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Statement of Environmental Effects (SEE)

Project

69 Robinson St N, Wiley Park NSW 2195 :Address

A :Lot 313765 :DP

Lutfur Ala :Applicant

Housing Alterations and Proposed Granny Flat with Attached Garage :Proposal

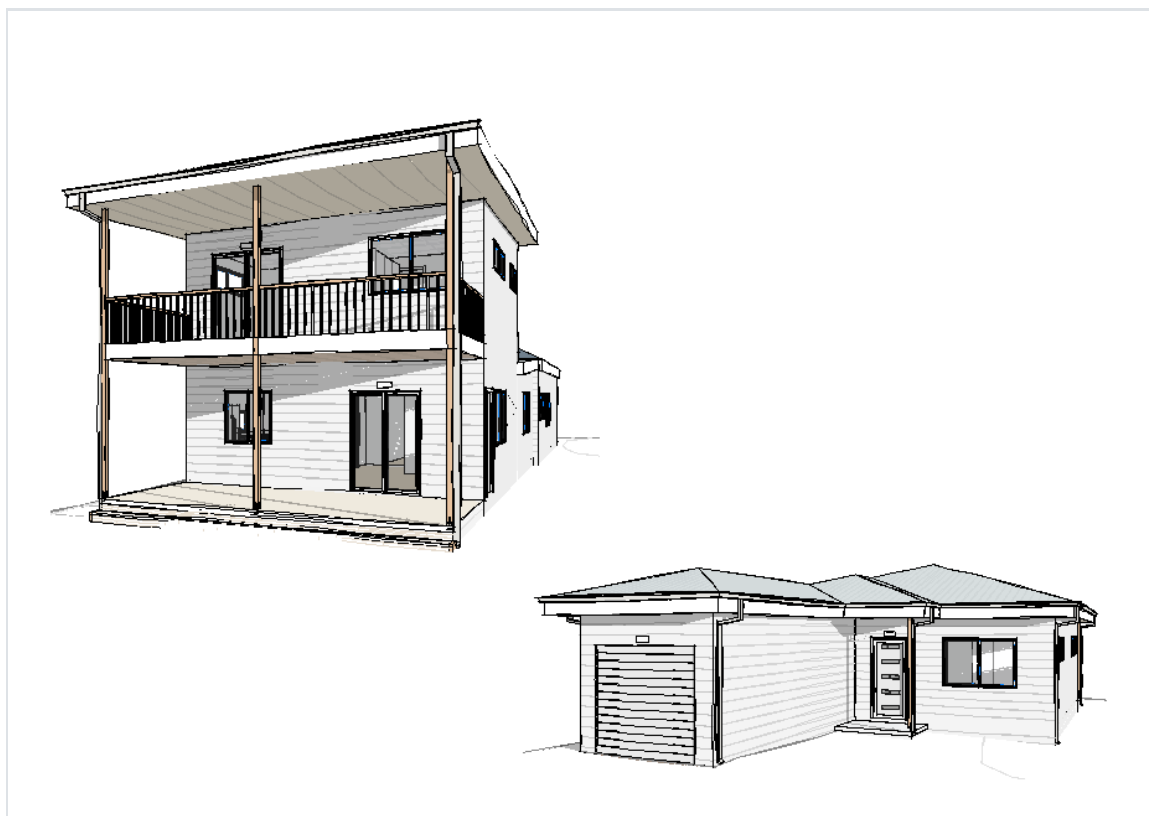


Figure: 3D perspective

A.Disclaimer

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A number of issues within this report may be recognised as interpretive. Where issues of this type are encountered, interpretations are made that are considered consistent with standard industry practice and those interpretations viewed by **giantA Pty Ltd**.

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1. Introduction

This Statement of Environmental Effects (SEE) has been prepared to support a Development Application for:

Housing Alterations and Proposed Granny Flat

of 69 Robinson St N, Wiley Park NSW 2195

This SEE evaluates the proposed development for its compliance with the statutory controls embodied in various statutory planning instruments and demonstrates that the development is consistent with the aims and objectives of these instruments. In preparation of this document, consideration has been given to the following:

- The Environmental Planning and Assessment Act (1979) as amended.
- The Environmental Planning and Assessment Regulation.
- Canterbury-Bankstown Local Environmental Plan 2023 (CBLEP2023)
- Canterbury-Bankstown Development Control Plan 2023 (CBDCP2023)
- Various State Environmental Planning Policies.

This report clearly and comprehensively addresses the statutory regime applicable to the application and demonstrates that the proposed development is complementary and compatible with the area. This SEE provides a description of the subject site and surrounds, an identification of the development proposed by this application and an assessment of the perceived impacts of this proposal for the matters contained within Section 4.15 of the Environmental Planning & Assessment Act, 1979 (EP&A Act), as amended. Specifically, this SEE provides the following information:

- **Section 2** provides a description of the subject site and surrounding locality.
- **Section 3** provides a detailed description of the proposed development.
- **Section 4** provides an assessment of the proposed development against the relevant planning objectives and controls in accordance with Section 4.15(1) of the EP&A Act.
- **Section 5** provides a summary and conclusion.

