

STATEMENT OF ENVIRONMENTAL EFFECTS

Demolition of existing structures and construction of a Granny Flat

4 Bellombi St,
Campsie

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1. Introduction

This Statement of Environmental Effects has been prepared on behalf of the applicant in support of a Development Application to the City of Canterbury-Bankstown Council. The application seeks consent for the partial demolition of an existing garage and the construction of a single-storey granny flat at No. 4 Bellombi Street, Campsie.

The proposed development is permissible with consent under the R2 Low Density Residential zoning. It complies with the relevant provisions of the *Canterbury-Bankstown Local Environmental Plan 2023* and the *Canterbury Development Control Plan*. The proposal represents a suitable and appropriate form of development within the context of the site, incorporating a contemporary design that respects the established character of the surrounding area.

The purpose of this Statement is to identify and address the planning considerations relevant to the proposed development, and to assess its potential environmental impacts in accordance with Section 4.15 of the *Environmental Planning and Assessment Act 1979*.

This report is structured into five sections, including a locality and site analysis, a description of the proposed works, an environmental planning assessment, and a conclusion.

2. Site Analysis and Context

2.1 THE SITE

The subject site is located on the southern side of Bellombi Street, as shown in Figure 1. It is identified as No. 4 Bellombi Street, Campsie, and is legally described as Lot 3 in Deposited Plan 304408. The site has an irregular configuration and a total area of 535.90 square metres. It is generally flat, with a slight fall towards Bellombi Street, and contains no significant vegetation.



Figure 1 Aerial Site Photo

All essential utility services, including water, sewer, electricity, gas, and telecommunications, are available to and connected at the site.

The site is currently occupied by a single-storey weatherboard dwelling with a tiled roof (Figure 2), as well as garage structures located in the rear yard. Vehicular access is provided via Nowra Lane, which runs along the southern side boundary, leading to the garage situated at the rear of the property.



Figure 2 Existing dwelling on the site

2.2 SURROUNDING DEVELOPMENT

The subject site is located within a predominantly residential area. The surrounding land to the north, south, and east is characterised by low-density residential development, featuring a mix of older single-storey dwellings and more recent dual occupancy developments. The property immediately west of the site, at No. 6 Bellombi Street, contains a single-storey dwelling with a granny flat located at the rear (Figure 3). To the east, at No. 2 Bellombi Street, is a two-storey multi-dwelling residence (Figure 4).



Figure 3 No. 6 Bellombi Street (West of the site)



Figure 4 No. 2 Bellombi Street (East of the site)

The existing garage is constructed of rendered brick and is directly accessed via Nowra Lane.



Figure 5 View of the existing garage from the rear of the site.

3. Description of the proposal

3.1 PROPOSED DEVELOPMENT

The application seeks consent for the partial demolition of the existing garage and the construction of a single-storey granny flat at No. 4 Bellombi Street, Campsie. The scope of the proposed works is outlined in the architectural plans submitted with the development application.

The granny flat has been designed with a variety of architectural elements, materials, colours, and finishes. A combination of concrete, cladding, timber, brick, and render has been used to create a contemporary built form.

3.1.1 Granny Flat

The proposed granny flat contains:

- Kitchen, living and dining area
- Laundry; and
- 2 x Bedrooms

4. Environmental Planning Assessment

4.1 PREAMBLE

This section of the Statement provides a planning assessment of the proposed development covering all relevant heads of consideration under Section 4.15 of the EP&A Act, 1979.

4.2 STATUTORY AND POLICY COMPLIANCE

The relevant matters for consideration under Section 4.15(1)(a) of the EP&A Act, 1979, are identified in the following Table:

Table 1 SECTION 4.15 MATTERS FOR CONSIDERATION				
EP & A Act, 1979.	Matters for Consideration	OK	See Comments	N/A
S.4.15(1)(a)(i)	SEPP No. 55 Remediation of Land	✓	✓	
"	SEPP BASIX 2004	✓	✓	
"	Canterbury - Bankstown Local Environmental Plan	✓	✓	
S.4.15(1)(a)(iii)	Canterbury - Bankstown Development Control Plan	✓	✓	
S.4.15(1)(a)(iv)	Any other prescribed matter:- - AS 2601-1991: Demolition of structures.	✓		

The matters identified in the above Table as requiring specific comment are discussed below.

The primary statutory document that relates to the subject site and the proposed development is the *Canterbury - Bankstown Local Environmental Plan 2023*. The primary non-statutory document relating to the subject site and proposed development is *Bankstown Development Control Plan*.

