

Canterbury-Bankstown Council

**STATEMENT OF ENVIRONMENTAL EFFECTS
ALTERATIONS & ADDITIONS TO**

**18 Villiers Rd, Padstow Heights
LOT 25 IN DP 13037**

1 INTRODUCTION

2 SITE ASSESSMENT

2.1 Locality assessment

2.2 Site Description

2.2.1 Surrounding development

3 PROPOSAL

3.1 Description of proposal

3.2 Development statistics

4 PLANNING CONTROLS

4.1 State Environmental Planning Policy (Sustainable Buildings) 2022

4.2 Canterbury-Bankstown Local Environmental Plan 2023

4.3 Canterbury-Bankstown Development Control Plan 2023

5 REGULATION ASSESSMENT

5.1. Likely impacts of the development – Build environment

5.2. Likely impacts of the development – Natural environment

5.3. Likely impacts of the development – Social and Economic

5.4. Likely impacts of the development – Hazards

6. SUMMARY

1. INTRODUCTION

Harry design studio prepare a Statement of Environmental Effects to support a development for ALTERATIONS & ADDITIONS to 18 Villiers Rd, Padstow Heights

The aims of this report are to:

Provide an assessment of the locality, subject site and applicable planning controls,

Describe the proposed development:

This Statement of Environmental Effects should be read in conjunction with the following supporting technical studies which are submitted under separate cover Architectural plans and perspectives prepared by Harry design studio Site survey plan prepared by United Surveyors.

2. SITE ASSESSMENT

2.1 Locality assessment

The subject site is located at 18 Villiers Road, Padstow Heights, approximately 22 kilometres southwest of the Sydney Central Business District (CBD), within the City of Canterbury-Bankstown Council. The site is situated approximately 2.5 kilometres north of the Padstow town centre and Padstow train station.

The following figure illustrates the location of the subject site in relation to the surrounding locality:

Figure 1: Locality map - Source: Google Maps (2025)

