
STATEMENT OF ENVIRONMENTAL EFFECTS

DEMOLITION OF THE EXISTING STRUCTURE AND CONSTRUCTION OF A PROPOSED DOUBLE-STOREY DWELLING WITH A BASEMENT, INCLUDING CUT AND FILL EARTHWORKS, RETAINING WALLS, AND ASSOCIATED SITE WORKS.

**AT
#35, KATHLEEN STREET, WILEY PARK
LOT- B D.P 314283**



IMAGE SOURCE SIX MAPS

INTRODUCTION

This Statement of Environmental Effects (SEE) has been prepared for the applicant seeking an approval for the demolition of the Existing dwelling house and construction of Double Storey Dwellings with basement, cut and fill with associated earthwork at **35, KATHLEEN STREET, WILEY PARK, NSW**



IMAGE **SOURCE** Planning Spatial Viewer

The site is legally described as **LOT-B DP314283** and has an area of **418.95m²** and a frontage of 10.160 meters. The site's gradient shows a moderate fall to the front of the site, a difference of approximately 2m across the site. The gradient of the land is consistent with variation to the RL.

The site is within the R3 zone pursuant to the provisions of LEP.

This Statement accompanies architectural plans prepared for **Sohail Murad** With Project Number **2411 739**, and supporting documentation as required by Council.

This report assesses the proposed development against the relevant matters for consideration under Section 4.15 of the Environmental Planning and Assessment Act, 1979 and includes the following planning controls: -

- Canterbury-Bankstown Local Environmental Plan 2023
- Bankstown Development Control Plan 2015 (Part B1, Section 3)

THE SITE AND THE SURROUNDING

The site is located on **KATHLEEN STREET, WILEY PARK**. It is rectangular and comprises a total area of 418.95m². The gradient of the site shows a fall towards the front of the site, a difference of approximately 2.2m across the site. The gradient of the land is consistent with variation in the RL.

THE PROPERTY

In this property, there is an existing single-storey dwelling.



IMAGE SOURCE: GOOGLE MAP

PROPOSED DEVELOPMENT

The proposed development involves demolishing the Existing house and retaining walls, cutting and filling the garage, and building a new **Double-storey dwelling with basement Storage** on the Existing Lot.

Specifically, the proposal seeks approval for the following works: -

BASEMENT FLOOR PLAN

- Storage

GROUND FLOOR PLAN

As detailed in the attached architectural plans, the proposed dwelling will be comprised of the following;

- 1 Bedroom with Wardrobe
- Kitchen
- An open-plan family room
- Dining Area
- Laundry
- Porch
- Alfresco
- Pantry

- Bath
- Lounge
- Garage

FIRST FLOOR PLAN

- 2 Bedroom with attached Ensuite & Walk-in
- 2 Bedroom with Wardrobe
- Study
- Bath

Compliance with Canterbury-Bankstown Local Environmental Plan 2023

Clause	Proposal	Compliance
1.1 Name of Plan	This Plan is Canterbury-Bankstown Local Environmental Plan 2023	
1.2 Aims of Plan 1) This Plan aims to make local environmental planning provisions for land in Canterbury-Bankstown in accordance with the relevant standard environmental planning instrument under section 3.20 of the Act. 2) The particular aims of this Plan are as follows— (aa) to protect and promote the use and development of land for arts and cultural activity, including music and other performance arts, (a) to manage growth in a way that contributes to the sustainability of Canterbury-Bankstown, (b) to protect landforms and enhance vegetation, especially foreshores and bushland, in a way that maintains the biodiversity values and landscape amenity of Canterbury-Bankstown, (c) to identify, conserve and protect the Aboriginal, natural, cultural and built heritage of Canterbury-Bankstown, (d) to provide development opportunities that are compatible with the desired future character and amenity of Canterbury-Bankstown, (e) to restrict development on land that is sensitive to urban and natural hazards, (f) to provide a range of residential accommodation to meet the changing needs of the population, (g) to provide a range of business and industrial opportunities to encourage local employment and economic growth and retain industrial areas, (h) to create vibrant town centers by focusing employment and residential uses around existing centers and public transport, (i) to provide a range of recreational and community service opportunities and open spaces to meet the needs of residents of and visitors to Canterbury-Bankstown, (j) to achieve good urban design in terms of site layouts, building form, streetscape, architectural roof features and public and private safety, (k) to ensure activities that may generate intensive car usage and traffic are located near public transport that runs frequently to reduce dependence on cars and road traffic, (l)	The main aim of this application is to facilitate the housing choice / availability by constructing of Double Storey dwellings with basement.	Yes

