

Statement of Environmental Effects

Proposed alternation and Addition

2A Woods Road, Sefton 2162
(Lot C, DP 407822)

Prepared for: Mr Nhut David Phan

Project No: 2025/Sefton

Date: June 2025

1.0 Introduction

This Statement of Environmental Effects (SEEs) is submitted to Canterbury Bankstown Council (the Council) as part of a Development Application (DA) for the renovation and extension of an existing single-storey brick residence. This involves the removal of the existing awning and cladding metal shed in line with the provisions of the Canterbury Bankstown Local Environmental Plan 2023 and the Canterbury Bankstown Council Development Control Plan (DCP) 2023 at 2A Woods Road, Sefton NSW 2162.

KC Designs and Construction created the SEES on behalf of the client, Mr. Nhut David Phan.

It is based on the plans and information provided by KC Designs and Construction and other supporting documentation from project consultants, which is included in the development application package.

This SEE describes the site, its environs, and the proposed development and provides an assessment of the proposal concerning the matters for consideration under Section 79C(91) of the Environmental Planning and Assessment Act 1979 (EP&A Act). Within this report, references to the “site” mean the land to which this development application relates.

1.1 Consultants Team

Designer	KC Designs and Construction
Surveyor	New Way Surveying
Basix	KC Design and Construction
Landscape	KC Design and Construction
Waste Management Plan	KC Design and Construction
Stormwater Design Plan	Congineering Pty Ltd
Flood Management Plan	Congineering Pty Ltd

2.0 Site Analysis

2.1 Site Location and Context

The subject site is located at 2A Woods Road, Sefton 2162. It is situated on the western side of the Jim Ring Reserve and Duck River, between Wellington Road and Ernest Street. The site is approximately 250m from Birrong Leisure & Aquatic Centre and 500m to Sefton Railway Station.

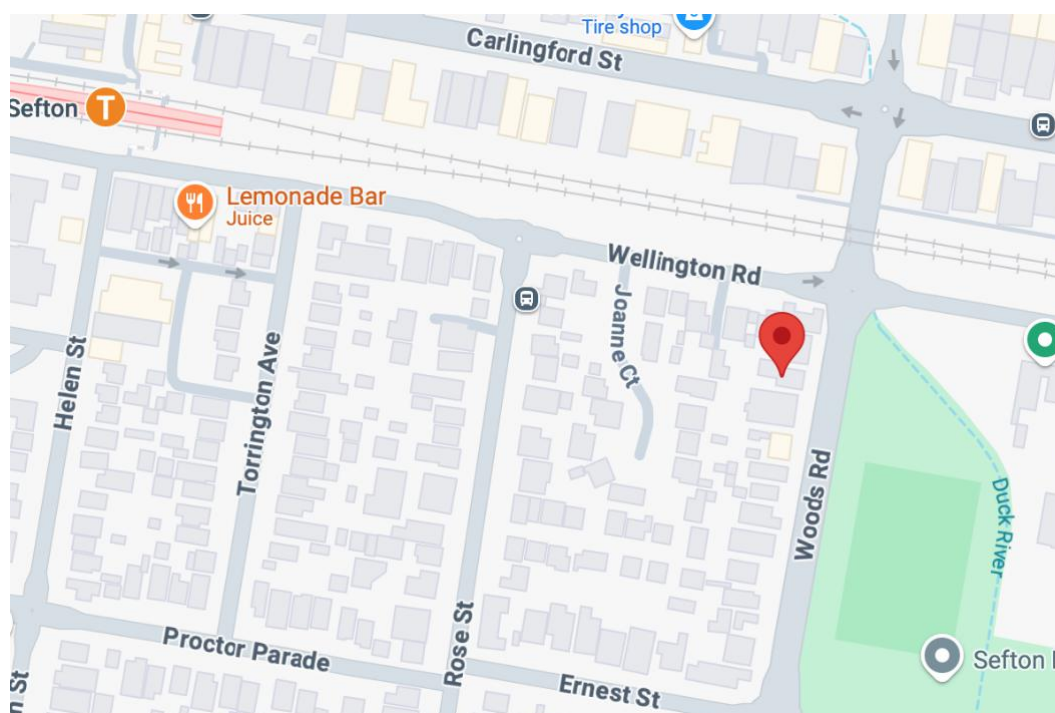


Figure 1- Location Map- 2A Woods Road, Sefton (identified by red pin)

Source: <http://maps.google.com.au>

The subject site is legally described as Lot C in Deposited Plan 407822. New Way Surveying has surveyed this allotment, which has an area of 649.2m².