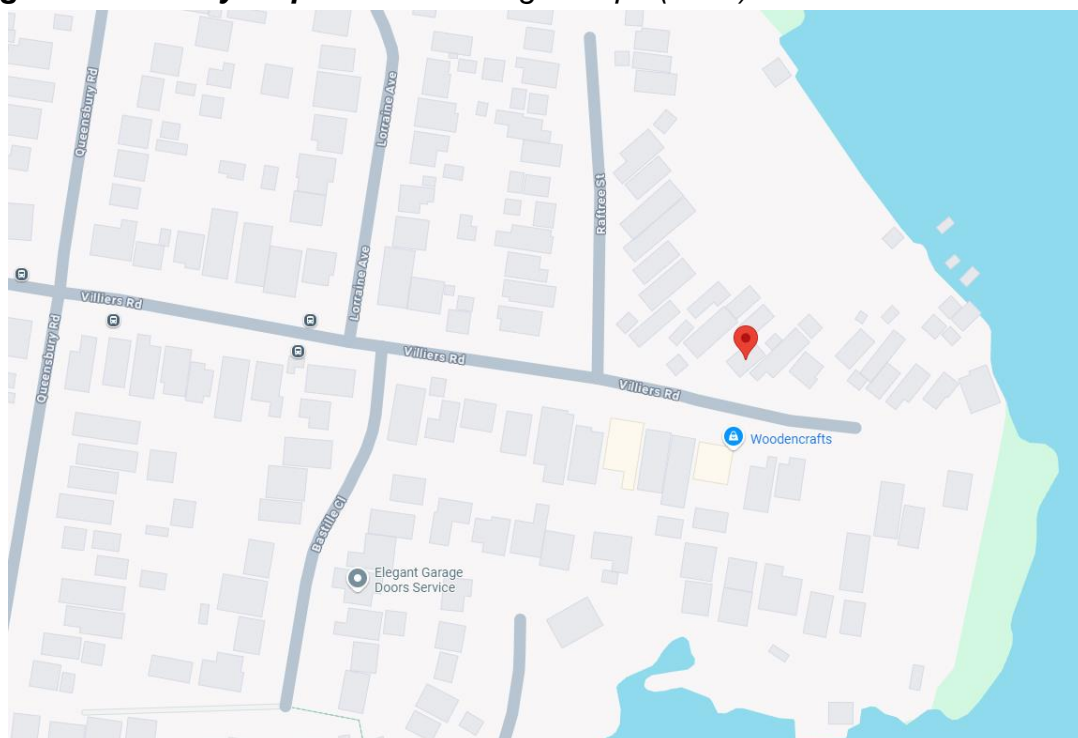


Figure 2: Aerial site map - Source: Six Maps (2025)



2.2 Site description

The site is rectangular allotment known as 18 Villiers Road, Padstow Heights and is legally described as LOT 25 IN DP 13037 and is zoned R2 Low Density Residential + RE1 – Public Recreation . It is approximately 1012 m2 in title and contains a single storey brick house.

2.2.1 Surrounding development

Streetscape character and visual setting:

The surrounding area is characterized by detached dwellings with varying styles in architecture including low pitched hipped or gabled roofs, standard setbacks, with buildings predominantly constructed of brick, timber or fibro. The front yards include landscaping and brick front fences.

Existing vegetation:

Existing vegetation within the streetscape features a mix of grassed lawn, small planting and ornamental trees to the front yard of the north and west adjoining

The site has a significant slope from the southwest to the northeast..

Form of adjacent buildings:

In the immediate area around the site are single storey and double storey detached dwellings with uniform front setbacks. The front yards include landscaping, established trees and a mix of open and brick fencing.

Surrounding noise sources:

The site is surrounded by residential used not being of a significant noise source.

3. THE PROPOSAL

3.1 Description of proposal

This proposal seeks approval to extend the existing house. The main house will be retained, with an additional bedroom space added to the rear of the main house.:

