

STATEMENT OF ENVIRONMENTAL EFFECTS

for

Proposed additions and alterations to the existing dwelling
and detached granny flat

at

173 Birdwood Road, Georges Hall NSW 2198

Submitted by Fuvis Building Design P/L

18 March 2025

Rev 1

1.0 INTRODUCTION

This Statement of Environmental Effects (SEE) accompanies a Development Application to Canterbury-Bankstown Council for proposed additions and alterations and new detached granny flat at 173 Birdwood Road Georges Hall NSW 2198.

This SEE will seek to address a number of issues relating to the proposal including a description of the subject site, the surrounding area and the proposal. The statutory and policy requirements within which the proposal is to be considered are then set out with an assessment of the environmental impact of the proposal, undertaking by reference to Section 79(1) of the Environmental Planning and Assessment Act, 1979, as amended.

The assessment demonstrates that the proposed development would be acceptable in the context of all relevant matters for consideration.

2.0 DESCRIPTION OF SITE & SURROUNDS

The subject site is located on the southern side of Birdwood Road and **Figure 1** is a map showing the location of the subject site. **Figure 2** is an aerial view of the subject site and surrounding area.

The site is currently occupied by a single storey dwelling house with detached out building. **Figure 3** is a photograph of the existing dwelling house from Birdwood Road.

The property at Lot 1 in DP 577311 is an irregular shape and has wide street frontages. The primary frontage width of 17.50m to Birdwood Road while the eastern boundary is 39.205m and western boundary is 46.62m in length and total site area of 680.1 sqm.

The immediate locality is characteristic by predominantly one and two storey dwelling houses. Adjoining the eastern site at No. 171 Birdwood Road is a double storey tile roofed weatherboard house, to the western site at No. 171 Birdwood Road is double storey brick residence. The subject site is serviced by town water, sewer, electricity and telecommunication system.

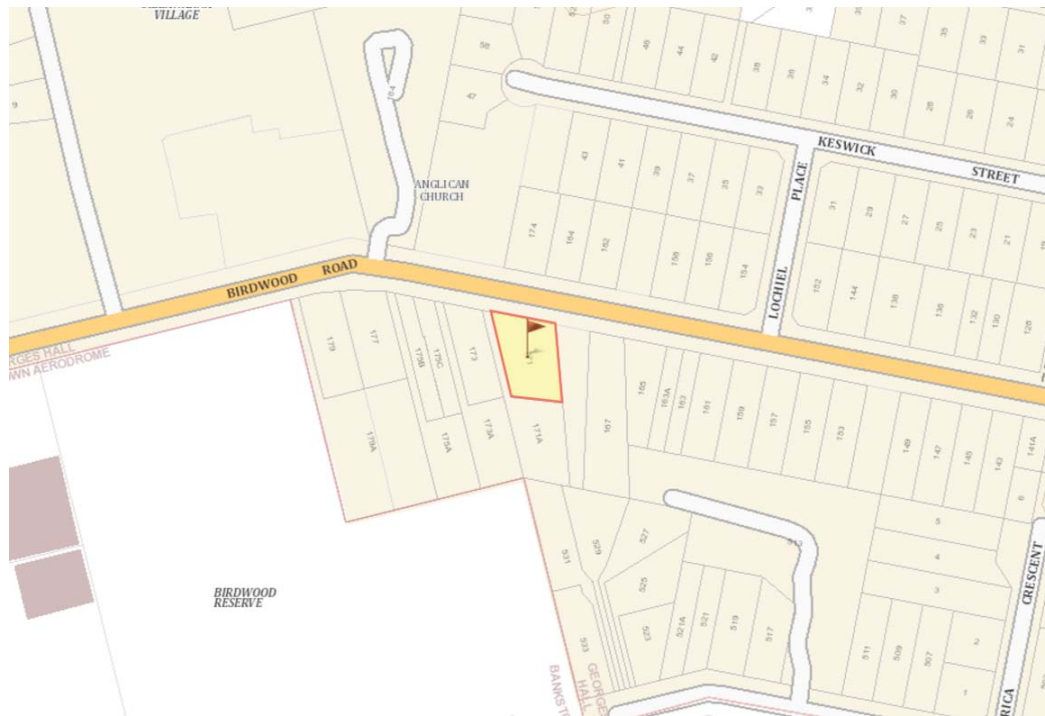


Figure 1: Location Plan (marked "yellow & flag")



Figure 2: The subject site (marked "yellow & flag ") and surrounding area



Figure 3: View of the existing dwelling house from Birdwood Road

The proposed development is additions and alterations and new detached granny flat.