<p>to consider the cumulative impact of development on the health of the natural environment and waterways and on the capacity of infrastructure and the road network,</p> <p>(m) to support healthy living and enhance the quality of life and the social well-being and amenity of the community,</p> <p>(n) to ensure development is accompanied by appropriate infrastructure,</p> <p>(o) to promote ecologically sustainable development.</p>		
Clause 1.3 – Land to which Plan applies	This Plan applies to the land identified on the Land Application Map	Yes
Clause 2.1 Land use zones The land use zones under this Precinct Plan are as follows— Residential Zones R1 General Residential R2 Low Density Residential R3 Medium Density Residential R5 Large Lot Residential	As discussed above, the proposed development satisfies the zone objectives and is a permissible land use i.e. Detached Secondary Dwelling with the development consent from Council on the site	Yes
4.1 Minimum subdivision lot size	No subdivision is proposed	N/a
Clause 4.3– Height of Buildings The maximum building height permissible is 8.5m	The Proposal has the maximum building height less than 9m	
Clause 4.4– floor space ratio	0.5:1	Yes
Clause 5.6 Architectural roof features (1) The objectives of this clause are as follows— (a) to enable minor roof features to exceed the maximum height for a building, (b) to provide opportunities for architectural roof features that form an integral part of a building's design and contribute to a high-quality built form. (2) Development that includes an architectural roof feature that exceeds, or causes a building to exceed, the height limits set by clause 4.3 may be carried out, but only with development consent. (3) Development consent must not be granted to any such development unless the consent authority is satisfied that— Canterbury-Bankstown Local Environmental Plan 2023 [NSW] Current version for 23 June 2023 to date (accessed 22 July 2023 at 16:17) Page 40 of 139 (a) the architectural roof feature— (i) comprises a decorative element on the uppermost portion of a building, and (ii) is not an advertising structure, and (iii) does not include floor space area and is not reasonably capable of modification to include floor space area, and (iv) will cause minimal overshadowing, and (b) any building identification signage or equipment for servicing the building (such as plant, lift motor rooms, fire stairs and the like) contained in or supported by the roof feature is fully integrated into the design of the roof feature.	Roof features are contained within the prescribed building height	

Clause 5.10 – Heritage conservation	The subject site is not within heritage conservation or has a local/state heritage item that is listed.	N/A
5.11 Bush fire hazard reduction	The proposed site is clear of bushfires.	N/A
5.21 Flood planning	The proposed site is clear of flood.	N/A
6.2 Public Utility Infrastructure	Public utility infrastructure is available.	Yes

