

STATEMENT OF ENVIRONMENTAL EFFECTS

Accompanying a Development Application for:

Conversion of an Existing Outbuilding into a Secondary Dwelling At:

(Lot 7 DP 241521)

5 Kenthurst Place, Chester Hill

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On behalf of: Abera Negash

Introduction

This statement of environmental effects (SEE) has been prepared to accompany the Development application to Canterbury Bankstown Council for the proposed conversion of an existing outbuilding in a **secondary dwelling** area at **5 Kenthurst Place, Chester Hill NSW 2162**.

The subject site is zone R2 Low Density Residential, and the proposed development is **permitted under Canterbury Bankstown Local Environmental Plan (CBLEP) 2023**. The proposal has achieved the objectives of a secondary dwelling under **Canterbury Bankstown Development Control Plan (CBDCP) 2023** Chapter 5 – Residential Accommodation, 5.1 Former Bankstown LGA and CBLEP 2023 whilst remaining sensitive to the streetscape and the amenity neighbouring dwellings.

This report shall be read in conjunction with the following architectural plans prepared by Mariam Daniel.

- **000 Cover Sheet**
- **100 Basix**
- **101 Demolition Plan**
- **102 Erosion and Sediment Control Plan**
- **103 Proposed Site Plan**
- **104 Existing Floor Plan**
- **105 Proposed Floor and Roof Plan**
- **106 Elevations and Section Plan**

1. Site Description / Analysis

1.1 Location and Property Description

The subject site is located at 5 Kenthurst Place, Chester Hill NSW 2162, legally described as Lot. 07 in Deposited Plan 241521. The land is zoned R2 Low Density Residential under the CBLEP 2023.

The property has a site area of 809.00 sqm with a 11.585 arc. Frontage to Kenthurst Place. The site is a slightly irregular, rectangular shape with a moderate slope from street front boundary line, rising up to the rear. There are no significant existing trees on site. On the property there is an existing Single Storey Brick Veneer Dwelling with an attached single Carport as well as a detached timber Garage to the rear of the dwelling. The existing garage is very dilapidated.

1.2 Surrounding Site

The surrounding area within the proximity of the subject site, including 5 Kenthurst Place, is predominantly composed of low-density detached dwellings, which is consistent with the R2 Low Density Residential zoning. Adjacent properties include:

- **To the rear, single-storey dwelling**
- **To the east, single-storey dwelling**
- **To the west, single-storey dwelling**

The surrounding development is generally consistent in scale, form, and character, with proposed development, ensuring minimal impact on the streetscape and neighbouring amenity.

1.3 Building Description

The site currently contains a single-storey principal dwelling located at the front of the lot, and, a detached single-storey outbuilding at the rear.

The principal dwelling has a total floor area of 152.271sqm.

The outbuilding has a total floor area of 48.09sqm.

2. Flooding and Drainage

The subject site is affected by flooding.

As per **Stormwater System Report, Dated 23.12.2025 Ref: WP-SIAONL-2769/2025**

The proposal secondary dwelling raising demonstrate that the raised structure will not be at risk of failure from forces of floodwaters and will not result in significant adverse impacts upon the amenity and character of the area.

The subject site is affected by an Easement for Drainage

- 1200mm Council drainage stormwater pipeline and associated 4m Council drainage easement located within the site.
- 900mm Council drainage stormwater pipeline and associated 2.44m Council drainage easement within the site.
- 1.22m private drainage easement located within the easement boundary of the site.
- 375mm Council drainage stormwater pipeline and associated 1830mm and variable width Council drainage easement located along the western boundary adjacent to the site.

3. Outline of Development Proposal

The proposal involves the conversion of the existing outbuilding into secondary dwelling (granny flat).

The key aspects of the proposed include:

- Retention of the existing outbuilding footprint and build form:
- Internal fit-out to provide a kitchen, bathroom, living and bedrooms.
- Changes to external building envelop, subject to compliance with BCA Class 1a requirements
- Connection to essential services, including water, sewer and electricity.
- Provision of private open space and privacy measures to ensure amenity for future occupants and neighbouring properties.