The subject site currently includes a single-storey dwelling house and ancillary structures. The site is generally clear of significant vegetation except for one tree adjacent to the council strip's front (east) boundary. Vehicular access is achieved from Woods Road via the existing driveway to the north side of the property boundary (refer to **Figure 2**). A photograph of this property is provided in **Figure 3** below.

The subject site adjoins three (3) properties to the north, two (2) of which have a frontage to Wellington Road, with one (1) having its rear boundary bordering the subject site's north side rear boundary. These adjoining properties consist of a mix of single-storey and two-storey dwelling houses. As shown in the photographs represented in **Figure 4**. The adjoining property to the south at 2 Woods Road features a frontage to Woods Road and comprises a single-storey dwelling house. A photograph of this property is included in **Figure 5** below.

Adjacent to the east, on the opposite side of Woods Road, is Jim Ring Reserve. This is demonstrated in the photographs contained in **Figure 6**.

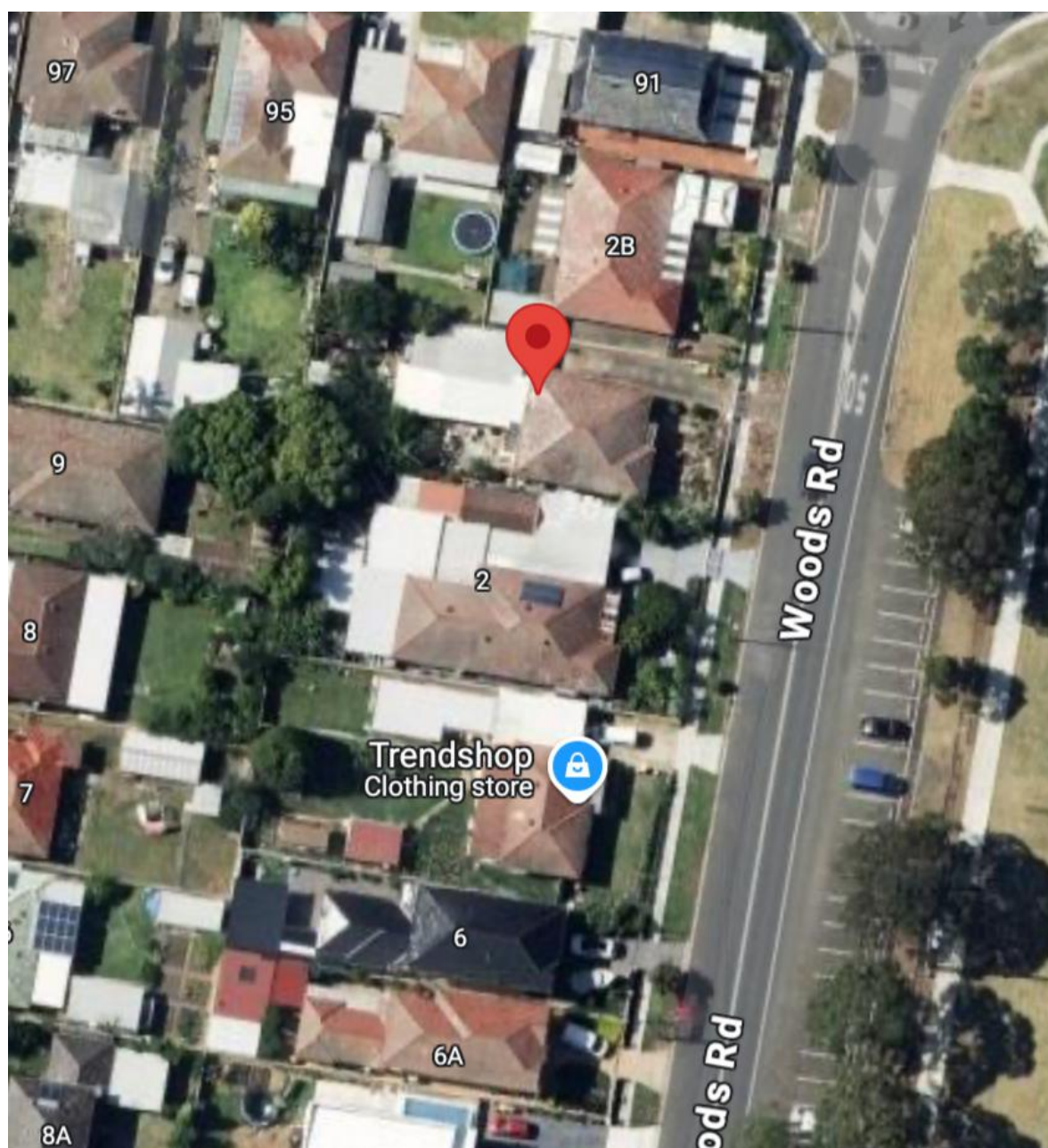


Figure 2- Aerial Photograph- 2A Woods Road, Sefton (identified by red pin)

Source: <http://maps.google.com.au>



Figure 3- View of the existing dwelling house located at 2A Woods Road, Sefton

Source: <http://maps.google.com.au>



Figure 4- View of the existing dwelling houses adjoining the subject site at 2B and 91 Woods Road, Sefton

Source: <http://maps.google.com.au>



Figure 5- View of the existing dwelling houses adjoining the subject site at 2, 4,6 and 6A Woods Road
Source: <http://maps.google.com.au>



Figure 6- View of the Jim Ring Reserve
Source: <http://maps.google.com.au>

Major services and facilities are located near the subject site. The Birrong Leisure & Aquatic Centre is approximately 250m northeast of the site. It includes but is not limited to, shops, banks, and other retail and commercial services that residents may reasonably require, along with community services, recreational facilities, and medical practices.

The subject site is well-serviced by public transport. Nearby bus stops within walking distance of the site provide services to Hurstville, Padstow, Bankstown, and Parramatta.

3.0 Proposed Development