The relevant provisions of these documents are summarised below and in Annexures A and B to this Statement and the proposal's compliance with them assessed.

4.2.1 SEPP No.55 – Remediation of Land

This State Environmental Planning Policy (SEPP) was gazetted on 28 August 1989 and applies to the whole State. It introduces planning controls for the remediation of contaminated land and requires an investigation to be made if land contamination is suspected.

The subject site appears to have been in residential use since its original subdivision. It is therefore considered suitable for continued residential use and it is highly unlikely that the site is contaminated or requiring remediation. Therefore any further assessment under SEPP 55 is unnecessary.

4.2.2 SEPP Building Sustainability Index: BASIX 2004

SEPP (Building Sustainability Index: BASIX) 2004 commenced on 1 July 2004 and applies to the proposed development. In accordance with the provisions of the SEPP, a BASIX Certificate is submitted with the application and confirms that the proposed dwellings (once operational) will comply with the water, thermal comfort and energy efficiency requirements of the policy.

4.2.3 Canterbury-Bankstown Local Environmental Plan 2023

Canterbury-Bankstown Local Environmental Plan 2023 applies to the subject site. Under the LEP, the subject site is within Zone R2 Low Density Residential. Secondary dwelling is identified as permissible with consent in the zone.

A response to the requirements of Canterbury-Bankstown LEP 2023 as they apply to the subject site and proposed development is provided at Annexure A, where it is demonstrated that the proposal is fully compliant.

4.2.4 Bankstown Development Control Plan

Canterbury-Bankstown Development Control Plan applies to the subject site. The relevant design principles and controls of the DCP as they relate to the subject site and the proposed development are detailed at Annexure B.

The proposed development is largely consistent with the numeric and performance-based controls contained in the DCP. Where a non-compliance occurs, a justification has been provided in the table to demonstrate that the proposal achieves the relevant objectives of the DCP.

4.3 IMPACTS ON NATURAL & BUILT ENVIRONMENT

4.3.1 Topography & Scenic Impacts

The subject site experiences an approximate 0.45m fall from the rear boundary (south) to the front boundary (north), with a minor cross-fall of 0.1m from east to west across the frontage. The proposed building has been designed with a consistent floor level to integrate sensitively with the site's natural topography. As shown in the elevations, this design approach eliminates the need for excavation.

In terms of scenic impact, the proposed development complies with the height requirements set out in the relevant planning controls and maintains a building internal area within the 60-square-metre limit specified by the Bankstown Development Control Plan.

Accordingly, the proposal presents a contextually appropriate built form that will not result in any adverse topographical or visual impacts.

4.3.2 Micro-climate Impacts

The proposed development will have no significant or unreasonable impact on the micro-climate of the locality.

4.3.3 Water & Air Quality Impacts

The proposed development will have no significant impact on air or water quality in the locality. The completed project will be connected to the sewer and stormwater drainage system to Council's requirements and in accordance with the details of the BASIX certificate.

In terms of dust and noise, all excavation and construction work will be carried out in accordance with Council and EPA Guidelines, which aim to maintain neighbourhood amenity during the construction phase and is unlikely to impact significantly on the neighbourhood amenity in relation to noise, vibration or dust.

Appropriate site management control measures will be implemented to control silt laden stormwater runoff from the site during construction. Accordingly, the proposed development is considered unlikely to have any significant adverse impact in terms of water or air quality.

4.3.4 External Appearance & Design

The architectural style of the proposed development is contemporary in form. The proposed mix of materials and finishes and overall building form is considered to be consistent with the wide variety presented by surrounding residential development. When viewed from the street, the dwellings will be of suitable appearance and scale and will therefore be an appropriate contextual fit.

4.3.5 Aural & Visual Privacy

The proposed development has been designed to minimise as far as practicable, the likelihood of any adverse impacts on aural or visual privacy of neighbouring properties.

4.4 ECONOMIC & SOCIAL IMPACTS

The proposed development will improve the quality of development on the site and in turn enhance its contribution to the local landscape.

Undertaking the demolition and construction works will have some short-term positive economic impacts through employment generation, both direct employment and multiplier effects. Accordingly, it is considered that the proposed development is likely to have only positive social and economic impacts in the locality.

4.5 THE SUITABILITY OF THE SITE

4.5.1 Access to Services

The proposed granny flat will not significantly intensify use of the site or significantly increase demand on services. The site is within a long-established residential area and is connected to electricity, telephone, water and sewerage services.