The details of the proposed development are as follows

Unit 1 & 2

Ground Floor

- Demolition of existing carport and new single garage
- New living room additions to the rear of new garage
- Alterations to the existing ground floor including new lounge and dining.
- Demolition of rear awning and install new rear deck
- Internal laundry and new kitchen

First Floor

- New 3 bedrooms and sitting
- One bathroom and one ensuite
- Balcony fronting Street

Detached Granny Flat

- New 2 bedrooms and open plan living, dining and kitchen
- One bathroom and one laundry
- Portch fronting Street and rear deck

3.0 PLANNING CONTROLS

The proposal has been assessed in relation to compliance with the following relevant planning instruments:

- Environmental Planning and Assessment Act, 1979, as amended

- Canterbury-Bankstown Local Environmental Plan 2023
- Canterbury-Bankstown Development Control Plan 2023

4.0 DEVELOPMENT STANDARDS

Control	Council's requirement	Proposal	Compliance
Floor Space Ratio	Maximum FSR for Dual Occupancy = 0.5:1	The proposed development has a FSR of 0.39 : 1	Yes
Building Height	Maximum = 9m	The maximum building height is 8.15m	Yes
Front Setback	5.5 metres for the first storey and 6.5 metres for the second storey	The proposed dwelling fronting 7.81m for ground floor and 11.56m for first floor from Birdwood Road	Yes
Side Setback	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 boundary of the allotment is 0.9 metre. For the portion of the building wall that has a wall height greater than 7 metres, the minimum setback to	The proposed development provides a minimum of 1.24m from the side boundary and the wall height less than 7 metres.	Yes

	the side boundary of the allotment is 1.5 metres.		
Private Open Space	Minimum 80 sqm of private open space behind the front building line with minimum width of each area is 5 metres throughout.	The proposal provides 87.7 sqm private open space behind the front building line for main dwelling and 89.9 sqm private open spaces behind the granny flat building line for detached granny flat	Yes
Parking	1 covered car parking space for weather protection behind the front building line	The proposed development will be provided 1 covered car parking space behind the front building line	Yes

5.0 SECTION 79C (1) ASSESSMENT

The following headings provide an assessment of the development application having regard to the relevant matters for consideration under Section 79C (1) the Environmental Planning and Assessment Act, 1979.

6.1 Section 79C (1) (A) - Statutory considerations

6.1.1 Bankstown Local Environmental Plan 2023 (LEP)

The site is zoned R2 Lower Density Residential under CBLEP 2023 and the proposed development is permissible with Council's consent. The relevant requirements in the table below are applicable to the subject development:

Clause	Development Standard	Proposed	Compliance (Yes/No)
R2 Low Density Residential zone	<p>Zone objectives</p> <ul style="list-style-type: none"> • 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 	<p>The proposed development is consistent with the relevant objectives of the R2 Low Density Residential zone in that :</p> <ul style="list-style-type: none"> • Consideration has been given to the existing amenity and character of the area and it is considered that the proposed development is sympathetic and harmonious with adjoining development and will complement the existing character of the locality; and • The development 	Yes

	<p>landscaping in the low density residential environment.</p> <ul style="list-style-type: none"> • 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. 	<p>will add to the range of low density housing in the zone and will not compromise the amenity of surrounding residential areas.</p>	
4.3 Height of buildings	<p>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 which is 9 metres.</p> <p>6m for secondary dwelling that is not attached to the principal dwelling</p>	<p>The proposed development have the maximum building height is 8.14m and the secondary dwelling maximum building height is 4.24 m</p>	Yes

4.4 Floor space ratio	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, Max 0.5 : 1 floor space ratio	The proposal has a floor space ration of 0.39 : 1	Yes
-----------------------	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	---------------------------------------------------	-----

6.1.2 Relevant State Environmental Planning Policies

6.1.2.1 State Environmental Planning Policy (Building Sustainability Index:BASIX) 2004 (SEEP BASIX)

SEEP BASIX aims to promote sustainable residential design to meet water and energy efficiency requirements.

A BASIX certificate is provided for the proposed dwellings demonstrating the applicant's commitments in achieving the objectives of the state government's policy and the compliance with the current targets set for thermal comfort, energy and water conservation and the required measures are shown on the plans to ensure theses targets are maintained through to construction stage.

6.1.2.2 State Environmental Planning Policy No. 55 – Remediation of Land (SEPP 55)

Clause 7 of SEPP 55 requires council to consider whether land is contaminated prior to granting consent to the carrying out of any development on that land.

Should the land be contaminated Council must be satisfied that the land is suitable in a contaminated state for the proposed use. If the land requires remediation to be undertaken to make the land suitable for the proposed use, Council must be satisfied that the land will be remediated before the land is used for that purpose.

The likelihood of encountering contaminated soils on the subject site is considered to be extremely low given the following:

- The site appears to have been continuously used for residential purposes.
- The adjoining and adjacent properties are currently used for residential purposes.
- The subject site and surrounding land were not previously zoned for purposes identified under Table 1 of the contaminated land planning guide in SEPP 55, in particular industrial, agricultural or defence uses.
- The subject site and surrounding properties have not been previously used by any potentially contaminating land uses or involved activities that may have posed a threat of contamination.