The proposed development includes demolishing the existing laundry, a storage shed, and an awning on the site, as well as constructing an addition and renovating the brick dwelling.

The proposed renovation and addition include one new office, two new bathrooms/laundry areas, and a new lounge and game room, together with renovations to the existing bathroom and kitchen.

The proposed development will be carried out in accordance with the stipulations outlined in the Canterbury Bankstown Environmental Plan 2023 (CBLEP2023) and the Canterbury Bankstown Development Control Plan 2023 (CBDECP2023). Additionally, the proposed development will consider the relevant environmental planning instruments, including but not limited to the State Environmental Planning Policy (Sustainable Buildings) 2022.

The proposed development is considered to appropriately respond to the objectives of the R2 (low-density residential zone) through the provision of establishing a form of housing that meets the needs of the community through the contribution of stock to provide variety to the availability of housing types and doing so with a density that is consistent with the desired future character of the area as established by Council's planning controls.

3.1 Development Statistics

The following table provides a summary of the basic information relevant to the proposed development of the site.

Element	Proposed
Site Area	Total Area of Existing Allotment - 649.2m ²
Gross Floor Area	Gross Floor Area of building- 150.5m ²
Floor Space Ratio	0.232:1 (23.2%)
Total Number of Dwelling	1
Building Heights	Single Storey Max. building height - Max. 6.35m

3.2 Demolition

The proposal involves the demolition of the existing laundry, the outdoor shed and the awning on the subject site.

3.3 Landscaping

Existing Landscape Plans have been prepared by KC Design and Construction and form part of the plans submitted as part of this development application.

3.4 Drainage

Details Hydraulic Plans will be prepared by Congineering for the proposed renovation and addition development and will form part of the plans submitted as part of the development application.

3.5 Waste Management

A Waste Management Plan, prepared by KC Design and Construction following Canterbury Bankstown Council's document format, accompanies this development application. The completed checklist estimates the waste generated as part of the demolition and construction phases, as well as the envisaged rescue and recycling options.