4.5.2 Parking and Access

The proposed development does not significantly intensify the land use on the subject site. For this reason the proposed development will not result in any noticeable increase to traffic generation or congestion in the locality.

4.5.3 Hazards

The site is not in an area recognised by Council as being subject to landslip or bushfire or any other particular hazards. The proposed development is not likely to increase the likelihood of any such hazards occurring and is considered appropriate in this instance.

4.6 THE PUBLIC INTEREST

The proposal is considered compatible with the existing built form, achieving a balance between preserving residential amenity and the natural environment, while also ensuring a high level of amenity for future occupants.

5. Conclusion

The impact of the proposed development has been assessed in accordance with the provisions of Section 4.15 of the Environmental Planning and Assessment Act 1979, and is considered to be satisfactory. The proposal is permissible with consent under the Canterbury-Bankstown Local Environmental Plan 2023 (CBLEP 2023) and is consistent with its aims and objectives.

The proposed development complies with the core planning controls relevant to the subject site. Any variations have been addressed within this Statement and are considered to be appropriately justified.

The design and external appearance of the proposal are considered appropriate and demonstrate a positive response to the existing character of the locality. The development has been designed to minimise impacts on privacy and solar access and will not result in significant effects on topography, micro-climate, or air and water quality.

The proposal is expected to have acceptable environmental, social, and economic impacts on the surrounding area and is unlikely to adversely affect local amenity. Accordingly, the proposal is considered to be in the public interest.

ANNEXURE A

Randwick Local Environmental Plan 2012 – Compliance Table

Canterbury-Bankstown LEP 2023 COMPLIANCE TABLE			
Clause / Control	Requirement	Proposal	Compliance
Land Use Table & Objectives	Zone R2 Low Density Residential The specific objectives of the Zone are stated as follows: <i>To provide for the housing needs of the community within a low density residential environment.</i> <i>To enable other land uses that provide facilities or services to meet the day to day needs of residents.</i> <i>To recognise the desirable elements of the existing streetscape and built form or, in precincts undergoing transition, that contribute to the desired future character of the area.</i> <i>To protect the amenity of residents.</i> <i>To encourage housing affordability.</i> <i>To enable small-scale business uses in existing commercial buildings.</i>	The proposed development is consistent with the relevant objectives of the R2 Low Density Residential zone. It involves partial demolition of existing structures and the construction of a secondary dwelling, which will have minimal impact on the established low-density residential character of the area. The proposal will contribute to housing diversity within the locality without compromising the amenity of neighbouring properties or the broader streetscape. It does not significantly intensify the use of the site, introducing only one additional dwelling. The scale and design of the proposed works are compatible with surrounding development and are of a lesser scale than previously approved development on the site. A secondary dwelling is permissible in the zone with consent, and the proposal aligns with both the intent and objectives of the applicable planning controls.	Yes
Height of Buildings	Height of a building not to exceed the maximum of 8.5 metres, measured from existing ground level to the highest point on the building.	The maximum height is 3.885m.	Yes
Floor Space Ratio	The maximum floor space ratio is not to exceed 0.5:1.	The FSR is 0.27(0.16 + 0.11) : 1	Yes

Acid Sulfate Soils	(1) The objective of this clause is to ensure that development does not disturb, expose or drain acid sulfate soils and cause environmental damage. (2) Development consent is required for the carrying out of works described in the Table to this subclause on land shown on the Acid Sulfate Soils Map as being of the class specified for those works. Class 4 Works more than 2m below the natural ground surface. Works by which the watertable is likely to be lowered more than 2m below the natural ground surface.	The site is identified as Class 4 Excavation is less than 0.5m.	Yes
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Canterbury-Bankstown LEP 2023 COMPLIANCE TABLE			
Stormwater management	(3) Development consent must not be granted to development on land to which this clause applies unless the consent authority is satisfied that the development: (a) is designed to maximise the use of water permeable surfaces on the land having regard to the soil characteristics affecting on-site infiltration of water, and (b) includes, if practicable, on-site stormwater retention for use as an alternative supply to mains water, groundwater or river water, and (c) avoids any significant adverse impacts of stormwater runoff on adjoining properties, native bushland and receiving waters, or if that impact cannot be reasonably avoided, minimises and mitigates the impact.	A stormwater management plan accompanies the application.	Yes