2. Site analysis

2.1 Context analysis

The subject site is located within the Canterbury-Bankstown Council.

While the immediate area is characterised predominately by low to high density residential development, the site is within close proximity to infrastructure such as schools, shops, transport and recreational facilities. As a result, the site is considered to be in an ideal location that enjoys ease of access to a variety of services that promote social and economic activity.

2.2 Site analysis

The site currently features a single-storey dwelling comprising three bedrooms, one lounge, one kitchen, one bathroom, and a laundry.

The proposed development involves renovating and extending the dwelling into a two-storey house, which will include: five bedrooms, one lounge, one living area, one dining area, one kitchen, two storage rooms, two bathrooms.

Additionally, a granny flat with an attached garage is proposed at the rear of the property. The granny flat will include: two bedrooms, one combined bathroom and laundry, one kitchen, one living and dining area.

This development aims to enhance the functionality and accommodation capacity of the site while maintaining compatibility with the surrounding residential area.

Images of the subject are shown below.



Figure 2.2.1: View of the property from Robinson Street



Figure 2.2.2: View of the property from the backyard



Figure 2.2.3: View of the property's backyard

3. Proposed Development

This Development Application is made for the extension of the existing single-storey dwelling into a two-storey house and the construction of a granny flat with an attached garage.

The development will not adversely affect the adjoining land or open spaces in terms of overshadowing views, privacy or visual intrusion. The proposed development is designed to enhance the functionality and livability of the existing dwelling while maintaining compatibility with the surrounding area.

The proposed development is shown below.