4.0 Environmental Planning Instruments and Controls

4.1 Relevant Planning Instruments and Controls

4.1.1 State Environmental Planning Policy (Sustainable Buildings) 2022

State Environmental Planning Policy (Building Sustainability Index: BASIX) 2022 operates in conjunction with the Environmental Planning and Assessment Amendment (Building

Sustainability Index: BASIX) Regulation 2022 to ensure the effective introduction of BASIX in New South Wales.

Following Clause 6(1) of this SEPP, BASIX applies to BASIX affected development as defined by the EP&A Regulation. A BASIX affected building is defined as a building that contains one or more dwellings.

The proposal includes residential development and accordingly will require assessment against the provisions of this SEPP and BASIX certification. A BASIX Certificate has been completed for the proposal following the provisions of this SEPP and is included as part

of the development application package.

4.1.2 Canterbury Bankstown Local Environmental Plan 2023

Canterbury Bankstown Local Environmental Plan 2023 (CBLEP2023) is the Council's main planning control for development in the Canterbury Bankstown local government area. The CBLEP2023 provides objectives, zones, and core development standards, such as minimum allotment sizes, floor space ratios, and building height.

The following tables provide an assessment of the proposed development against the relevant provisions of the CBLEP 2023.

Land use tables

As indicated in **Figure 7** below, the subject site is located within the R2 Low-Density Residential zone under the provisions of the CBLEP2023. Within the R2 Low-Density Residential zone, development for dwelling houses (addition and alternation) is identified as being permissible with the development consent.

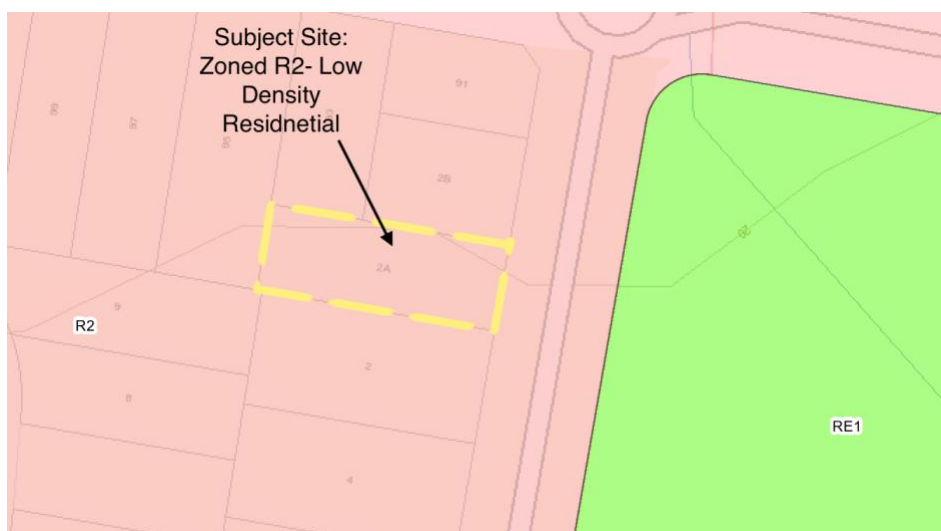


Figure 7- Land Zoning Map extract from NSW Planning Portal Spatial Viewer indicating that the subject sites located within the R2 Low-Density Residential zone under the provision of the CBLEP2023

Source: planningportal.nsw.gov.au

Height of Buildings

The height of a building on any land is not to exceed the maximum height shown for the land on the Height of Building Map.

As indicated in **Figure 8**, the subject site is located within an area where the maximum prescribed building height under CBLEP20232 is 9m.

An assessment of the architectural plans of the proposed development indicates a maximum building height of max. of 6.35m



Figure 8- Height of Building Map extract from NSW Planning Portal Spatial Viewer indicating that the subject sites are located within an area where the maximum prescribed building height is 9m under the provision of the CBLEP2023

Source: planningportal.nsw.gov.au

Floor Space Ratio

The maximum floor space ratio for a building on any land is not to exceed the floor space ratio shown for the land in the Floor Space Ratio Map.

As indicated in **Figure 9** below, the subject site is located within an area where the maximum prescribed floor space ratio (FSR) under the CBLEP2023 is 0.5:1.