Lower Ground floor

Storage

Bedroom

Bathroom

Studyroom

Ground floor

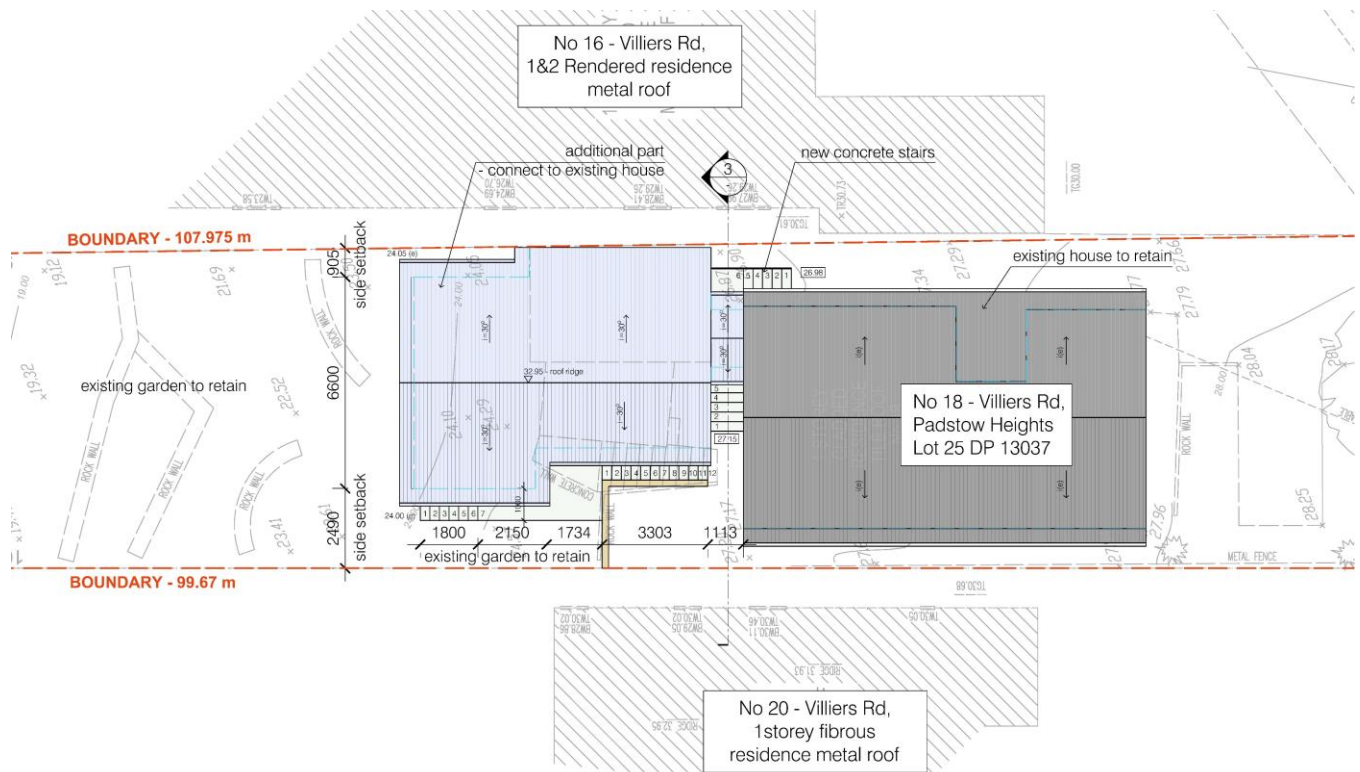
Family room

Bedroom 1, 2

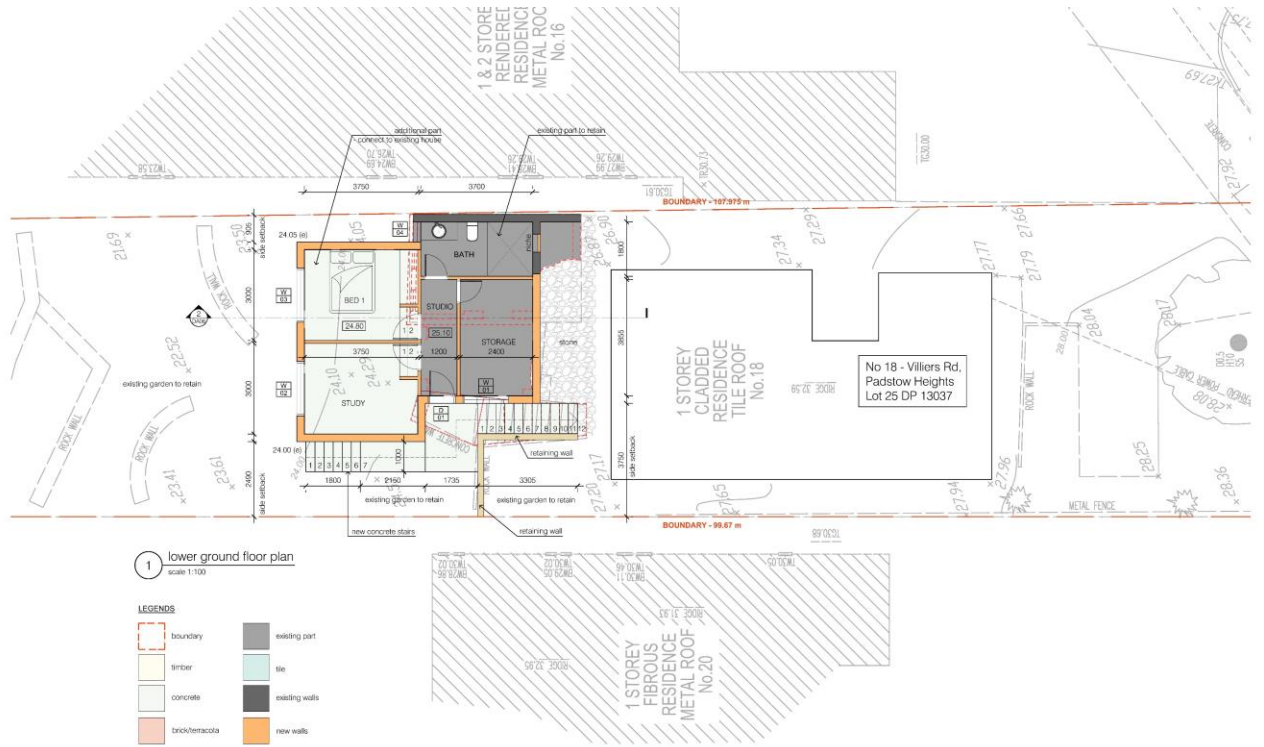