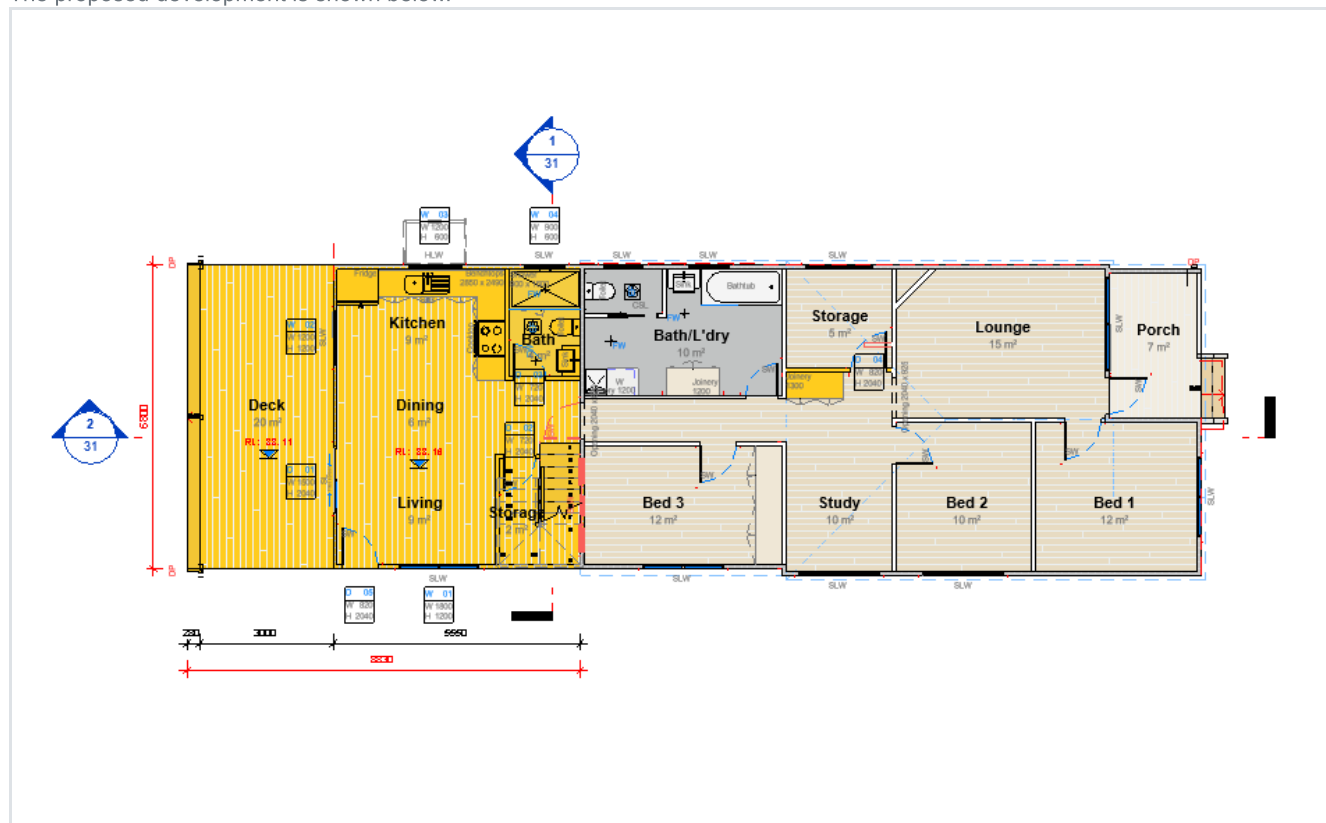


Figure 3.1: Existing/Demolish/Proposed ground floor plan

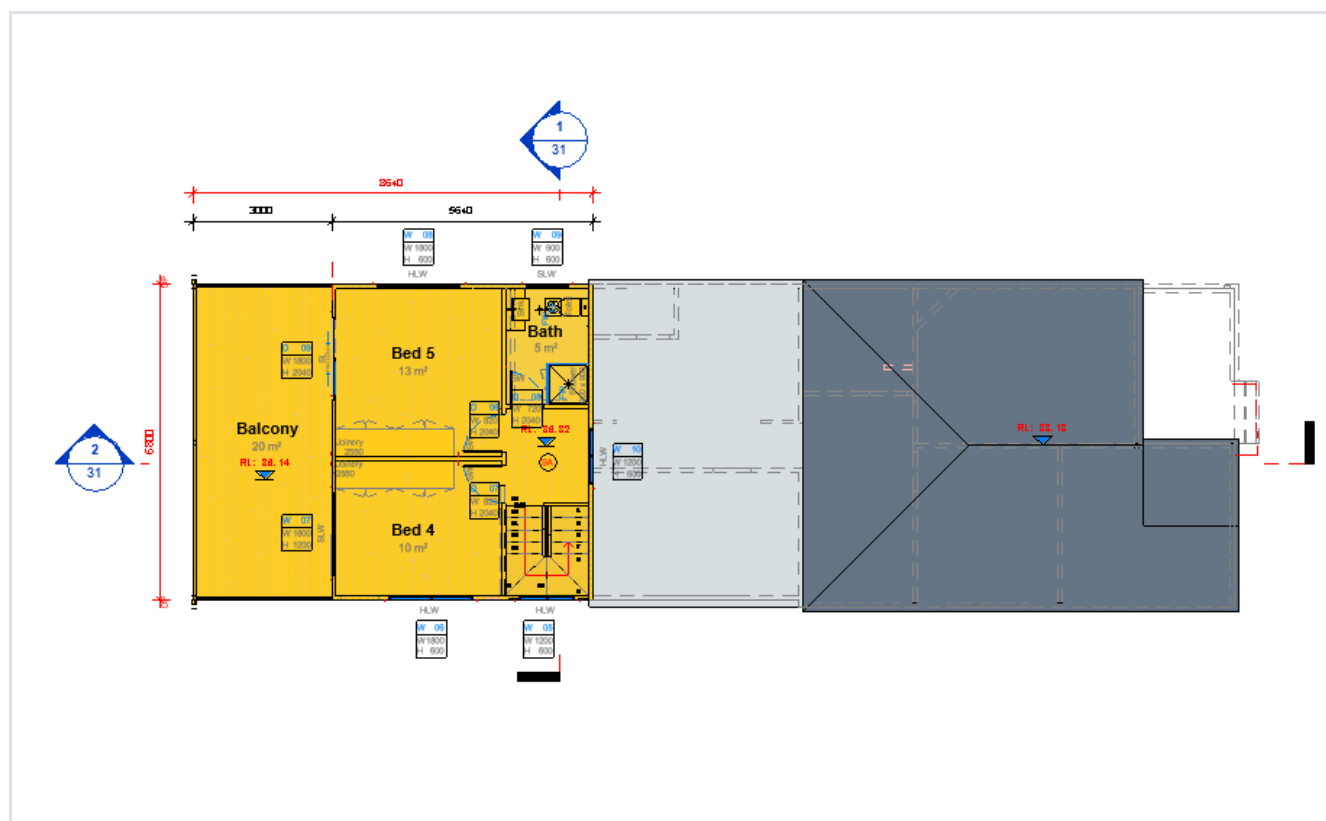


Figure 3.2: Existing/Demolish/Proposed first floor plan

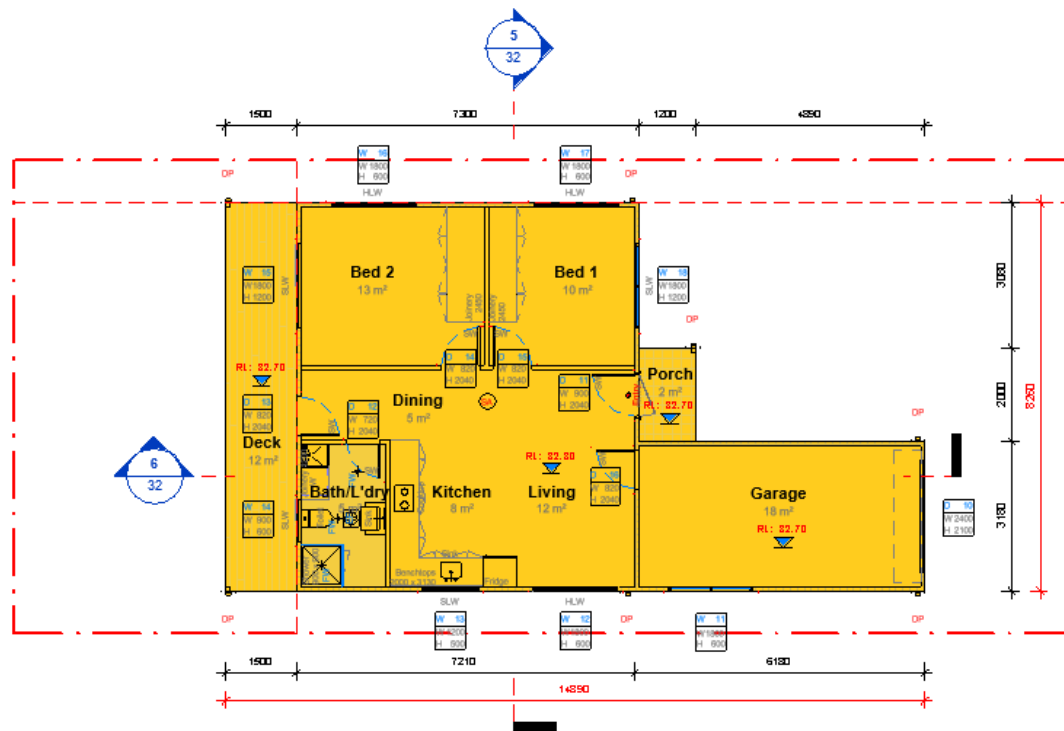


Figure 3.3: Proposed granny flat/Garage floor plan

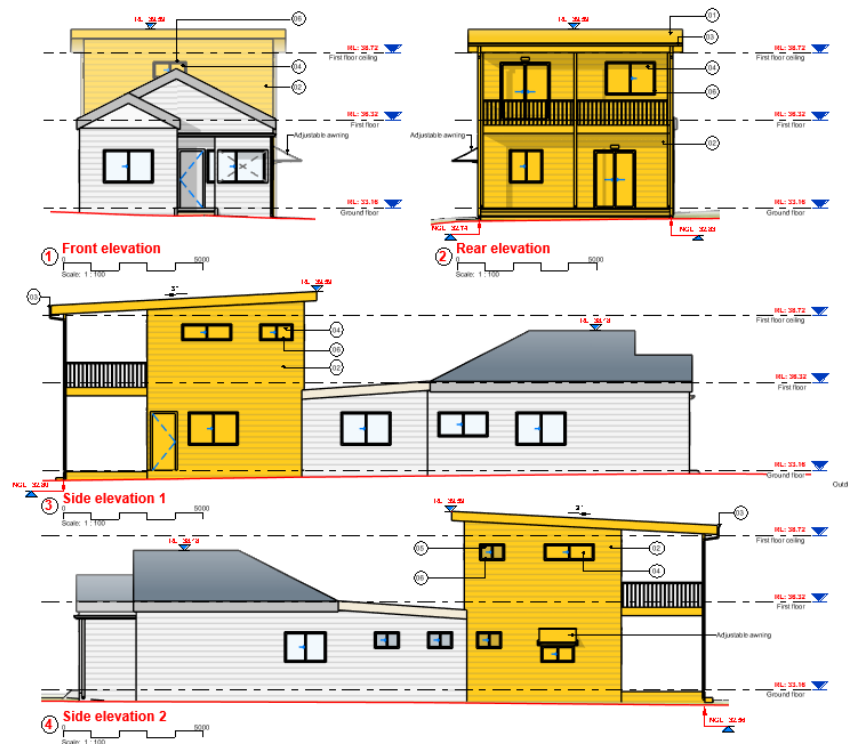


Figure 3.4: Elevations-Main house

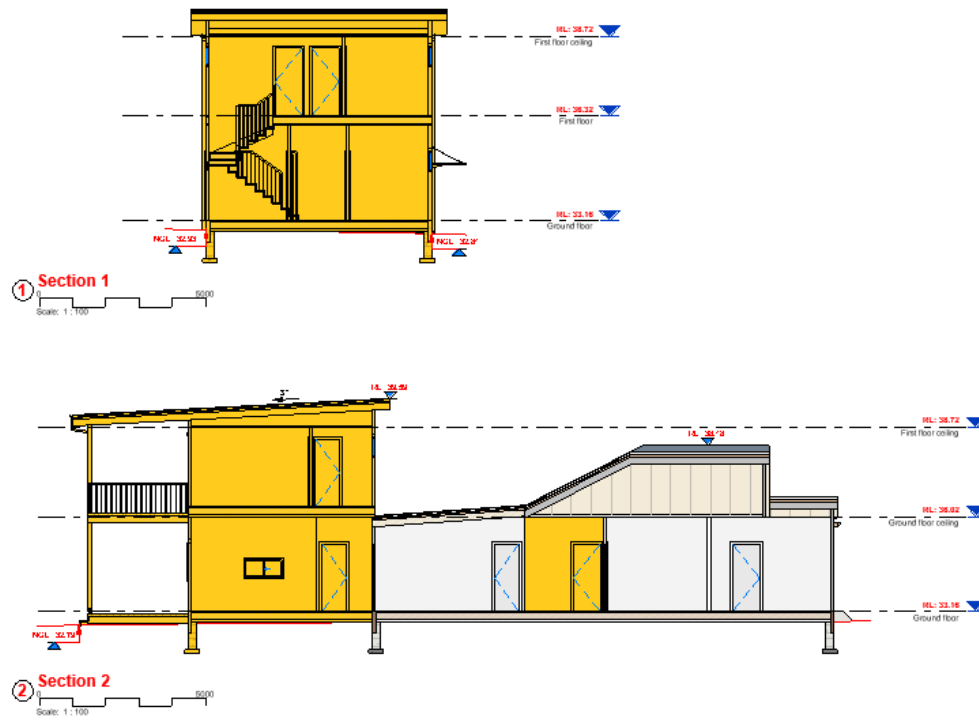


Figure 3.5: Sections-Main house

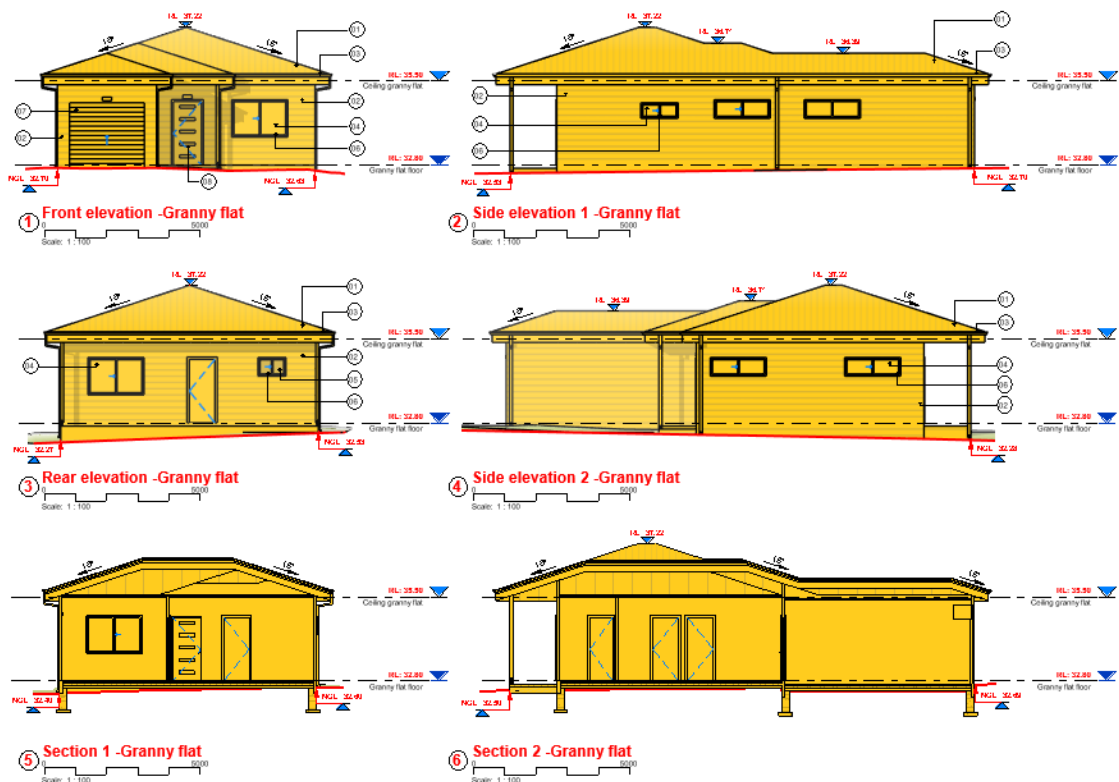


Figure 3.6: Elevations/Sections-Granny flat

4. Planning Assessment

4.1 State Environmental Planning Policy (Resilience And Hazards) 2021

The new State Environmental Planning Policy (Resilience and Hazards) 2021 (Resilience and Hazards SEPP) consolidates three SEPPs and is effectively a house keeping measure and does not introduce any substantive changes to the legal provisions. Chapter 4 of the Resilience and Hazards SEPP introduces planning controls for the remediation of contaminated land and requires an investigation to be made if land contamination is suspected.

A review of historical aerial images has revealed that the site has historically been used for residential purposes. The development is contained to the development application and will not impact on the natural landform.

4.2 Local Environmental Plan

The related Local Environmental Plan is the principal planning instrument that governs all development within the mentioned local government area. The objectives and provisions of the plan that relate to the proposed development are discussed below.

4.2.1 Land Use Zoning

The subject site is zoned **R3** under the related LEP. The proposed development is permissible with consent from local Council.

4.2.2 Demolition

Relevant local environmental plan requires that the demolition of a building or work may be carried out only with development consent. This document forms the written application for the demolition of existing dilapidated on the subject.

4.2.3 Height Of Buildings

Relevant local environmental plan requires that the height of a building on any land is not to exceed the maximum height shown for the land of the Height of Buildings Map. The maximum building height for the subject site is **8.5m**. The proposed development is contained to the subject and will not exceed regulations.