As indicated in the architectural plans, the FSR for the proposed development is 150.5m² or 0.232:1.

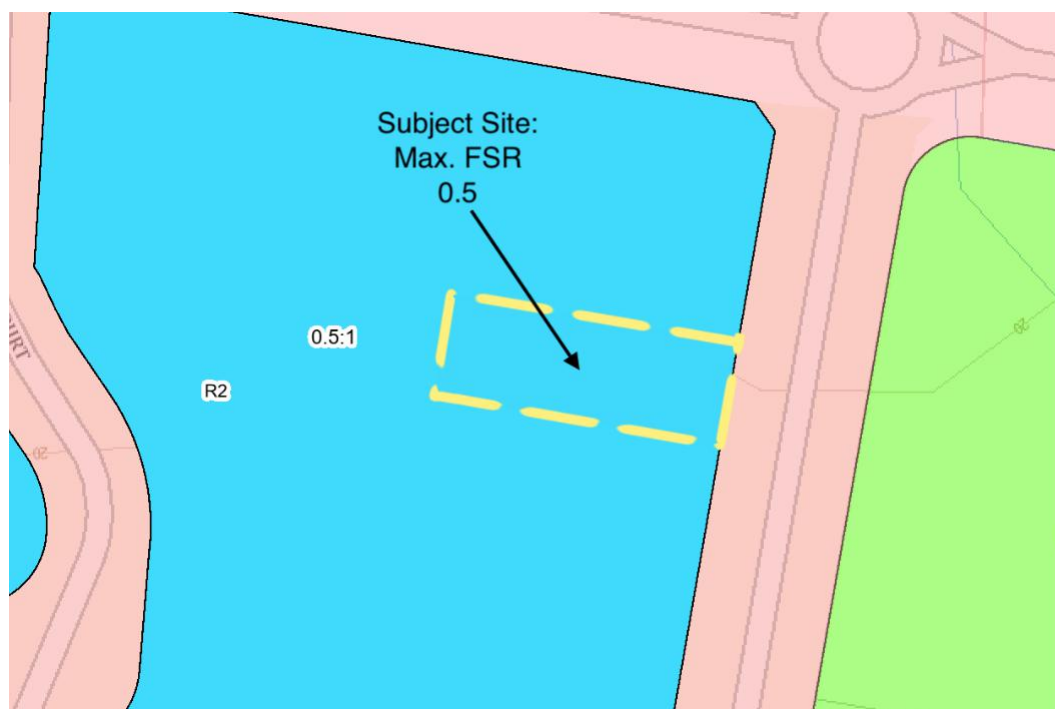


Figure 9- Floor Space Ratio Map extract from fNSW Planning Portal Spatial Viewer indicating that the subject sites are located within an area where the maximum prescribed building floor space ratio is 0.5 of the CBLEP2023

Source: planningportal.nsw.gov.au

Flooding

The subject site is identified as being affected by flooding from the Duck River Catchments.

The Flood Management Report has been prepared by Congineering and submitted together with the Stormwater System Report to the Council.

Refer to the Flood Management report for further details.

4.2 Canterbury Bankstown Development Control Plan 2023

Canterbury Bankstown Development Control Plan 2023 (CBDCP2023). Chapter 2.2 relates to Flood Risk Management, and Chapter 5.1 Residential Accommodation is applied to this proposed development.

CBDCP 2023 Chapter 5.1. This policy aims to encourage the provision of a variety of dwelling types, allowing for innovation in individual design plus promoting standards of design that achieve functional and aesthetic quality in the development.

The advantage of this proposed development is that it allows residents to remain in their local neighbourhood in a form not dissimilar to that which they currently enjoy with good access to transport, local facilities and activities.

CBDCP 2023 Chapter 2.2 is related to flood risk management, such as floor level, building components, and structural soundness.

The proposal is considered to be consistent with the aim of the CBDCP2023 given that it is generally compliant with the relevant provisions applying to the development as detailed within the SEEs. Where there is a variation for a non-compliance item to a requirement, a suitable justification has been provided.

4.2.1 Impact of the Development on The Environment

The proposal will benefit the existing surrounding environment by complementing the existing visual character of the adjoining residences with good-quality landscaping whilst not affecting existing view corridors enjoyed by the adjoining properties.