Laundry

Bathroom

Site plan



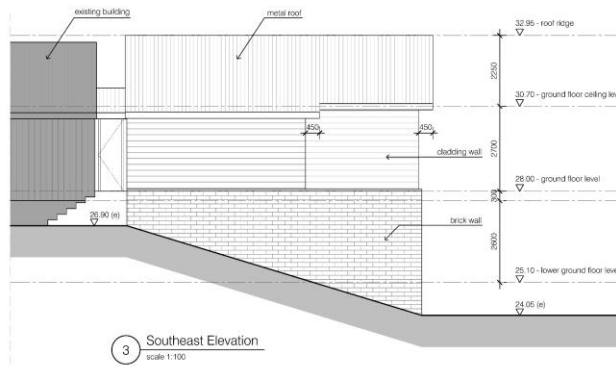
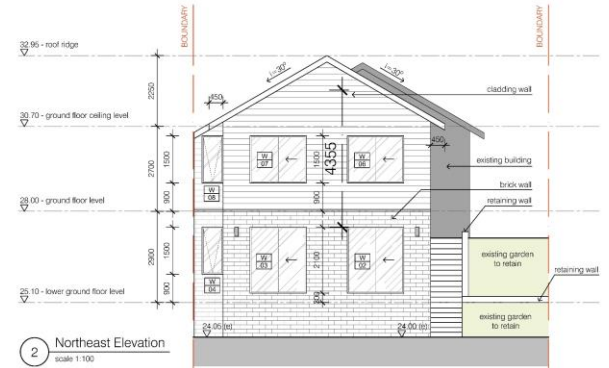
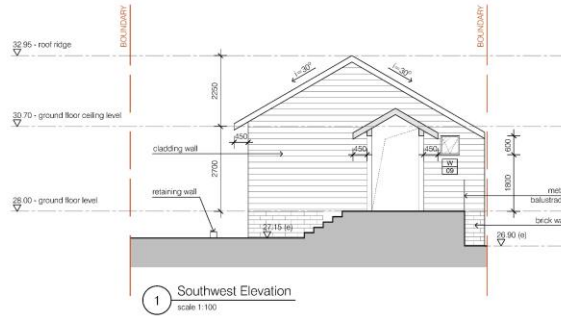
Lower ground plan