4.2.4 Floor Space Ratio

Relevant local environmental plan requires that the maximum floor space for a building on any land is not to exceed the floor space ratio shown for the land on the Floor Space Ratio Map. The maximum floor space is **0.5:1**

4.2.5 Heritage Conservation

Relevant local environmental plan states that development consent is required for any works impacting on a Heritage Item, Aboriginal object or Heritage Conservation Area identified on the Heritage Map. The proposed development **is not** located in a conservation area and will comply with the regulations.

4.2.6 Bushfire Hazard Reduction

Relevant local environmental plan makes provision relating to the carrying out of development on bush fire prone land. The subject site **is not** located on bushfire prone land and will comply with the regulations.

4.2.7 Flood Planning

Relevant local environmental plan makes provision relating to the carrying out of development on flood planning. The subject site **is not** located on flood planning and will comply with the regulations.

4.3 Local Development Control Plan

Relevant Development Control Plan provides a set of policies to guide the design of developments within local council. The purpose of the Plan is to promote development which is consistent with local Council's vision and to ensure development incorporates the principles of sustainable development through the delivery of balanced social, economic and environmental outcomes.

Relevant clause of the Plan provides an overview of the key site planning and design principles applicable to all developments. It illustrates how the design of any development should adopt an integrated approach to improve design quality and sustainability. The below table provides a compliance assessment of the proposed development against the relevant provisions of the Plan.

Development Control Plan

Built Form – Energy Efficiency And Conservation

DCP Control	Assessment	Compliance
Buildings should be designed on passive solar design principles which: a) Respond to orientation to maximise the northerly aspect and solar access in the cooler periods; b) Reduce overheating in summer and promote solar gain in winter; and c) Ensure there is adequate cross flow of air by utilising natural ventilation, resulting in a reduction in the use of mechanical ventilation and/or airconditioning systems.	The proposed design maximizes the northern aspect, positioning the lounge, kitchen, and bedroom to optimize solar access and natural ventilation. This ensures effective passive heating in winter while incorporating shading elements to minimize overheating in summer, in line with DCP requirements.	Yes
The future use and occupants of the building should be considered in the design and location of building services/equipment to ensure that: a) The thermal comfort of occupants is optimised through zoning sections of the floor area to b) of building services is provided enable individual control of heating and cooling; c) Lighting systems and fittings have reduced energy consumption that are also appropriate for the use/activity located in that part of the building; d) The equipment or service will be used and its future use will not affect other elements of sustainability; and e) Sub-metering to individual tenancies within the development to enable individual monitoring of consumption performance.	n/a	n/a

Building Form – Height, Bulk And Scale

Context: An applicant must demonstrate how all proposed buildings are consistent with the height, bulk and scale of adjacent buildings and buildings of a similar type and use.	The proposed buildings comply with the height requirements specified in the Canterbury-Bankstown LEP 2023 Height of Buildings Map, which permits a maximum building height of 8.5m.	Yes
Character: An applicant must demonstrate how any building's height, bulk and scale will avoid or minimise negative impacts on an area's landscape, scenic or rural character (where relevant) taking into account the topography of the area, the surrounding landscape and views to and from the site.	n/a	n/a

Articulation: Where the dimension of the building is 20m or more, an applicant must demonstrate how the building or surface has been articulated (either through built form or materials) to minimise impact on bulk and scale.	The building's dimensions ensure that no side exceeds 20 meters in width.	Yes
Overshadowing: Building locations, height and setbacks should seek to minimise any additional overshadowing of adjacent buildings and/or public spaces where there would be a significant reduction in amenity for users of those buildings/spaces.	The minimization of overshadowing on adjacent buildings and/or public spaces is demonstrated in the shadow diagrams provided on sheets 35, 36, and 37 of the drawings.	Yes
Setbacks/Separations: Buildings should be sufficiently set back from property boundaries and other buildings to: a) Maintain consistency with the street context and streetscape character, especially street/front setbacks; b) Maximise visual and acoustic privacy, especially for sensitive land uses; c) Maximise deep root planting areas that will support landscape and significant tree plantings integrated with the built form, enhancing the streetscape character and reducing a building's visual impact and scale; d) Maximise permeable surface areas for stormwater management; and e) Minimise overshadowing.	Buildings must be set back a minimum of 900mm from side boundaries. The proposed building has side setbacks of 1036mm and 2224mm, complying with this requirement. A minimum of 25% of the total site area must be designated as deep soil with a minimum width of 2.5m, and at least 50% of this deep soil must be located at the rear of the site. The proposed design provides 32% of the total site area as landscaping, with 77.1% of the landscaped area located behind the building line, exceeding the minimum requirements	Yes
Building Façade Treatment: The aim is to ensure that any built form will: a) promote a high architectural quality commensurate with the type of building and land use; b) adopt façade treatments which define, activate and enhance the public domain and street character; c) ensure that building elements are integrated into the overall building form and façade design; d) compose façades with an appropriate scale, rhythm and proportion that responds to the building's desired contextual character; e) design façades to reflect the orientation of the site using elements such as sun shading, light shelves and appropriate glazing as environmental controls; f) express important corners by giving visual prominence to parts of the façade, for example, a change in building articulation, material or colour, roof expression or building height, and g) co-ordinate and integrate building services to improve the visual presentation.	n/a	n/a
Roof Design: The roof is an important architectural element of any building and: a) the shape and form of the roof should respond to its surrounding context and minimise visual impact from any key viewpoints; and b) should consider opportunities for incorporating 'green roofs'.	n/a	n/a