4.2.2 Effect of the Landscaping or Scenic Quality of the Area

The scenic quality of the area will benefit from the sympathetic design character of the new development, which provides a variety of dwelling types that are functional and aesthetically pleasing in a form that enhances the amenity of the existing residential area.

4.2.3 The Design and External Appearance of the Proposal

The design and external appearance of the development evolved from the development addressing the street, maximizing solar access, minimizing the effects of the westerly sun particularly in summer, and providing a relaxed environment for family living in a manner that permits the casual blending of indoor and outdoor living coupled with the desire to create a functional and aesthetically pleasing design.

Special consideration is also given to the Council's requirements under CBDP2023 Chapter 5 related to the size of the development, the density provisions, setbacks to the street, side and rear boundaries, building height, plus the creation of open space in the form of courtyards and open space. CBDP 2023 Chapter 2.2 is related to flood risk management, such as floor level, building components, and structural soundness.

In addition, the maintenance of privacy both to adjoining properties as well as to each residence is achieved by the use of privacy screening, fencing and planting.

4.2.4 Social and Economical Effects

There is always a positive social and economic effect where new developments are sympathetically introduced to existing residential areas coupled with appropriate good landscaping.

4.2.5 Size and Shape of the Site and the setting of the building

The site comprises:

Lot C	DP 407822
Area	649.2 m ²
Frontage	15.22meters
Depth	42.75 and 42.565meters

4.2.6 Flooding impact, including measures to minimise stormwater Runoff

The subject site is identified as being affected by stormwater catchment flooding from the Duck River Stormwater Catchment.

Therefore, according to Chapter 5 and, in particular, Chapter 2.2 of the Canterbury Bankstown Council Development Control Plan 2023, to seek approval.

As per the Stormwater System report (Ref WP-SIAONL-2306/2024) from the City of Canterbury Bankstown. The minimum Floor level is *23.8 plus 500mm freeboard* to all habitable areas. The proposed floor level of *RL23.24* to the habitable area is to maintain an appropriate internal floor level for the existing dwelling house resulting in a non-compliant floor level.

The provision of CBDCP2023 2.2 indicates floor levels are to be greater than or equal to the prescribed floor level (which is the floor level that applies to that particular type of development). Where this is not practical due to the compatibility with the height of adjacent buildings, with the floor level of existing buildings, or the need for access by persons with disabilities, a lower floor level may be considered. In these circumstances, the floor level is to be as high as practical. When alterations or additions are made, the floor level can be the same as the existing floor level. However, in all cases, any storage of dangerous goods, plants, etc., should be above the perceived floor level. Therefore, the consent authority is to be flexible in applying those provisions that achieve the objectives of those standards for dealing with that aspect of the development.

Additional measures to minimise flooding include the use of flood-compatible materials below the 100-year flood level plus freeboard.

A flood management report has been prepared by a suitable qualified consultant and submitted to the Council.

Refer to the Flood Management Report prepared by Congineering for details.

4.2.7 Relationship of the Development to Adjoining Surrounding

As previously mentioned, the development will enhance the amenity of the existing residential area. The views enjoyed by adjoining properties will not be affected.

4.2.8 Parking, Means of Entrance and Existing, Loading and Manoeuvring

Existing car parking is provided in the form of a garage and off-street parking following the CBDP2023 requirements and those of Australian Standard AS2890.1. Means of entrance via the existing driveway via Woods Road.

4.2.9 Traffic Impact Generated by the Development

There will be minimal traffic impact due to this development.

4.2.10 Provision of Utility Services

All utility services are available on the site.

4.2.11 Stormwater Requirement

All the new downpipes from the development will connect to the existing stormwater system on site. The stormwater plan prepared by Congineering accompanied the application.

4.2.12 Any Impact on the existing and future amenities of the neighbourhood

The impact of this development will be positive and beneficial to the amenity of the neighbourhood in that the development will provide a variety of dwelling types that are functional and aesthetically pleasing in a setting of top-quality landscaping.