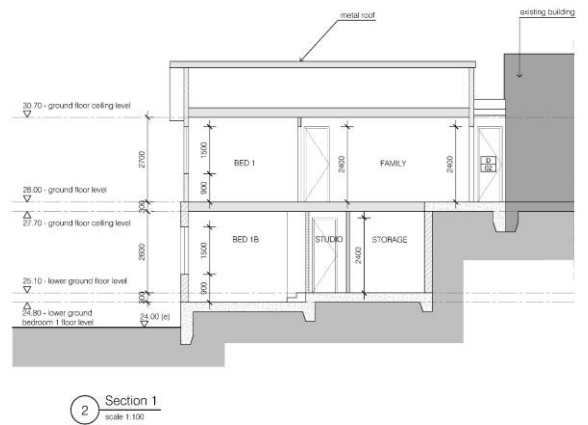
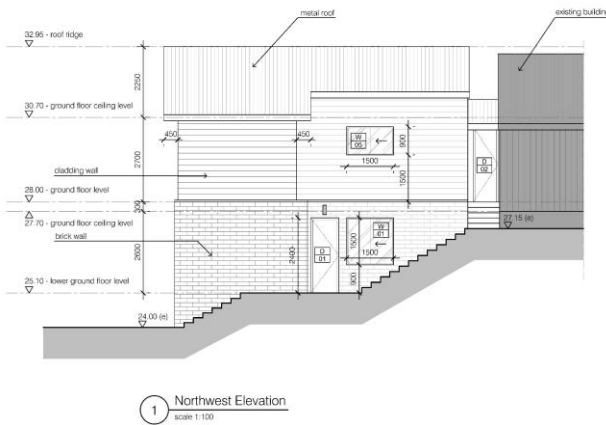
Ground plan



Elevations



Elevation + Section



3.2 Development statistics

Item	proposal
Site area	1012 m2
Gross floor area	173.79 m2
Floor space ratio	0.17 : 1
Private open space	91.1 m2
Height of building	8.9 m
Front setback (existing)	7.5 m
side setback (main dwelling)	Side A : 2.2m Side B: 1.2m
Rear setback (lower Ground floor of additional part)	>60 m
Landscape area (existing)	~680 m2

4. PLANNING CONTROLS

4.1 State Environmental Planning Policy (Sustainable Buildings) 2022

Regulations under the Act have established a scheme to encourage sustainable residential development (The BASIX scheme). The application includes a BASIX certificate.

4.2 Canterbury-Bankstown Local Environmental Plan 2023

The subject site is zoned R2 Low Density Residential under Canterbury-Bankstown Local Environmental Plan 2023.

The objectives of the zone area as follows:

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 maintain the low density residential character of the area.

To ensure non-residential land uses are carried out in a way that minimised impacts on the amenity of a low density residential environment.

To provide a range of community facilities that serve the needs of people who live in, work in and visit the area.

To protect and enhance tree canopy, existing vegetation and other natural

features.

The following table reviews the proposal against relevant planning controls contained within the LEP:

Item	Requirement	Proposal	Compliance
4.1 Permissible land use	Dwelling Houses are permissible in the R2 Low Density Residential Zone/ RE1 – Public Recreation	The main house will be retained, with an additional bedroom space added to the rear of the main house	✓
4.2 Height of buildings	Maximum height of 9 m	8.9 m	✓
4.4 Floor space ratio	0.5 : 1	0.17 : 1	✓
5.10 Heritage conservation	N/A	N/A	N/A

4.3 Canterbury-Bankstown Development Control Plan 2023

Canterbury-Bankstown Development Control Plan 2023 applies to the same area which Canterbury-Bankstown Local Environment Plan 2023 applies and came into effect on 2023.

The purpose of this DCP is to supplement the Canterbury-Bankstown LEP 2023 and provide more detailed provisions to guide development.

Objectives

To ensure the building form, building design and landscape of additional partare compatible with the prevailing suburban character of the residential areas, particularly the single dwelling suburban character of the low density residential areas.

To ensure the building form and building design of additional partprovide appropriate amenity to residents in terms of private open space, access to sunlight and privacy.

To ensure the building form and building design of additional partdo not adversely impact on the amenity of neighbouring sites in terms of visual bulk, access to sunlight and privacy.

To ensure the building form of additional partin the foreshore protection area

preserves the existing topography, land and rock formations, and the unique ecology of natural bushland and mangrove areas.

To minimise the visual impact of off-street parking on the streetscape.

