

STATEMENT  
OF ENVIRONMENTAL EFFECTS

PROPOSED GRANNY FLAT & OUTBUILDING  
AT

5 WOLUMBA STREET  
CHESTER HILL  
NSW 2162

26<sup>th</sup> JUNE 2025

1.0 INTRODUCTION.....2

2.0 SITE AND SURROUND.....3

3.0 PROPOSED DEVELOPMENT.....5

4.0 DEVELOPMENT STANDARDS COMPLIANCES .....6

5.0 CONCLUSION .....7

## 1.0 INTRODUCTION

### Purpose

This Statement of Environmental Effects has been prepared to accompany a Development Application to Canterbury Bankstown City Council for the construction of new detached secondary dwelling (granny flat) and detached outbuilding (workshop) at 5 Wolumba Street Chester Hill NSW 2162. The secondary dwelling includes two bedrooms, kitchen/dining area, one bathroom and one bathroom/laundry. The outbuilding includes rumpus and workshop. The purpose of this statement is to consider the environmental effects of the construction of this project.

The statement is prepared through two major parts. In the first part, we describe and analyze the site and its environs, while in the second part we evaluate the proposed development for its compliance with:

Canterbury-Bankstown Local Environmental Plan 2023

Canterbury-Bankstown Development Control Plan 2023

## Design Criteria

The Design has taken into consideration all development Instruments and Regulations related to the project type and area, the existing streetscape, including heights, scale, construction materials and architectural design elements, site morphology, internal and external functions, pedestrians and cars circulations, mutual impact with the adjoining properties.

## Documentation

The Statement of Environmental Effects constitutes part of the documentation of the development application, which comprises a full set of architectural plans including site analysis, landscape plan, stormwater plan and waste management plan. That's why this report should be read in conjunction with the DA file drawings.

## 2.0 SITE AND SURROUND

### Location and environments

The project site of 5 Wolumba Street Chester Hill NSW 2162, is situated on a residential street predominantly characterised by single-storey and some two-storey detached dwellings. The established pattern of development includes generous front setbacks, landscaped front gardens, and low fencing, all of which contribute to the cohesive and uniform streetscape appearance. The site is generally flat, with no significant vegetation, or natural features present within the lot.

The site is conveniently located in the heart of a residential area; it is also located not away of an area that contains a mixture of commercial, retail, educational and community uses.



## Characteristics of the subject site

The site address is 5 Wolumba Street Chester Hill NSW 2162. Lot No:2 while the DP is 25140 of Bankstown City Council Area.

The frontage of 15.24 m width along Henry Street, and a depth of 45.72 m at the North and the South distance. The total site area is 695.6 m<sup>2</sup>

The site is mainly oriented North direction. That means the development will fully benefit from the North sun directions. The lot is sloped to the front (North) from the rear side (West) of 0.8 m. The average difference of this slope from the rear side to the middle is 0.4 m. This slope appears very comfortable for the stormwater system.

Stormwater will be connected and discharged to existing council kerb outlet, which satisfies council requirement.

## Existing Access and Car parking

The existing driveway is located at the North of the site.

## **3.0 PROPOSED DEVELOPMENT**

### Main issues that concern the whole project design (see drawings)

- a. All Bankstown Development Instruments are respected in the proposed project.
- b. A 83.1 m<sup>2</sup> area of private open space is proposed at the rear.
- c. All habitable area of all buildings will have North sunlight.
- d. A convenient Landscaping plan is proposed as main part of the design.
- e. The total net countable FSR (282.4 m<sup>2</sup>) of the whole project is 40.58% while the allowed total FSR is 50%
- f. The proposal seeks consent to develop the property known as 5 Wolumba Street Chester Hill NSW 2162 as follows,
  - a) Demolition of the existing shed, detached storage and concrete slab at the rear.
  - b) Construction of a granny flat and a workshop, pursuant to Canterbury-Bankstown Local Environmental Plan 2023 and Canterbury-Bankstown Development Control Plan 2023.