Canterbury-Bankstown Local Environmental Plan 2023

Floor Space Ratio	
Height of building	

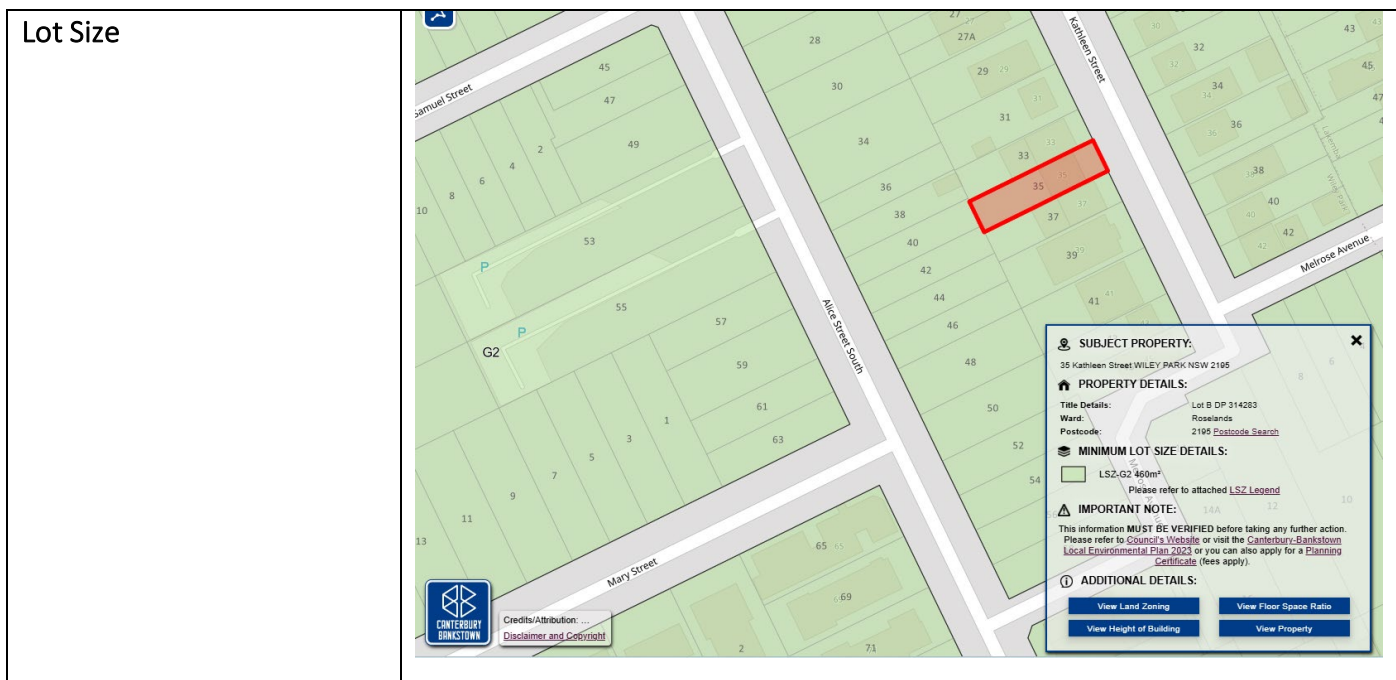


IMAGE SOURCE:- <https://cbcmappublic.cbccity.nsw.gov.au/>

Canterbury-Bankstown Development Control Plan 2023

Chapter 5 Residential Accommodation (Chapter 5.1-Former Bankstown LGA)

Section 2- Dwelling Houses

S.No	Required	Proposed	Achieved
Storey limit			
2.1	The storey limit for dwelling houses is two storeys.	2storey	Yes
2.2	The siting of dwelling houses 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.		
Fill			
2.3	Any reconstituted ground level on the site within the ground floor perimeter of dwelling houses 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.	1m	Yes
2.4	Any reconstituted ground level on the site outside of the ground floor perimeter of dwelling houses 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.	No Fill Proposed outside the building footprint	N/A
Setback restrictions			
2.5	The erection of secondary dwellings is prohibited within 9 metres of an existing animal boarding or training establishment.	No animal boarding or training establishment within 9m.	N/A
Street Setbacks			
2.6	The minimum setback for a building wall to the primary street frontage is: a) 5.5 metres for the first storey (i.e. the ground floor); and	First storey- 65.70m Second Storey 89.80m	Yes