4.2.13 Bush Fire Risk

Although this site is not within the restriction zone and therefore not subject to its regulations regarding building materials, the building will be built entirely of non-combustible materials. The walls and floor will be masonry/concrete construction, windows, fascia and gutter will be aluminium, doors will be timber, and the roof will be tile.

4.2.14 Bushland, Flora and Fauna

The proposal will have little or no impact on plant species or protected habitats.

5.0 Relevant Matters of Interest In the Development

5.01 Site Data

Site Area	649.2 m2	
Frontage	15.22 meters	
FSR	Allowable (0.5:1) = 324.6 m2	
	Existing - 102.8 m2	
	Proposed - 47.7 m2	
	Total -150.5 m2	(0.232)
Site Cover	212.3 m2	(32.7%)
Landscape Area	279.2 m2	(43.1%)

5.02 Building Height

The proposed addition's floor and ceiling heights will match the existing ceiling's height. Maximum building height is 6.35m.

5.03 Overshadowing

Minimum overshadowing of neighbouring properties is needed as the proposed development is only a single-storey addition to the existing dwelling.

5.04 Privacy

There is no visual privacy arising from the proposed development. Windows that directly look into the living rooms or bedroom window of an existing neighbouring to provide a minimum 1.5m sill height above floor level to all bedrooms and living room. Bathroom to provide obscured glazing window.

5.05 Setbacks

The proposed renovation and additions complied with the minimum setback requirements

- * Side setback (South Boundary)- 1.03m to existing dwelling and 1.315m to proposed addition.
- * Side setback (North Boundary)- 4.61m to existing dwelling and 6.33m to proposed addition
- * Rear setback (West Boundary)- Min. 11.94m
- * Front setback (East Boundary)- Min. 7.675m to existing dwelling and 19.735m to existing garage

5.06 Solar Access

The orientation of the site provides good solar access and amenities to the private open areas and will enjoy more than four hours of sunlight between 9 am to 3 pm during the winter months.

5.07 Waste and Resource Management

During excavations, topsoil will be carefully removed and stockpiled on site, ready for reuse. Excavated soil will be removed from the site and disposed of in accordance with the Council's requirements.

The proposed residence will be provided with waste and recycling bins.

A Waste Management Plan is submitted with the development application.

5.08 ESD

The Basix Certificate is submitted with the development application.

The following table presents an analysis of the performance of the proposed development:

Items	Description	Complied (Yes or No)
Character of Residential Area	Existing building appropriately set back from road frontage, scale is contextual with the locality	Yes
Architectural Appearance	Design responds to typical forms found in locality	Yes
Lot Size	649.2m ²	Yes
FSR Allowable (0.5:1) 324.6 m²	(150.5m ²) or 0.232:1	Yes
Tree Replacement	No Significant tree will be removed. Hence tree replacement not required	Yes
Cut and Fills	Minimal	Yes
Building Heights (9m)	Building Height under allowable max. height (the proposed addition to match existing)	Yes
Setbacks Front- 5.5m Side- 0.9m	Front (East) = min. 7.675m Side: South: 1.03m to existing dwelling and 1.315m to proposed addition. North: 4.61m to existing dwelling and 6.33m to proposed addition Rear: (West) Min. 11.94m	Yes
Solar Access	No overshadowing to neighbour. Private open space to have min. 3 hours of sunlight during winter months.	Yes
Stormwater Drainage	All new stormwater downpipes to connect to existing stormwater system. (Stormwater Plan submitted as part of development application.	Yes
Living Area link to open space	Open area link to proposed lunge via stairs.	Yes
Privacy and overlooking	Little potential.	Yes

<p>Floor Level</p>	<p>The floor level is to be greater than or equal to the prescribed floor level, which is 100-year flood level plus freeboard.</p> <p>The proposed floor level to match existing which is below the prescribed floor level.</p> <p>Merit approach should be adopted by the Council to consider this non-compliance.</p>	<p>No.</p> <p>The non compliance for the floor level due to the compatibility with the floor of the existing building for the owner with disability in resulting the need for the proposed floor to be same as the existing level for prevent any protential injury from flaming due to the differential between the floor levels. (Refer to Appendix for medical certificate provide by the Doctor).</p>
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6.0 Comments on the non-compliance item of

As covered by Section 79C(3A)(b) of the Environmental Planning and Assessment Act 1979, if a development control plan contains provisions that relate to the development that is the subject of a development application, the consent authority is to be flexible in applying those provisions and allow reasonable alternative solutions that achieve the objects of those standards for dealing with that aspect of the development.