4. Planning Controls

4.1 Canterbury Bankstown Local Environmental Plan (CBLEP) 2023

4.1.1 Permittable

The subject lands are zoned **R2 – Low Density Residential** zone in accordance with CBLEP 2023.

The proposed secondary dwelling is **permitted** with consent under CBLEP2023

4.1.2 Objective with the Zone

The objectives of the zone under BLEP 2015 are 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 allow for certain non-residential uses that are compatible with residential uses and do not adversely affect the living environment or amenity of the area.
- To ensure suitable landscaping in the low-density residential environment.
- To minimise and manage traffic and parking impacts.
- To minimise conflict between land uses within this zone and land uses with adjoining zones.
- To promote a high standard of urban design and local amenity.

The proposed development is consistent with the objectives outlined above. It will contribute to meeting the housing needs of the community, with the lot being of a sufficient size to accommodate the proposed self-contained secondary dwelling, while retaining the existing low density residential character of the area.

4.1.3 CBLEP 2023 Controls

4.1.3.1 Maximum Building Height

Control:

CBLEP 2023, Clause 4.3 (2) – must not exceed the maximum height of 9 meters.

Proposal:

The building height of the existing outbuilding changed from 2.5 meters to 4.140 meters above the existing ground line and **complies**.

Control:

CBLEP 2023, Clause 4.5(2A) (A) – for a secondary dwelling that is not attached to the principle dwelling in zone R2 on land identified as ‘Area 1’ maximum building height is 6 meters.

Proposal:

The maximum building of the existing outbuilding changed from 25.5 meters to 4,140meters above the existing ground line and **complies**.

Control:

CBLEP 2023, Clause 4.3 (2D) – in this clause, wall height means the vertical distance between ground level (existing) and the underside of the eaves at the wall line or the top of the parapet or the flat roof (whichever is the highest)

Proposal:

The wall height measurement above has been taken from the vertical distance between ground level (existing) and to the underside of the eaves at the wall line and **complies**.

4.1.3.2 Floor Space Ratio

Control:

FSR Calculation Table

Site Area – 809.00 sqm (Stated by DP)

Gross Floor Area

Existing

Ex. Principal Dwelling **152.271sqm** - **Unchanged 152.271sqm**

Ex. Outbuilding **48.09sqm** - **Changed**

Ex. Carport **16.46sqm** - **Unchanged 16.46sqm**

Ex. Porch **5.69sqm** - **Unchanged 5.69sqm**

Proposed

Secondary Dwelling - **60.00sqm**

Total Existing **Gross Floor Area 222.511sqm**

Total Proposed Gross Floor Area 282.131sqm

FSR 0.35:1 - **Complies**

4.1.3.3 Secondary Dwelling

Control:

Clause 5.4 (9) – **Secondary Dwellings**

If development for the purposes of a secondary dwelling is permitted under this Plan, the total floor area of the dwelling (excluding any area used for parking) must not exceed whichever of the following is the greater-

- (a) 60 square meters,
- (b) 10% of the total floor area of the principal dwelling.

Proposal:

As per Gross floor area calculation table above, the secondary dwelling conversion has a maximum floor area of **60.00sqm** and **complies**.

4.2 Canterbury Bankstown Development Control Plan (CBDCP) 2023

Chapter 5 Residential Accommodation, 5.1 Former Bankstown LGA, Section 3 – Secondary Dwellings

4.2.1 Lot Size

The site is **809.00sqm** and **complies** with minimum lot size of 450sqm for a secondary dwelling to be permissible

4.2.2 Site Cover

The total floor area of both the principal and secondary dwelling **complies** as stated in the above FSR Calculation table.

The proposed secondary dwelling conversion floor area is **60.00sqm** and **complies**.

4.2.3 Storey Limit

The existing outbuilding is a single storey development with a maximum wall height of **2.45 meters** and **complies**.

