

STATEMENT OF ENVIROMNETAL EFFECTS

CONSTRUCTION OF A SECONDARY DWELLING

31 SHADFORTH ST, WILEY PARK

April 2025

Prepared by

Click In Design



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1. Summary of Site

The subject site is located at 31 Shadforth St, Wiley Park NSW 2195 being Lot 1 in D.P. 174694, with an overall site area of 521.2m².

This application seeks approval for:

- Construction of a 59.99m² secondary dwelling (granny flat)
- Associated construction of stormwater works.



Figure 1: Site Location (Source: SIX MAPS)

31 Shadforth St, Wiley Park
NSW (Lot 1 in D.P. 174694)

The site of 31 Shadforth St, Wiley Park, is in a rectangle shape located 0.55km north west to Wiley Park Railway Station with up to 10.365m frontage from the streetscape. The existing single storey dwelling with tiled roof stands in the middle of the site, facing towards west direction. There is a considerable topography fall about 1.6m from west to east boundary.



Figure 2: Street view of subject site from 31 Shadforth St, Wiley Park

The adjacent buildings are more in the form of stand - alone single storey brick dwelling with pitched roof. The proposed development is located behind which will induce minimal impact to streetscape of Shadforth Street.



33 Shadforth St



35 Shadforth St



29 Shadforth St



27 Shadforth St

2. The proposed development

The proposed secondary dwelling is located behind the primary dwelling at the rear yard. The secondary dwelling contains 1 living area, 1 dining area, 1 kitchen, 2 bedrooms, 1 laundry, 1 common bathroom.

There is an above ground rainwater tank proposed at appropriate location and hence, all stormwater collected from roof of secondary dwelling is collected to detention tank and then proposed to be connected to existing pipe and drained to public stormwater system via gravity.

The following table summarizes the feature of the site at the end of development:

Feature	Proposed Development
Site Area	521.2m ²
No. of Bedrooms:	5
Primary dwelling	3 (existing, not part of this DA)
Secondary dwelling	2
No. of carport spaces	2 (existing, not part of this DA)
Gloss Floor Area	
-Existing primary dwelling	107.39 m ²
-Secondary dwelling	51.27m ²
Total GFA	158.66m ²
FSR	0.3:1
Site Coverage (Building Structures Only)	
Primary dwelling	119.02m ²
Shed	6.06 m ²
Secondary dwelling	59.99m ²
Total site coverage	185.07m ² =35.5% (185.07/521.2)
Landscape Area	Total: 161.81m ²
Landscape Area Ratio	31% (161.81/521.2)

3. The Development Application

This application is subtitled with the architectural drawings and associated documentation, the details below illustrate details of actual submission.

Drawings	Dwg No.	Revision	Date
Site Analysis Plan	DA 0400	1	19/03/2025
Sediment Control Plan	DA 0401	1	19/03/2025
Landscape Plan	DA 0402	1	19/03/2025
Shadow Diagrams	DA 0404	1	19/03/2025
Floor Layout Plan	DA 1000	1	19/03/2025
Window Schedule	DA 1010	1	19/03/2025
Elevations	DA 2100	1	19/03/2025
Sections	DA 3100	1	19/03/2025

This statement shall be read with the following reports and other supplementary materials:

<u>Documentation</u>	<u>Prepared By</u>
Surveyor	Helensburgh Surveying Services
BASIX	Click In Design
Stormwater Management Plan	Exact Engineers

The proposal has been assessed having regard to the relevant matters for consideration under Section 79C, the Environmental Planning & Assessment Act 1979 and the relevant State and environmental planning instruments below:

- SEPP 2022 (BASIX)
- SEPP 2021 Housing SEPP
- Canterbury-Bankstown Development Control Plan 2023 - 5.2 Former Canterbury LGA
- Canterbury-Bankstown Local Environmental Plan 2023

Overall, the development proposal is found to be in full compliance with all the relevant planning instrument and the Building Code or other regulatory requirements.

4. State Environmental Policies 2022 (BASIX)

A BASIX certificate measures have been taken on board to ensure the development minimized energy and water consumption.

5. Local Council Planning Instrument

5.1 Compliance to Canterbury-Bankstown Local Environmental Plan 2023

The subject land is located in R4 – High Density Residential zoned land. Under Part 2 Land Use Table, secondary dwelling is permitted with consent in R4 zoned area.