	b) 6.5 metres for the second storey.		
2.7	The minimum setback to the secondary road frontage is: a) 3 metres for a building wall; and b) 5.5 metres for a garage or carport that is attached to the building wall.	It's a Standard Lot. No Secondary Road	N/A
Side Setback			
2.8	For the portion of the building wall that has a wall height less than or equal to 7 metres, the minimum setback to the side and rear boundaries of the allotment is 0.9 metre.	Side-1.08m & 1m Rear-8.935m	Yes
2.9	For the portion of the building wall that has a wall height greater than 7m, the minimum setback to the side boundary of the site is 1.5m. Council may vary this requirement where a second-storey addition to an existing dwelling house demonstrates it must use the ground floor walls for structural support.	N/A	N/A
2.10	The basement level must not project beyond the ground floor perimeter of the dwelling house. For the purposes of this clause, the ground floor perimeter includes the front porch.	The basement is within the building's footprint	Yes
Private Open Space			
2.11	Secondary dwellings must not result in the principal dwelling on the allotment having less than the required landscaped area and private open space.	151.79m²	Yes
Access to Sunlight			
2.12	At least one living area must receive a minimum of 3 hours of sunlight between 8.00 am and 4.00 pm 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 living area faces towards the North West and has bigger windows which receive a minimum 3 hours of sunlight between 8.00 am and 4.00 pm at the mid-winter solstice	Yes
2.13	At least one living area of a dwelling on an adjoining allotment must receive a minimum 3 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 adjoining dwelling receives 3 hours of sunlight in the family area around 8-12 pm.	Yes
2.14	A minimum 50% of the private open space required for the principal dwelling on the allotment and a minimum 50% of the private open space of a dwelling on an adjoining allotment must receive at least 3 hours of sunlight between 9.00am and 5.00pm at the equinox. Where this requirement cannot be met for a dwelling on an adjoining allotment, the development must not result with additional overshadowing on the affected private open space.	Both principal dwelling and adjoining dwelling Private open space receive 3hr sunlight between 9-5 pm	Yes
2.15	Development should avoid overshadowing any existing solar hot water system, photovoltaic panel or other solar collectors on the site and neighboring sites.	The adjoining dwelling does not have a photovoltaic panel.	N/A
Visual Privacy			
2.16	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 minimize overlooking; or b) provide the window with a minimum sill height of 1.5 metres above floor level; or c) ensure the window cannot open and has obscure glazing to a minimum height of 1.5 metres above floor level; or d) use another form of screening to the satisfaction of Council.	The proposed dwelling and existing adjoining dwelling window does not intersect each other.	Yes
2.17	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 b) the window has a minimum sill height of 1.5 metres above	The proposed dwelling window sill height is 1.5m above floor level.	Yes