4.2.4 Setback Restrictions

Not within 9 meters of an existing animal boarding or training establishment.

4.2.5 Street Setback

N/A, the existing outbuilding is located at the rear.

4.2.6 Side and Rear Setbacks

The existing outbuilding has a minimum side setback of **0.90 meters** (West Boundary) and **complies** with the minimum **0.90 meters**.

The existing outbuilding has a minimum rear setback of **1.070 meters** (South Boundary) and **complies** with the minimum **0.90 meters**.

Although the existing outbuilding achieves the minimum setback of 0.90 meters, the proposed boundary wall construction is **designed in accordance with NCC Volume 2, Part 3.7.1 – Fire Separation**. This approach provides an **acceptable solution** to address compliance with the setback control by ensuring appropriate fire resistance, structural integrity, and protection of adjoining properties. The proposed wall satisfies the **minimum FRL of 60/60/60**, it is constructed full height from footing to roof, and contains no openings within 900mm of the boundary. Accordingly, the proposal is considered to achieve the intent of the control while maintaining compliance with the NCC.

4.2.7 Private Open Space

The existing private open space of the principal dwelling remaining unchanged at 90sqm, min. 5 meters width and complies with the required minimum of 80 sqm.

4.2.8 Access to Sunlight

The proposed new secondary dwelling at 5 Kenthurst Place, Chester Hill has been designed in accordance with Clause 4.2.8 – Access to Sunlight of the Canterbury Bankstown Development Control Plan (CBDCP 2023). Shadow diagrams demonstrate that the primary living area and private open space of the proposed dwelling will receive at least three hours of direct sunlight between 9:00 am and 3:00 pm during mid-winter. The design also ensures that the living areas and POS of adjoining dwellings continue to receive adequate sunlight, maintaining neighbour amenity.

The orientation, setbacks, and building height, have been optimised to comply with both CBDP 2023 sunlight requirements, and CBLEP 2023 building height and setback controls.

Conclusion

The proposal is considered **compliant with the intent of Clause 4.2.8 CBDP 2023**, ensuring sunlight access for both the new secondary dwelling and neighbouring properties.

4.2.9 Visual Privacy

The proposed conversion of the existing outbuilding into a secondary dwelling has been designed to minimise privacy impacts on adjoining properties.

The front entry is centrally located on the site.

The majority of existing windows face internally within the property.

No overlooking of private open space (POS) or living areas of neighbouring dwellings is anticipated.

Compliance Note:

The proposal is considered **Compliant with Clause 4.2.9 – Visual Privacy** of the Canterbury-Bankstown DCP 2023, as the design ensures that visual privacy for adjoining properties is maintained.

4.2.10 Building Design

Not applicable – an existing outbuilding.

4.2.11 Building Design (Car Parking)

The existing parking arrangement remains unchanged with 2 parking spaces on the side behind the building line and additional car space in front of the building line on the driveway.

4.2.12 Landscape

The proposed development includes landscape improvements by increasing the permeable area on the site. This will be achieved by removing existing concrete pavement and replacing it with a new turfed area, enhancing stormwater infiltration and contributing to the visual amenity of the property.

5. Stormwater and Drainage

Appropriate erosion and sediment control measures will be implemented during construction works in accordance with Council requirements.

No additional roof area is proposed as part of this development.

The existing stormwater drainage system will remain unchanged, as no new structures or roofing are proposed.

Any future upgrades or modifications will be carried out in accordance with Council's engineering specifications.

6. Privacy, Views, and, Overshadowing

The existing outbuilding is located at the rear of the property and is not visible from the street.

The proposed conversion does not involve any substantial changes to the built form, height, or overall bulk of the structure.

Accordingly, the proposal will have no adverse impact on the character or amenity of the streetscape.

Adequate separation between the primary dwelling and the secondary dwelling ensures privacy for both occupants.

No living room windows directly overlook adjoining properties, thereby maintaining the privacy of neighbouring residences.

The proposed dwelling is designed to provide sufficient access to natural light and cross ventilation, consistent with Council's planning objectives.