Clause 5.4 (9) allows secondary dwelling to be built with the greater of 60m² or 10% of the total floor area of primary dwelling. The proposed GFA of secondary dwelling is 59.99m² which complies plan controlling criteria.

Building Height

Max. building height allowed under LEP is 11.5m. Proposed secondary dwelling height is 3.861m which complies with LEP requirements.

5.2 Compliance with Canterbury-Bankstown Development Control Plan 2023

The following table provides a review of compliance in relation to the planning code described in 5.2 - Former Canterbury LGA – Section 7 Secondary Dwelling above.

Clause	Control	Comments	Complies?
C1 Min. Frontage	The min. frontage required for secondary dwellings will be considered on merit taking into consideration compliance with Canterbury City Council's Secondary Dwelling (Granny Flat) Policy (adopted on 15 October 2009 by CDC Minute 295).	Complies	Y
C2	All applications for secondary dwellings will be assessed against Schedule 1 of the State Environmental Planning Policy (Housing) 2021.	Complies. See below.	Y

5.3 Compliance to State Environmental Planning Policy (Housing) 2021

The following table provides a review of compliance in relation to the planning code described in SEPP 2021. Where non-compliance is discovered, justification is provided in section 5.4.

Clause	Control	Comments	Complies?
2 Lot requirements & Division 2	only 1 principal dwelling and 1 secondary dwelling	Complies	Y
	Min. 12m frontage for a lot with an area of 450m ² – 900m ²	10.365m	N ¹
	For a detached secondary dwelling – min. site area 450m ²	The site area is 531.2m ² > 450m ²	Y
3 Site Coverage	Lot area 450m ² - 900m ² with max. 50% site coverage	Proposed site coverage = 185.07m ² < 260.6m ² (521.2x50%)	Y
4 Floor Area	Max. floor area of secondary dwelling 60m ²	Floor area 59.99m ²	Y
	Max. total floor area 380m ² for lot area 600m ² - 900m ²	Total floor area = 179.01 m ² < 380m ²	Y
5 Setbacks & floor area for balconies & decks etc.	12sqm max if the structure at any point is located within 6m of the side or rear & any point of its finished floor more than 2m of the NGL	NIL	Y
6 Building Height	8.5 m max from NGL	3.861m from NGL	Y
7 Setbacks from roads other than classified roads	The average distance of setback of the nearest 2 dwelling houses - 5.704m	Complies – 34.351m.	Y
9 Setbacks from Side Boundary	0.9 m if the lot has an area of more than 450m ² - 900m ² min to a building height of 3.8m and to any carport, garage, pergola etc. 0.9m and 1/4 of the additional building above 3.8 -(3.861-3.8) x1/4+0.9m=915.25mm	Complies - 1002mm proposed.	Y

10 Setbacks from Rear Boundary	3 m if the lot has an area of 450m ² - 900m ² min to a building height of 3.8m and to any carport, garage, pergola etc. 3 m plus an amount that is equal to 3 times of the additional building height above 3.8m if the lot has an area of at least 450m ² - 900m ² - (3.861-3.8) x3+3m=3183mm	Complies – 3325m proposed.	Y
16 Landscape Area	25% if the lot has an area of 600m ² - 900m ² 50% of landscape area to be located behind building line	Complies – 31% proposed. Complies – 75.7% proposed.	Y Y
17 Private Open Space	24m ² of P.O.S with more than 4m wide	Complies – refer drawing DA 0402	Y

5.4 Discussion

In part 5.3, where non-compliance is discovered, comments have been made to clarify/justify development intent. These are expanded in the following discussion.

1. Min. 12m frontage for a lot with an area of 450m² – 900m²

Discussion: Although the frontage of subject lot is 10.365m, the proposed secondary dwelling at the rear yard would not have any adverse impacts for the adjoining properties. The reason for that is the site area is 521.2 m², exceeding the minimum lot area in SEPP 2021. Additionally, the side boundary is very long, so the back area has sufficient space to build a secondary dwelling. Thus we wish to be considered on merit.

We believe the impact of those non-compliance to the environment and the adjoining properties is minimal and wish determination to be made with merit.

6. Conclusion

The proposed development is consistent with the aims and objectives of the relevant planning instruments. We believe the proposed development applications is capable with the requirement of the Canterbury Development Control Plan 2012 and Canterbury-Bankstown Local Environmental Plan 2023 issued by Canterbury-Bankstown Council and will not create any adverse impact to the adjoining property.