Responding To The Site Topography And Landform

Applicants must demonstrate how the development responds to the natural topography and landform of the site based on analysis drawings.	Shown on the Site Analysis Plan on sheet 26 of the drawings.	Yes
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Maximising Access And Adaptability

<p>The Australian Network for Universal Design (ANUHD) recommends the following minimum criteria for inclusion in a universally designed home:</p> <p>1) Easy access: People of all ages and abilities are able to gain easy access to the dwelling from the front boundary or car park to the entrance of the dwelling.</p> <p>2) At least one level entrance: The dwelling includes at least one level entrance to enable all home occupants to enter and exit the dwelling with ease.</p> <p>3) Bathroom, living space and bedroom on the entrance level: The level entry to the dwelling provides a living space, bathroom and toilet, and a bedroom space or space capable of accommodating a bedroom space.</p> <p>4) Bathrooms designed for easy adaption: The bathroom provides a hobless shower and accommodates more generous internal circulation spaces to enable future adaptation.</p> <p>5) Reinforcement of bathroom walls: Walls in the bathroom and shower are reinforced to enable future installation of grab rails, if required by home occupants.</p> <p>6) Kitchen access: The kitchen design enables all home occupants to easily manoeuvre within the kitchen area and between fixed kitchen benches.</p> <p>7) Easy access to doors and corridors: The internal passages and doorways within the dwelling facilitate ease of movement between rooms and accommodate the circulation needs of all home occupants.</p> <p>8) Consistent installation of switches, power outlets and window controls: Light switches, power outlets and other operational devices are installed at a consistent height to ensure ease of access for all home occupants.</p> <p>9) Easy operable door, tap and window controls: Door and window operating hardware is easy to manipulate and can be operated by the home occupants regardless of age or ability.</p> <p>10) Slip resistance of floor surfaces: Kitchens, bathrooms and laundries feature flooring which provides slip resistance in both wet and dry conditions.</p>	Shown on the sheet 27,28,29 of the drawings.	Yes
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Preservation Of Trees And Vegetation

A person must not remove, clear, prune or otherwise cause harm to any tree or other vegetation prescribed by this Plan without an appropriate approval.	n/a	n/a
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Stormwater Management And Drainage

Runoff must not be discharged into bushland areas, including threatened ecological communities.	Show on the Stormwater Management.	Yes
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Rainwater/Storage Tanks

In many cases, rainwater tanks may be exempt development under State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 and development consent may not be required. Where development consent is necessary, the following additional requirements apply:	n/a	n/a
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<p>a) Rainwater tanks must not exceed 3m in height above ground level (including stand).</p> <p>b) Rainwater tanks must not collect water from a source other than gutters or down pipes on a building or a water supply service pipe.</p> <p>c) Rainwater tanks must be structurally sound.</p> <p>d) The rainwater tank, and any stand for the tank, must:</p> <p>i. Be assembled and installed in accordance with the manufacturer's specifications; and</p> <p>ii. Not rest on a footing of any building or other structure on the property including a retaining wall.</p> <p>e) Rainwater tanks must utilise prefabricated materials or be constructed from prefabricated elements designed and manufactured for the purpose of construction of a rainwater tank.</p> <p>f) A rainwater tank must be enclosed and inlets screened or filtered to prevent the entry of foreign matter or creatures.</p> <p>g) A rainwater tank must utilise a non-reflective finish. Materials and colours should complement those used on the dwelling house and any other buildings on the land.</p> <p>h) Plastic rainwater tanks are not to be used in bushfire prone areas.</p> <p>i) Rainwater tanks on land zoned E3 Environmental Management or E4 Environmental Living must have a maximum total capacity for the entire property of:</p> <p>i. 90,000 litres (where the property has an area of 10 hectares or greater); or</p> <p>ii. 45,000 litres (where the property has an area of less than 10 hectares).</p>		
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Site Stability And Earthworks

Consent is required when material is imported or removed from a property or is relocated on the same property.	n/a	n/a
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Landfill

Applicants seeking Council's consent for landfill must provide a Landfill Validation Report (written by an appropriately qualified person).	n/a	n/a
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Erosion And Sedimentation

<p>All applications for subdivision and development which involve site disturbance must be accompanied by an Erosion and Sediment Control Plan (ESCP), except in the following circumstances:</p> <p>a) The construction of minor structures including carports, pergolas, verandahs, garden sheds and the like; and</p> <p>b) Dwelling additions and alterations which are deemed by Council as not likely to cause erosion and sediment loss from the site.</p>	n/a	n/a
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Salinity