Development controls

<i>Subdivision</i>			
Item	Requirement	Proposal	Compliance
2.3 The storey limit	The storey limit for dwelling houses is 2 storeys	The development is two storeys.	✓
2.7 Front setback	The minimum setback for a building wall to the primary road frontage is: (a) 5.5 metres for the first storey (i.e. the ground floor)	Existing front setback: 7.5m	✓
2.10 Sidesetback	The minimum setback to the side boundary of the allotment is 0.9 metre	0.9m	✓
2.12 private open space	Dwelling houses must provide a minimum 80m ² of private open 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 5 metres throughout.	91.1 m ²	✓
2.21 Roof design	The maximum roof pitch for dwelling houses is 35 degrees	roof pitch for dwelling houses is 30 degrees	✓
2.26	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 se	Existing house has 1 parking lot in front of house.	✓
2.31 Landscape	Development must landscape the following areas on the	The existing front yard area of the	✓

	allotment by way of trees and shrubs with preference given to native vegetation endemic to the City of Bankstown (refer to Appendix 4 and Appendix 5 for a list of suitable species): (a) a minimum 45% of the area between the dwelling house and the primary road frontage	house complies with the requirement.	
--	--	--------------------------------------	--

5. REGULATION ASSESSMENT

As previously discussed in Section 4, Canterbury-Bankstown Local Environmental Plan (DCP) 2023 applies to development proposed on the subject site.

The tables in Section 4 outline the relevant provisions and the specific development controls and provisions area discussed in further in this Section. The construction of a new additional part is considered to satisfy all relevant development controls.

5.1. Likely impacts of the development – Build environment

5.1.1. *Site analysis, site design and streetscape*

The site is rectangular allotment known as 18 Villiers Road, Padstow Heights and is legally described as LOT 25 IN DP 13037 and is zoned R2 Low Density Residential + RE1 – Public Recreation.

The site is located approximately 5.9 km south of the Bankstown CBD and Bankstown train station.

The surrounding area is characterised by detached dwellings with varying styles in architecture including low pitched hipped or gabled roofs, standard setbacks, with buildings predominantly constructed of brick, timber or fibro. The front yards include landscaping and brick front fences.

The proposed extension features a contemporary architectural style, highlighted by a façade that integrates a variety of materials such as exposed brick walls and timber cladding.

A tranquil side garden with lush green lawn enhances the peaceful ambiance at the rear of the house.

Large, tall windows allow natural light to flood the interior spaces, while also adding to the striking and elegant appearance of the building.

5.1.2. Height, Bulk and scale

The built form is appropriate for a residential setting. The main building is double storey to a building height of less than 9m as permitted by the Canterbury-Bankstown LEP2023. The built form is consistent with the adjoining and adjacent dwellings along the streetscape and the locality.

The building orientation and layout ensures visual privacy and minimises potential noise and overlooking impacts on neighbours. This achieved by the location and size of doors and windows relative to the location of adjoining dwellings private open space, living rooms and bedrooms.

The windows locations provide adequate light and cross flow ventilation throughout without the need for reliance on mechanical ventilation or harsh lighting and improving the overall energy efficiency of the building.

5.1.3 Access, servicing, parking and traffic

The access remains unchanged to the site from Villiers Rd.

5.1.4 Sunlight and shadow

The door and window placement for cross ventilation for the proposed dwelling and the use of skylights for increased natural lighting. Therefore reducing reliance of mechanical ventilation and harsh lighting and improving the overall energy efficiency of the building.

5.1.5. Views

Optimize views to Salt Pan Creek by windows.