	<p>floor level; or</p> <p>c) the window has translucent glazing to a minimum height of 1.5 metres above floor level; or</p> <p>d) the window is designed to prevent overlooking of more than 50% of the private open space of a lower-level or adjoining dwelling.</p>		
2.18	<p>Council may allow dwelling houses 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:</p> <p>a) does not have an external staircase, and</p> <p>b) does not exceed a width of 1.5 metres throughout, and</p> <p>c) incorporates a form of screening to the satisfaction of the Council such as partially recessing the balcony into the building.</p>	The balcony has a 1.8m high privacy screen on side of the balcony.	N/A
2.19	Council does not allow dwelling houses to have roof-top balconies and the like.	Does not have any roof-top balconies	N/A
Building design			
2.20	The maximum roof pitch for attached secondary dwellings is 35 degrees.	20degree	Yes
2.21	<p>Council may allow attached secondary dwellings to have an attic provided the attic design:</p> <p>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</p> <p>b) ensures the attic does not give the external appearance of a storey.</p>	No attic proposed.	N/A
2.22	<p>The design of domers must:</p> <p>a) be compatible with the form and pitch of the roof; and</p> <p>b) must not project above the ridgeline of the main roof; and</p> <p>c) must not exceed a width of 2 metres; and</p> <p>d) the number of dormers must not dominate the roof plane.</p>	No Domers designed.	
2.23	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).		
Building design (Car parking)			
2.24	<p>Development on land bounded by Birdwood Road, Bellevue Avenue and Rex Road in Georges Hall must:</p> <p>(a) comply with the road pattern shown in Appendix 2; and</p> <p>(b) ensure vehicle access from Balmoral Crescent to land at 107–113 Rex Road in Georges Hall is provided for no more than 10 dwellings as shown in Appendix 3.</p>	N/A	N/A
2.25	<p>Development must locate the car parking spaces behind the front building line with at least one covered car parking space for weather protection. Despite this clause, the Council may allow one car parking space to be located forward of the front building line provided:</p> <p>(a) the car parking space forward of the front building line is uncovered and located in a stacked arrangement on the driveway in front of the covered car parking space; and</p> <p>(b) the covered car parking space is setback a minimum of 6 metres from the primary and secondary street frontages.</p>	Basement Proposed behind the building line	Yes
2.26	<p>Despite clause 2.25, the Council may consider a single carport forward of the front building line of an existing dwelling house solely where:</p> <p>(a) there is no existing garage on the site;</p> <p>(b) there is no side or rear vehicle access to the site;</p> <p>(c) the site does not contain a heritage item or is not within a heritage conservation area or local character area;</p> <p>(d) the site is in the vicinity of existing, approved carports on adjacent sites that are forward of the front building line;</p> <p>(e) the maximum width of the single carport is 3m;</p> <p>(f) it is of a simple posted design, with no side panel infill;</p> <p>(g) there is no solid panel lift or roller shutter door proposed;</p> <p>(h) the carport is setback a minimum 1m from the primary and secondary street frontages;</p>	N/A	N/A

	(i) The carport achieves a high-quality design and has a roof design that is compatible with the dwelling house		
2.27	Where the development proposes a garage with up to two car parking spaces facing the street, the Council must ensure the garage architecturally integrates with the development and does not dominate the street facade.	Basement is proposed for Carpark	N/A
2.28	Where the development proposes a garage with more than two car parking spaces facing the street, the Council must consider the architectural merit of the development and may allow the garage provided: (a) the building is at least two storeys in height, and (b) the garage is architecturally integrated with the upper storey by: (i) ensuring the garage does not project more than 3 metres forward of the upper storey street facade; and (ii) designing a covered balcony, rooms or other architectural features of the upper storey to extend over the garage roof. This clause prevails where there is a numerical inconsistency with another clause in this chapter of the DCP.	Basement is proposed for Carpark	N/A
Landscaping			
2.29	Development must retain and protect any significant trees on the allotment and adjoining allotments. To achieve this clause, the development may require a design alteration or a reduction in the size of the dwelling house.	No Street tree	N/A
2.30	Development must landscape the following areas on the site by way of trees and shrubs with preference given to native vegetation endemic to Canterbury-Bankstown (refer to the Landscape Guide for a list of suitable species): (a) a minimum 45% of the area between the dwelling house and the primary street frontage; and (b) a minimum 45% of the area between the dwelling house and the secondary street frontage; and (c) plant at least one 75 litre tree between the dwelling house and the primary street frontage (refer to the Landscape Guide for a list of suitable trees in Canterbury-Bankstown); and (d) for development in the foreshore protection area (refer to map in Appendix 1), plant native trees with a mature height greater than 12m adjacent to the waterbody.	1 tree at front and 1 at rear tree has been proposed.	

CONCLUSION

The proposed development has been designed to meet all of the objectives and requirements of the planning instructions, code and guidelines. This we believe has been achieved both in spirit and intent. The development as proposed will assist in fulfilling all perceived requirements within the site. It is believed the proposed development is in keeping with the stated objectives.

- For the orderly, economic and optimum utilization of urban land, whilst preserving and enhancing the amenity and environmental character of the municipality.
- Widen the range of its use in the area.
- To promote the more efficient use of existing services.

We feel that this proposal will have no adverse effects on the character of the area in the immediate vicinity and seek the council to consider this application.

BHAVNA SHARMA