<p>A detailed salinity analysis will be necessary if:</p> <p>a) The site of the proposed development has been identified as being subject to a potential risk of salinity (refer to the map Salinity Potential in Western Sydney 2002),or</p> <p>b) An initial investigation shows the site is saline or affected by salinity.</p>	n/a	n/a
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Waste Management

Applicants are to submit a Waste Management Plan when lodging a development application for: a) Demolition or construction of buildings; b) Change of use of buildings for rural, residential, commercial and industrial developments; c) Subdivision of land and/or buildings; or d) Alterations to 50% or more of the existing gross floor area of buildings, or additions to buildings resulting in a 50% increase (or more) to the existing gross floor area.	Shown on the Site/Waste management plan on sheet 38 of the drawings.	Yes
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Landscape Design

There are several parameters that require an opinion or determination from Council to determine which category applies. In this regard, applicants will need to contact Council's Development Services Department for advice. Depending on the type of development proposed, different types of vegetation and landscaping information will be required as part of the development application.	n/a	n/a
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Transport, Access And Parking

Parking provided on site is to meet AS 2890 and where appropriate, AS 1428.	n/a	n/a
Vehicle access is to be integrated into the building design as to be visually recessive.	n/a	n/a

Noise And Vibration

Any applicant seeking to propose a development that has the potential to cause excessive noise or vibration impacts should consider the provisions not just of this Section of the DCP, but also the relevant provisions in other sections of this DCP.	n/a	n/a
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Infrastructure And Services

Any site analysis (see the Site Planning and Design Principles Section) should address the existing and proposed provision of services/utilities to a property and whether there is satisfactory capacity to address the required demand of the proposal.	n/a	n/a
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Residential Development

Preferred Configuration

New residential flat building development should incorporate the traditional configuration of the cottages and cottage gardens that define the character of established neighbourhoods, because: a) Traditional development demonstrates social and urban design benefits, particularly the orientation of dwellings and their private open spaces towards the street rather than overlooking neighbouring dwellings and gardens; b) Patterns of buildings and private gardens in established neighbourhoods have visual and symbolic richness that are valued by their community; c) the use of traditional features softens the popular perception that redevelopment is changing the traditional character of the City.	n/a	n/a
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Landscaped Area

Landscaped area must meet the following requirements: • 25 %	32.0%	Yes
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Front And Rear Setbacks

Determine the maximum development footprint for your site: a) The minimum rear setback for a single storey building (or any single storey component of a building) is 6 m b) The minimum rear setback for a two storey building (or any two storey component of a building) is 6m.	35.269m 35.269m	Yes
Within the rear boundary setback: a) there shall be no building encroachments either above or below ground (eaves excepted); b) maximise the amount of undisturbed soil, encouraging rapid growth of healthy trees and shrubs; c) where there are physical encumbrances such as open drains, increase the setback accordingly.	n/a	n/a
Determine an appropriate front setback: a) either average the setbacks of the immediate neighbours; or b) 5.5m minimum whichever is the greater dimension.	6.249m	Yes

Side Setbacks

Cut and fill and maximum ground floor heights: a) on sloping sites provide stepping building platforms in line with existing topography with floors no higher than 8.5 m above natural ground level; b) restrict cut-and-fill to a maximum of 1.0 mm; and c) provide effective sub-soil drainage.	The proposed building height relative to the natural ground level is 6.7m	Yes
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Design Of Dwellings And Provide Courtyards

A reasonable area of private open space should be provided for each dwelling:	24 m2	Yes
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a) for dwellings at ground level:
i. a minimum of **24** m²;
ii. as courtyards at ground level; and / or
iii. terraces located not higher than 1.5m above ground level; and
iv. for street-front dwellings: individual entrances to terraces or courtyards from the street;

For dwellings above ground - balconies that are a minimum of ... m²;

n/a

n/a

5. Conclusion

The proposed development at the mentioned address involves:

Housing Alterations and Proposed Granny Flat with Attached Garage

The impact of the proposed development has been assessed in accordance with the provisions of Section 4.15 of the EP&A Act and is found to be satisfactory. The proposal has also been assessed against the relevant provisions of the related Local Environmental Plan, and the Development Control Plan, and is considered to be appropriate for the subject site for the following reasons:

- The proposed development will not be perceivable from adjoining properties or the public domain.
- The proposed development complies with the relevant guiding objectives and provisions for dwelling house development under the LEP including land use zoning.
- The proposal complies with the guiding principles of the DCP including building form, setback distances and private open space.
- The proposed development will **maintain the existing neighborhood character, ensuring compatibility with the surrounding built environment. It does not result in any significant overshadowing, privacy impacts, or visual bulk that would negatively affect neighboring properties.**

The site is therefore considered to be suitable for the proposed development and will generally have acceptable environmental, social and economic impacts on the immediate area. The proposal is unlikely to result in adverse impacts on the amenity of the locality and accordingly, the proposal is considered to be in the public interest and worthy of Council's support.