5.1.6. Visual privacy

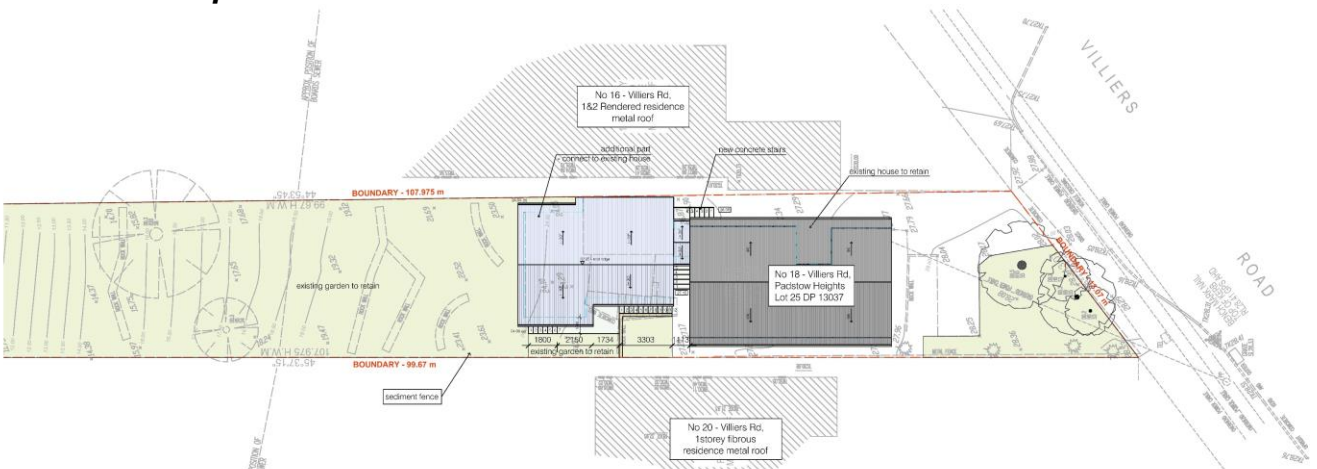
The building layout ensures visual privacy and minimises potential overlooking impacts on neighbours by considering window fenestration relative to the location of adjoining dwellings private open space, living rooms and bedrooms.

Locate windows and use frosted glass alongside so windows do not provide direct and close views into the windows of other dwellings, particularly those of living areas.

5.1.7. Landscaping

A Landscape Plan has been prepared and is submitted under separate cover.

Landscape Plan



5.1.8. BCA and Australian Standards

The proposed development is supported by the relevant consultant reports and compliance can be ensured through a condition of consent.

5.1.9. Waste management

The demolition of existing structures and construction of the proposed development will minimise waste where possible and all waste will be sent to a licenced waste transfer facility. A waste management plan is included with the application.

5.2. Likely impacts of the development – Natural environment

5.2.1. Landform, cut and fill

There will be no excavation proposed for the dwelling. The proposal has been designed to minimise cut with a raised floor level above the natural ground level on piers that are not dissimilar to the existing dwelling. The demolition plan provides sediment and erosion control measures to prevent sedimentation to the west north/downslope adjoining sites.

5.2.2 Tree removal and retention

There are no trees to be removed as part of this application. There are no trees that require protection as part of the proposed works.

5.2.3 Stormwater drainage

A concept stormwater plan is included with the application.

5.2.4 Soils, Erosion, and sedimentation

There will be no soil or erosion and sediment impact as a result of the proposal. The application is supported by erosion and sediment control measures detailed with the demolition plan.

5.2.5 Endangered flora and fauna

No endangered flora or fauna are impacted by the proposal.

5.3 Likely impacts of the development – Social and Economic

5.3.1 Safety and social impact

The proposed development will not cause any impact on safety and social issues.

5.4 Likely impacts of the development – Hazards

5.4.1 Soil instability, subsidence, slip, mass movement

The subject site is not known to contain and subsidence or land slip issues.

5.4.3 Bushfire

The site is not located in a bushfire prone area. The proposed development will not increase the risk of bushfire or create a fire hazard to nearby developments.

5.4.4 Contamination

The land is not considered be at risk of being contaminated given its long-term use as a residential development.

6. SUMMARY

The subject site is zoned R2 Low Density Residential and dwelling houses are permissible with this zone with consent.

The proposal is permissible with development consent and performs favourably in relation to the relevant aims, objectives and development standards of the relevant environmental planning instruments and associated development control plan.

The proposed development is consistent with Section 4.15 of the Environmental Planning and Assessment Act 1979 and Regulations 2021 and should be supported.

Harry design studio