ANNEXURE B

**Canterbury-Bankstown Development Control Plan
Compliance Table**

RANDWICK DCP 2013 - COMPLIANCE TABLE			
Clause / Control	Requirement	Proposal	Complies?
Section 3 Secondary Dwelling	3.1 Lot Size A Secondary Dwelling is permissible on a site with a minimum lot size of 450m ²	Site is 535.90m ²	Yes
	3.2 Site Cover Council must not consent to development for the purpose of secondary dwellings unless: a) the total floor area of the principal dwelling and the secondary dwelling is no more than the maximum floor area allowed for a dwelling house on the land under an environmental planning instrument; and b) the total floor area of the secondary dwelling is no more than 60m² or, if a greater floor area is permitted in respect of a secondary dwelling on the land under an environmental planning instrument, that greater floor area.	Proposed secondary dwelling is 60m ²	Yes

RANDWICK DCP 2013 - COMPLIANCE TABLE			
	Storey limit (not including basements) 3.4 The storey limit for detached secondary dwellings is single storey and the maximum wall height is 3m.	Maximum wall height within 3m, refer to architectural drawings.	Yes
	3.5 The siting of secondary dwellings and landscape works must be compatible with the existing slope and contours of the site and any adjoining sites. Council does not allow any development that involves elevated platforms on columns; or excessive or unnecessary terracing, rock excavation, retaining walls or redamation.	The Secondary dwelling is sitting on the ground, refer to architectural drawings.	Yes
	3.9 Street setbacks The minimum setback for a building wall to the primary street frontage is: a)5.5m for the first storey (ie. The ground floor); and b)6.5m for the second storey.	More than 5.5m setback provided from the front boundary. Refer to architectural drawings.	Yes
	3.10 The minimum setback to the secondary street frontage is: a)3m for a building wall; and b)5.5m for a garage or carport that is attached to the building wall.	5.5m setback provided, refer to architectural drawings.	Yes
	3.11 Side and rear setbacks For the portion of the building wall that has a wall height less than or equal to 7m, the minimum setback to the side and rear boundaries of the site is 0.9m.	0.9m setbacks provided, refer to architectural drawings.	Yes

RANDWICK DCP 2013 - COMPLIANCE TABLE			
	3.13 Private open space Secondary dwellings must not result in the principal dwelling on the site having less than the required landscaped area and private open space.	More than 80sqm landscaped area and private open space provided.	Yes
	3.14 Access to sunlight At least one living area must receive a minimum three hours of sunlight between 8am and 4pm at the mid-winter solstice. Council may allow light wells and skylights to supplement this access to sunlight provided these building elements are not the primary source of sunlight to the living areas. 3.16 A minimum 50% of the private open space required for the principal dwelling on the site and a minimum 50% of the private open space of a dwelling on an adjoining site must receive at least three hours of sunlight between 9am and 5pm at the equinox.	The living room windows are oriented to the north and will receive a minimum of 3 hours sunlight during midwinter. Minimum 50% of open space will receive at least three hours of sunlight between 9am and 5pm at the equinox.	Yes Yes
	3.17 Visual privacy Where development proposes a window that directly looks into the living area or bedroom window of an existing dwelling, the development must: a) offset the windows between dwellings to minimize overlooking; or	Refer to Architectural drawings	Yes

RANDWICK DCP 2013 - COMPLIANCE TABLE

	b)provide the window with a minimum sill height of 1.5m above floor level; or c)ensure the window cannot open and has obscure glazing to a minimum height of 1.5m above floor level;or d)use another form of screening to the satisfaction of Council.		
	3.18 Where development proposes a window that directly looks into the private open space of an existing dwelling, the window does not require screening where: a)the window is to a bedroom, bathroom, toilet, laundry, storage room, or other non-habitable room; or b)the window has a minimum sill height of 1.5m above floor level; or c)the window has translucent glazing to a minimum height of 1.5m above floor level; or d)the window is designed to prevent overlooking of more than 50% of the private open space of a lower-level or adjoining dwelling.	Refer to architectural drawings.	Yes
	3.20 Council does not allow secondary dwellings to have roof-top balconies and the like.	No roof-top balconies proposed.	Yes
	3.24 Building design The maximum roof pitch for detached secondary dwellings is 35 degrees.	Roof pitch has a maximum of 25 degrees. Refer to architectural drawings.	Yes

RANDWICK DCP 2013 - COMPLIANCE TABLE			
	3.28 Landscape i)Development must retain and protect any significant trees on the site and adjoining sites. To achieve this clause, the development may require a design alteration or a reduction in the size of the secondary dwelling.	No trees require to be removed in the proposal.	Yes