7. Air and Noise

The proposed secondary dwelling is for residential purposes only.

The nature of the use will not generate industrial activities, machinery, or emissions that could cause adverse air quality impacts.

The development will operate within the normal range of a low-density residential environment and therefore will not result in any unreasonable noise impacts to adjoining neighbours.

8. Heritage

The subject site is not identified as a heritage item under the CBLEP 2023 and is not located within a Heritage Conservation Area. Therefore, no heritage considerations are applicable to the proposal.

9. Modifications

The proposed modification relates to a change to the approved external wall construction of the secondary dwelling. The approved development incorporates timber stud framed external walls, and it is proposed to amend the construction system to brick veneer external walls.

As a consequence of the change in construction system, the external wall thickness increases from 90mm to 230mm. The boundary setbacks approved under the original consent are maintained in full, with the secondary dwelling retaining a minimum setback of 1070mm to the southern side boundary as approved. To preserve the approved setbacks, the additional wall thickness has been accommodated, resulting in minor adjustments to the overall external building dimensions and the internal room dimensions of the secondary dwelling. The gross floor area of the secondary dwelling remains the same, and remains within the maximum floor area permitted for a secondary dwelling.

Window and door openings are retained in the same number, size, type, sill height and orientation as approved. The dimensioned setting-out of openings on each elevation has been adjusted by a minor margin to suit the revised wall dimensions and brickwork coursing. No additional openings are proposed and no approved openings are deleted.

There are no changes proposed to the approved building height, roof form, boundary setbacks, dwelling layout, site access, car parking, landscaping, stormwater arrangements or intended use of the development.

The proposed brick veneer construction will maintain the approved architectural form and appearance of the secondary dwelling. The minor dimensional changes arising from the revised wall construction will not result in any material change to the building envelope or the relationship of the development to adjoining properties.

The proposed modification will not result in any significant additional environmental impacts when compared with the development as originally approved. In particular, the modification will not result in any material change to privacy, solar access, overshadowing, visual bulk, streetscape presentation, stormwater management, traffic or amenity impacts. The retention of the approved boundary setbacks ensures that the separation between the secondary dwelling and adjoining properties is unchanged, and the minor variation to external building dimensions is not discernible in the context of the site or the streetscape.

The proposed modification is therefore considered to have minimal environmental impact and the development, as modified, remains substantially the same development as that originally approved. The modification is sought to facilitate the construction of the approved secondary dwelling using brick veneer external wall construction in lieu of the originally approved timber stud framed construction.

The amended architectural plans accompanying this application, being Issue E, identify the proposed changes and should be read in conjunction with the originally approved plans and documentation.

10. Additional Items

The subject site is not identified as a contaminated land under SEPP (Resilience and Hazards) 2021, as both the current, and previous uses are residential.

The land is not affected by acid sulphate soils, as confirmed by Council mapping.

Existing street frontage and vehicular access arrangements remain unchanged, ensuring the development does not create any adverse traffic or access impacts.

11. Conclusion

The proposed conversion of an existing outbuilding to a secondary dwelling at 5 Kenthurst Place, Chester Hill is permissible with consent under the **Canterbury-Bankstown Local Environmental Plan (CBLPE) 2023** and has been demonstrated to comply with the relevant provisions of both the CBLPE 2023 and the **Canterbury-Bankstown Development Control Plan (CBDCP) 2023**.

The development makes efficient use of an existing urban land infrastructure, while maintaining neighbourhood character, residential amenity, and privacy. It will not result in any significant adverse environmental or planning impacts.

In light of the above considerations, the proposal meets the objectives of secondary dwelling developments within the Canterbury-Bankstown Council Area, and is also consistent with the planning incentives of the **State Environmental Planning Policy (Housing) 2021 – Affordable Housing** provisions. The proposal provides an opportunity to create affordable accommodation for extended family members, or alternatively, to serve as a source of supplementary income, thereby supporting resilience in the face of potential future economic challenges. Accordingly, approval of this Development Application is respectfully sought.

