



## Statement of Environmental Effects

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**Proposed to convert existing games room into proposed detached granny flat.**

**Located at:**

**Lot 3, DP 326943, 42 Little Road, Bankstown**

## **Statement of Environmental Effects**

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Issue:	1

## **Introduction**

The proposal consists of the following works at 42 Little Road, Bankstown

- \* Proposed to convert existing games room into proposed detached granny flat

This statement accompanies architectural plans prepared by CA Design.

In this document, the scheme is presented and appraised having regard to the relevant planning controls of Canterbury-Bankstown Local Environmental Plan 2023 and the Canterbury-Bankstown Development Control Plan 2023

## **Locations**

Little Road and the surrounding streets consist of mix of dwelling of varying age, condition and size. The southern and northern side of the proposed residence are single and two storey residence as shown on site plan and site inspection.

## **Site**

The site is situated on the western side of Little Road.

Building and other structures currently on the site: existing two storey residence and detached games room

There are no site conditions, which represent any constraints on the proposed development as summarised below:

- \* The site does not possess any significant topographical features, remnant strands of trees, fauna habitats, urban bushland and creeks and gullies,
- \* Heritage items are not located on the site or in its immediate locality,
- \* The surrounding do not possess any significant views,
- \* There is no evidence of any filling having been placed on the site, nor is there evidence of land contamination,

Complies with the MIN site restrictions of Canterbury-Bankstown Local Environmental Plan 2023 and the Canterbury-Bankstown Development Control Plan 2023

## **Description of the Proposal**

The proposal consists of the following:

- \* Proposed to convert existing games room into proposed detached granny flat

Proposed to consist of;

Ground floor – concrete slab

- Kitchen
- Lounge
- Dining
- Bedroom 1 & 2
- Bathroom
- Laundry
- Linen cupboard
- Veranda

Also provide a new hot water system, new rainwater tank, re-paint external cladding, existing cladding to remain and existing timber frame construction to remain.

AREA CALCULATIONS	
SITE AREA:	792.7m <sup>2</sup>
MAX. AREA:	368.6m <sup>2</sup>
PRO. AREA:	302.1m <sup>2</sup>
PRO. FSR:	0.38:1
* NOTE: FSR CALCULATION INC. WALL THICKNESS & EXCLUDE: VERANDA, GARAGE, BALCONY, PERGOLA & FF STAIR VOID	
EXIST. GF	136.8m <sup>2</sup>
EXIST. FF	110.8m <sup>2</sup>
EXIST. GARAGE	033.8m <sup>2</sup>
EXIST. FF FRONT BALCONY	012.9m <sup>2</sup>
EXIST. FF BACK BALCONY	026.7m <sup>2</sup>
EXIST. GF VERANDA	013.6m <sup>2</sup>
EXIST. PERGOLA	047.4m <sup>2</sup>
PROP. GRANNY FLAT	054.5m <sup>2</sup>
GROSS TOTAL:	436.5m <sup>2</sup>
PRIVATE OPEN SPACE	
REQUIRED 80m <sup>2</sup>	
PROPOSED	230.5m <sup>2</sup>

All areas and private open space are in accordance with Canterbury-Bankstown Development Control Plan 2023

## **Streetscape**

The streetscape of Little Road is residential in character, at the present moment to the northern & southern side are single and two storey residence

The streetscape of Little Road & surroundings is residential in character, consisting of single and two storey dwellings set on similar width blocks with consistent setbacks.

Little Road as follows:

- \* The height of the proposed granny flat is consistent with recently built dwelling in the area.
- \* The setback as required complies
- \* The style of the proposed granny flat is similar to recent completed dwelling in the locality.
- \* Pitched roofs have been incorporated to compliment the roof form commonly found in the street and match the existing residence.

## **Preservation of Views and Privacy**

The visual and oral privacy of the adjoining properties and of the proposed dwelling have been considered by the placement of the windows to the side, front & rear boundaries and where the dwelling has been placed on site.

\* Given the above, there are no apparent privacy issues arising from the proposal and complying with Canterbury-Bankstown Development Control Plan 2023

## **Private Open Space**

The private open space is located in front the proposed dwelling. Total of 230.5m2

Complying with Canterbury-Bankstown Development Control Plan 2023

## **Solar Access**

No overshadowing will occur to adjoining properties. Due to single storey works only.

## **Vehicular Access and Parking**

Existing car parking to remain in the garage and on driveway

## **Stormwater Drainage**

New stormwater lines to be connect to above ground rainwater tank over flow to be discharge into existing stormwater line

All stormwater drainage will be in accordance with Canterbury-Bankstown Development Control Plan 2023

## **Building Heights**

The building heights are well within the controls of Canterbury-Bankstown Development Control Plan 2023, single storey residence, roof pitch kept to a minimum.

## **Setbacks**

All the setbacks are well within the controls of council.

- Sides 1140mm
- Rear 1050mm

## **Sedimentation and Waste Management**

Sedimentation and waste management plans has been provided on the architectural

plans showing:

- \* Sedimentation control fence and detail to lower part of the site.
- \* Temporary road crossing to have access to the site while constructing refer to plans.
- \* Sanbage kerb inlet for sediment trap refer to detail on plans.

## **Energy Conservation**

Design elements have been taken into account by providing natural ventilation to habitable rooms and daylight. Also provide basix certificate

## **Waste Management**

A waste management plan has been provided.

## **Conclusion**

- \* The proposal is consistent with and well compliments the streetscape characteristics of Little Road
- \* The private open space proposed complies.
- \* No overshadowing will occur to adjoining properties.
- \* existing car parking to remain
- \* No privacy issue will arise.
- \* Building height comply.
- \* Stormwater will be in accordance with council requirements.
- \* Streetscape will be maintained as residential in character.

The proposal is consistent with objectives of Canterbury-Bankstown Local Environmental Plan 2023 and the Canterbury-Bankstown Development Control Plan 2023 and we believe, is worthy of consent.