Accordingly, the site is suitable in its present state for the proposed residential development. No further investigations of land contamination are necessary.

6.1.3 Canterbury-Bankstown Development Control Plan 2023 (DCP)

The tables below assess the proposal against the relevant requirements of the DCP, and where non-compliance results, assessment is made against the relevant performance objectives.

SECTION 2 – DWELLING HOUSES

Clause	Development Standard	Proposed	Compliance (Yes/No)
2.6 Street setbacks	The minimum setback for a building wall to the primary street	The setback for a building wall to the primary street frontage	Yes

	frontage is: (a) 5.5m for the first storey (i.e. the ground floor); and (b) 6.5m for the second storey.	is: (a) 7.8m for the first storey (i.e. the ground floor); and (b) 11.56m for the second storey.	
2.8 & 2.9 Side setbacks	<p>For the portion of the building wall that has a wall height less than or equal to 7m, the minimum setback to the side boundary of the site is 0.9m.</p> <p>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.</p>	<p>The portion of the building wall that has a wall height less than or equal to 7m, the setback to the side boundary of the site is 1.09m.</p> <p>The portion of the building wall that has a wall height greater than 7m, the setback to the side boundary of the site is 1.55m.</p>	Yes
2.11 Private open space	Dwelling houses must provide a minimum 80m ² of private open	Proposed dwelling houses provide a 117.92m ² of private	Yes

	space behind the front building line. This may be in the form of a single area or a sum of areas provided the minimum width of each area is 5m throughout.	open space behind the front building line. This provided the minimum width of each area is 5m throughout.	
2.25 Building design (car parking)	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, Council may allow one car parking space to locate forward of the front building line provided: (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 (b) the covered car parking space is setback a minimum 6 metres from	The proposed garage is in the same line of front building line. The covered car parking space is setback a minimum 7.81 metres from the primary street frontages.	Yes

	the primary and secondary street frontages.		
--	---------------------------------------------	--	--

SECTION 3 – SECONDARY DWELLINGS

Clause	Development Standard	Proposed	Compliance (Yes/No)
3.1 Lot size	A secondary dwelling is permissible on a site with a minimum lot size of 450m ² .	The subject site lot size is 680.1m ² .	Yes
3.2 Site cover	Council must not consent to development for the purpose of secondary dwellings unless: (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 (b) the total floor area of the secondary dwelling is no more than 60m ² or, if a greater floor area is	<p>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;</p> <p>The total floor area of the secondary dwelling is no more than 60m²</p>	Yes

	permitted in respect of a secondary dwelling on the land under an environmental planning instrument, that greater floor area.		
3.4 storey limit	The storey limit for detached secondary dwellings is single storey and the maximum wall height is 3m.	The proposed detached secondary dwellings is single storey and the maximum wall height is less than 3m.	Yes
3.11 Side and rear setbacks	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	For the portion of the building wall that has a wall height less than or equal to 7m, the setback to the side and rear boundaries of the site is 1.1m	Yes

6.2 Section 79C (1) (B) – Impact of the Development

The proposal will not result in any significant adverse impact upon the amenity of the adjoining development and the character of the streetscape.

6.3 Section 79C (1) (C) – Suitability of the Site

The proposed development is permissible in the R2 Low Density Residential under CBLEP 2023. There are no environmental constraints on the site that would impede the proposal or render it unsuitable for the site.

6.4 Section 79C (1) (D) – Any Submission Made

Not applicable.

6.5 Section 79C (1) (E) – The Public Interest

The proposal will not give rise to any significant environmental impacts on adjoining properties in terms of excessive overshadowing, loss of visual and acoustic privacy, or views and will not adversely impact the visual amenity and character of the streetscape. Accordingly, the proposal is considered to be in the public interest.

7.0 CONCLUSION

The proposed development has been assessed against the provisions of Section 79C (1) of the Environmental Planning and Assessment Act, 1979 and all relevant environmental planning instruments.

The proposal is permissible pursuant to Canterbury-Bankstown Local Environmental Plan 2023 and complies with the objectives of the R2 Low Residential zone. The proposal also performs favourably in relation to the relevant development standards of the LEP (i.e. site area, floor space ratio, building height, etc) and the relevant controls of the Canterbury-Bankstown Development Control Plan 2023.

The proposed development is compatible with the built form character of surrounding residential development in terms of building design, bulk and scale. The design, materials and finishes of the proposed development are also compatible with the adjoining development, and will not detract from the visual amenity and character of the streetscape.

The proposed development will not result in any significant adverse impacts to neighbouring residential properties in terms of overshadowing, loss of privacy and views, or visual bulk and scale.

Having regards to the merits of the proposal and in the absence of any adverse environmental impacts upon the amenity of the adjoining development and character of the locality, the proposed development is considered appropriate and is submitted to Council for favourable consideration.