Due to the age of the owner and the medical condition of the owner. in order to prevent potential future falls and physical injury. Therefore, the variation in the floor level is not practical compared to the floor level of the existing building.

Based on the provision from the CBDP2023 Chapter 2.2 indicates that when undertaking alteration or addition, the floor level can be the same as the existing floor level for the need for access by persons with disabilities provided that any storage of dangerous goods, plants, etc, is above the prescribed floor level.

In this regard, an assessment of the proposed development continues to meet the other objectives and has been satisfied.

7.0 Review of Environmental Factors

item	Yes/No	Comments
1. Will the project involve the demolition of or substantial alternations to any building or structures?	No	
2. Does the project affects any building or monument scheduled by the Heritage Council or classified by the National Trust of Australia?	No	
3. Does the project require the permanent destruction of any vegetation?	No	
4. Will the project permanently and significantly affect any natural features of the site? (Landform, water bodies or courses, rock outcrops etc.)	No	
5. Will any noxious or offensive gases, steam, smoke odours,vapours, sawdust, shavings or other waste projects be produced in the proposed processes?	No	
6. Is it proposed to install plenum or exhaust mechanical ventilation or air conditioning systems?	No	
7. Will solid trade wastes be produced?	No	
8. Will the project when completed produce any noise beyond the boundaries of the site?	No	
9. Will the project when completed produce any odor beyond the boundaries of the site?	No	
10. Will the project when completed require frequent visits by pedestrians, motor cars, trucks, or public transport vehicles?	No	
11. Will the development have ant effects on the patterns of wind, sunlight, daylight, shadows as they affect adjoining properties or public spaces?	No	
12. Will the project require the amplification of the following utility searches: stormwater drainage, sewerage service, electricity supply, telephone connection	No	
13. Will the proposed project produce any impact on the environment known or suspected and not described above which will or may contribute to the pollution of the environment of effluents, waste, noise or visual impact, or to the defilement, defacement or deterioration of the environment by altering or contributing to the alteration of the natural areas, or the character of development areas?	No	
14. Does the proposed development displace existing tenants?	No	

15. Is the site subject to flooding/subsidence/tidal/inundation/bushfires or other such risks?	Yes	Yes. The site is within an Stormwater Catchment Flooding from Duck Stormwater Catchment
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8.0 Conclusion

The proposed additions are to be a development that embraces high-quality residential amenities and is well-designed such that it will provide an enjoyable living environment for the residents in line with the objectives of Canterbury Bankstown Council's DCP.

Consideration has been given to the potential environmental impacts that are relevant to the proposed development, and this report addresses these impacts. The proposal will perform adequately concerning the surrounding natural and built environment and maintain an appropriate level of on-site amenities for future users of the site.

The proposed development will be consistent with the range of planning documents and objectives for the Canterbury and Bankstown regions while at the same time having strong regard for the relevant state and local planning controls.

The development is a small-scale residential development that will not adversely impact the character of the surrounding environment. In light of the merits of the proposal and the absence of any significant adverse environmental effects, the DA is considered worthy of the Council's support.

Appendix

Dr Quang Pham

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24 Greenfield Parade

Bankstown 2200

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Phone: 9708 0388 / Fax: 9708 0502

03/06/2025

Bankstown-Canterbury Council

Dear Sir / Madam,

Re: Ms Hong Tram Marcena Phan DOB: 13/11/1964

Medicare No: 2144546624

2a Woods Rd Sefton 2162

My record no: 131164TRAM

Ms Hong Tram Marcena Phan, age 60 yrs, has been attending my medical practice since 2003.

She suffer from chronic severe mental illness and need to take life-long medications.

She has chronic tremor and gait instability, with increasing fall risk with using steps.

I fully support her request for your consideration in approving her home extension, without the need to elevate the extension with added steps inside the home. This would significantly prevent future falls and physical injury.

Thank you for your assistance.

Kind regards,



Dr Quang Pham