### The environmental effects of the proposed project

The proposed construction is designed to match the existing buildings scale, to reflect a contemporary architecture and to be contextual in the same time.

## 4.0 DEVELOPMENT STANDARDS COMPLIANCES

### Minimum allotments

Proposed lot size is 695.6 m<sup>2</sup>. Therefore compliance is achieved.

### Minimum Frontage

Proposed site frontage is 15.24 m. Therefore compliance is achieved

### Maximum Floor space ratio

The Development standards allow a FSR of 50.00%.

The proposal comfortably complies with this standard.

Proposed floor area (secondary dwelling) = 60 m<sup>2</sup>

Proposed floor area (outbuilding) = 60 m<sup>2</sup> where the site is greater than 600m<sup>2</sup> in area

Total floor space ratio = 41.3%

Therefore achieving compliance with DCP.

### 4.1 Minimum building setbacks.

DCP requires a min. front setback of 5.5m for ground floor.

The proposal achieves setbacks of over 5.5m.

Therefore achieving compliance with DCP.

DCP requires a setback of 0.90m for the portion of the building wall that has a wall height less than or equal to 7 metres.

Therefore achieving compliance with DCP.

## 4.2 Building Height

### Secondary Dwelling

The storey limit for detached secondary dwellings is single storey and the maximum wall height is 3 metres.

Proposed secondary dwelling is single storey and wall height is 2.7 metres.

### Outbuilding

The maximum building height for the outbuilding is 4.5 metres above ground level (existing).

Proposed building height for outbuilding is 3.927 metres.

Therefore achieving compliance with DCP.

## 4.3 Privacy Views and Overshadowing

The proposed secondary dwelling is a single storey dwelling finish floor level of RL 25.65 (AHD) and a ridge height of RL 29.416 (AHD).

The proposed outbuilding is a single storey dwelling finish floor level of RL 25.65 (AHD) and a ridge height of RL 29.133 (AHD).

The proposal will receive the minimum three hours of sunlight to its private open space.

## 4.4 Landscape

The principal dwelling has been provided with sufficient private open space which is demonstrated on the plan having a courtyard area of 98.7 m<sup>2</sup>

The proposed secondary dwelling will have access to 98.7 m<sup>2</sup> of private open space.

## **4.5 Drainage:**

**A drainage concept plan has been prepared and is attached to this report and also forms part of the development application.**

## **5.0 CONCLUSION**

**Accordingly, the height, bulk and scale of the proposed development are considered appropriate in the circumstances because:**

**The proposal comfortably complies with the setbacks and building height controls.**

**The proposal does not include any change of use and does not result in an increase in the total FSR of the property beyond the allowable limit.**

**The proposed building form is capable of being accommodated on the subject site without imposing any significant or unreasonable impacts on the amenity of surrounding land in terms of overshadowing, loss of privacy or loss of views.**

**The proposal will not have any significant impacts on the natural or built environments due to the nature of the proposed work and the configuration of adjoining properties.**

**The proposal also incorporates significant horizontal and vertical articulation to minimize the perception of bulk and scale when viewed from the street. In the circumstances of the site, and the relatively substantial separation from the adjoining dwellings to the north and south, the proposed building form is appropriate in its context.**



In conclusion, it is believed that the proposed development will provide a pleasant living environment for its occupants without adversely affecting the existing amenities of the neighboring properties. The scale of the proposed building is considered to be generally compatible with and complimentary to the existing residence.

## **ATTACHMENT:**

- . **Architectural Plans by LUMINOUS DESIGN & PLANNING, dated 26/06/2025, REV B**
- . **Stormwater plans by L'EVEREST CONSULTING, dated 23/06/2025, REV A**
- . **Basix Certificate by YING YIN, dated 25/06/2025**
- . **Survey Plan by NEXUS SURVEY GROUP, dated 10/3/2025, ISSUE A**