where: • The building meets the standards required by the Building Code of Australia (BCA); and • The principal dwelling house complies with the provisions of this DCP including, but not limited to, landscaping, setback, and parking requirements. | N/A                                                          | N/A |
| <b>C5</b> | Secondary dwellings shall not be forward of the principal dwelling house                                                                                                                                                                                                                                            | Proposed secondary dwelling is behind the main building line | YES |



|            |                                                                                                                                                         |                                                                                                                 |     |
|------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------|-----|
| <b>C7</b>  | The minimum site area for a detached secondary dwelling shall not be less than 380m <sup>2</sup> .                                                      | Proposed lot is 505.8sqm<br> | YES |
| <b>C8</b>  | Detached secondary dwellings shall be a maximum of 2 storeys and, where 2 storeys in height, shall not be any higher than the principal dwelling house. | Proposed secondary dwelling is 1 storey                                                                         | YES |
| <b>C9</b>  | Attics within secondary dwellings are not permitted.                                                                                                    | No Attic Proposed                                                                                               | YES |
| <b>C10</b> | The floor to ceiling height of a habitable room within a secondary dwelling shall not be less than 2.4m and not greater than 2.7m.                      | Proposed ceiling height is 2.7m                                                                                 | YES |

|            |                                                                                                                                                                                     |                                                    |                                                                                                                                                           |
|------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>C11</b> | A secondary dwelling, where located above a garage facing a laneway, is permitted to be 1 storey above the garage.                                                                  | N/A                                                | <br><b>AKT</b><br>ENGINEERING & CONSULTING<br>DESIGN • APPROVE • BUILD |
| <b>C12</b> | setbacks for secondary dwellings shall be provided in accordance with Table 5. Secondary dwellings are not permitted within the front setback area of the principal dwelling house. | 0.9m side and rear setbacks proposed               | YES                                                                                                                                                       |
| <b>C13</b> | The size of a secondary dwelling shall not be less than 25m <sup>2</sup>                                                                                                            | Proposed size is 60sqm                             | YES                                                                                                                                                       |
| <b>C14</b> | The size of a bedroom of a secondary dwelling shall not be less than 8m <sup>2</sup>                                                                                                | Smallest bedroom proposed is greater than 11.2 sqm | YES                                                                                                                                                       |

|            |                                                                                                                              |                                      |     |
|------------|------------------------------------------------------------------------------------------------------------------------------|--------------------------------------|-----|
| <b>C15</b> | A living area of a secondary dwelling shall be north-facing where possible, and be provided a window in its northern façade. | Proposed living area is NE facing    | YES |
| <b>C16</b> | Private open space for secondary dwelling and principal dwelling houses shall be provided with a northern orientation.       | North East Site orientation Proposed | YES |
| <b>C17</b> | The living area of the secondary dwelling shall be designed to be accessible to a private open space                         | Living area is accessible to POS     | YES |

|                                   |                                                                                                                                        |                                                 |                                                                                               |
|-----------------------------------|----------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------|-----------------------------------------------------------------------------------------------|
| C18                               | Secondary dwelling design shall minimise direct and close views into windows, balconies or private open spaces of adjoining dwellings. | Single storey proposed. No impact to neighbours |  <p>YES</p> |
| Statement of Environmental effect |                                                                                                                                        | 48 Second Avenue, Campsie                       | Page 15                                                                                       |

|                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                             |         |
|-----------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|
| C19                               | <p>The windows of living rooms within a secondary dwelling that are within a distance of 9m of the windows of living rooms (other than bedrooms) of adjacent dwellings shall be offset by a distance sufficient to limit views between windows. In case of windows overlooking neighbouring private open space areas, windows shall be fixed obscure glazed or highlight window type with a minimum sill height of 1.5m above finished floor level.</p> | <p>No window from a living room is facing any neighbouring property.</p>  | YES     |
| Statement of Environmental effect |                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 48 Second Avenue, Campsie                                                                                                                                   | Page 16 |

|            |                                                                                                                                                                                                                                                                                                                                                                        |     |                                                                                                                                                              |     |
|------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|--------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|
| <b>C20</b> | <p>Balconies of secondary dwellings shall be semi recessed and/or screened so that the view lines are to the rear of the associated principal dwelling house and not to the adjacent properties.</p> <p>Screening shall be provided by durable fixed privacy screens, minimum 1.8m in height as measured above finished floor level and a minimum of 75% obscured.</p> | N/A |  <p>AKT<br/>ENGINEERING &amp; CONSULTING<br/>DESIGN • APPROVE • BUILD</p> | N/A |
| <b>C21</b> | <p>First floor balconies shall be a maximum of 12m<sup>2</sup>.</p>                                                                                                                                                                                                                                                                                                    | N/A |                                                                                                                                                              | N/A |

|            |                                                                                                                                                                                              |                                      |                                                                                                                                                           |     |
|------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|-----|
| <b>C22</b> | Balconies shall not be located on side walls. Exceptions may be granted where side elevations face the street or public open spaces.                                                         | N/A                                  | <br><b>AKT</b><br>ENGINEERING & CONSULTING<br>DESIGN • APPROVE • BUILD | N/A |
| <b>C23</b> | The maximum site coverage for a secondary dwelling, combined with an existing or proposed dwelling house shall remain compliant with the site coverage controls for a single dwelling house. | Site Coverage is compliant with <65% |                                                                                                                                                           | YES |

|            |                                                                                                                                              |                                                            |     |
|------------|----------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------|-----|
| <b>C24</b> | Establishment of a secondary dwelling must not reduce the deep soil zone to less than the minimum required for the principal dwelling house. | Deep soil zone is compliant with greater than 20% proposed | YES |
| <b>C25</b> | A secondary dwelling shall contain at the minimum: • kitchen/kitchenette; • bathroom; • living room; and • bedroom.                          | All rooms are proposed                                     | YES |



|            |                                                                                                                                                                                     |                                                                                |     |
|------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------|-----|
| <b>C26</b> | A common laundry may be provided to share for the principal and secondary dwellings.                                                                                                | A secondary laundry is proposed within the main bathroom                       | YES |
| <b>C27</b> | Private open space within the landscaped area shall be shared between secondary dwellings and principal dwelling house without any internal fencing or other method of demarcation. | Shared POS proposed                                                            | YES |
| <b>C28</b> | Private open space for secondary dwellings and principal dwelling house shall be located at ground level at the rear of the principal dwelling house.                               | POS is proposed at the rear of the principle dwelling (between both dwellings) | YES |

## 5. SEPP (Housing) 2021 Compliance:

### Part 1 Secondary Dwellings:

Part 49: Zone in R2 – Complies

Part 50: Residential dwelling is suitable for the site – Complies

Part 51: No subdivision proposed – Complies

Part 52: Floor area is not greater than 60sqm: Complies

Part 53: Lot size is greater than 450sqm – Complies

Part 54 (1): the land is R2, and does not involve a basement & does not involve a rooftop terrace – Complies.

Part 54 (2): site meets the standards set out in schedule 1: complies

Part 55: N/A

Part 56: N/A

Part 57: N/A

Part 58: N/A

Part 59: N/A

## Air & Noise

The proposed development has no significant impact to the existing noise environment and air quality.

## Heritage

There are no heritage restrictions on the site or within immediate proximity.

## Site Suitability:

The site has been assessed as being suitable for alterations and additions.

- The proposal is permissible with consent within the R2 Low Density Residential zone under the Canterbury- Bankstown LEP 2023
- The proposed height plain is compliant with part 4.3
- The proposed FSR is compliant with part 4.4A

It is determined that the site is suitable for the proposal

## 6.0 CONCLUSION

The proposed development is permissible in the zone and meets the zone objectives.

The applicant has specifically sought to provide a development with a quality site specific design, which reflects contemporary planning and design initiatives.

The proposed development provides for a diversity and affordability of housing choice in the locality and has been designed to adopt the principles.

The proposed development is respectful of the amenity of neighbouring properties and will provide acceptable residential amenity to future residents.

Following a review of the relevant planning controls, it is concluded that the proposed development is consistent with the objectives, planning strategies and detailed controls of these planning documents. Consideration has been given to the potential environmental and amenity impacts that are relevant to the proposed development and this report addresses these impacts.

In view of the above, the proposed development is appropriate and Council approval is recommended.

Recommendation:

Having regard to the benefits of the proposal and taking into account the absence of adverse environmental, social or economic impacts, the application is submitted to Council for assessment.