

STATEMENT OF ENVIRONMENTAL EFFECTS TO CANTERBURY BANKSTOWN CITY COUNCIL

**ALTERATIONS & ADDITIONS TO THE EXISTING DWELLING FOR A NEW GARAGE,
DRIVEWAY & FIRST FLOOR BALCONY EXTENSION AND FRONT FENCE; AND 2-
LOT TORRENS TITLE SUBDIVISION WITH PROPOSED STORMWATER EASEMENT**

FOR LOT 1

AT 63 CARINYA ROAD, PICNIC POINT NSW 2213



Prepared by EPW Designs

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I. INTRODUCTION

This Statement of Environmental Effect has been prepared in support of a Development Application for the *Alterations & Additions to the existing Dwelling for a new garage, driveway & first floor balcony extension and front fence; and 2-Lot Torrens Title Subdivision with Stormwater easement for Lot 1 at 63 Carinya Rd, Picnic Point NSW 2213.*

The key aspects of the revised proposal are as follows:

1. Alterations & Additions to existing dwelling

Ground Floor

- A new garage accessed via Carinya Rd facing Georges River. Existing garage to be retained and used as garden tools storage.
- A new vehicular crossing & driveway.
- Front fence (Picket fence)

First Floor

- Extension to existing balcony

2. Subdivision

Total area of the Site – **967.5 m²**

2-Lot Torrens Title Subdivision

Lot 1 – Area of **453.6 m²** facing main Carinya Road.

Lot 2 – Area of **513.9 m²** facing Reserve Rd (Carinya Road facing Georges River)

3. Stormwater Easement

An easement of **35.9m²** for Stormwater is proposed for **Lot 1** that runs through **Lot 2**.

The subject site is known legally as **Lot 38 DP 13092**. The site comprises of a single trapezoid shaped allotment, that has a frontage of **10.06m** to Carinya Rd and also a **18.29m** frontage to a Reserve Rd that faces Georges River. It has Northern boundary of **71.76m** and southern one of **68.07m**, resulting in a site area of **967.5m²**. The site is located next to Georges River and is approximately 1km west of the Henry Lawson Drive. The site is zoned R2 Low Density Residential under the Bankstown Local Environmental Plan 2015.

Having regard to the benefits of the proposal and taking into account the absence of adverse environmental, social or economic impacts, and that the proposal represents an appropriate use of well-located land, the application is submitted to Council for assessment. EPW Designs recommends the approval of the application, subject to necessary, relevant and appropriate conditions of consent.

II. SITE AND LOCALITY DESCRIPTION

The subject site is legally known as **Lot 38 DP 13092**, but is more commonly known as *63 Carinya Rd, Picnic Point NSW 2213*. The development site is located within the existing residential area on Carinya Rd. The site is few steps away from Georges River.

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The site adjoins No 65A Carinya Rd (*2 storey brick residence with metal roof*) and No 65 Carinya Rd (*2 storey rendered residence with metal roof*) to the North. To the South it adjoins No 61A Carinya Rd (*2 storey brick residence with tile roof*) and No 61 Carinya Rd (*2 storey rendered residence with metal roof*).



Figure 1 - Existing Front View – Carinya Rd with No 61 Carinya Rd to the left and 65 Carinya rd to the right.
(Source – Google Street view)



Figure 2 - Existing Front View – Carinya Rd facing Georges River with No 65A Carinya Rd to the left (Source – Google Street View)

Surrounded by one to two storey residential buildings, the subject site currently accommodates a double storey brick residential building which is to be altered as part of the proposal.

The aerial extract and photographs of the locality in the following page provide context to the development site.



Figure 3 – Site Location Map (Source – Six Maps)

As outlined above, the development site is zoned R2 Low Rise Residential under the provisions of the Bankstown Local Environmental Plan 2015 as illustrated by Council's zoning map extract in the following page. Due to the close proximity to Georges River, the subject site is affected by 20 year ARI Georges River Flood levels and 100 year ARI Georges River flood levels as detailed in Stormwater System Report submitted with this Application.

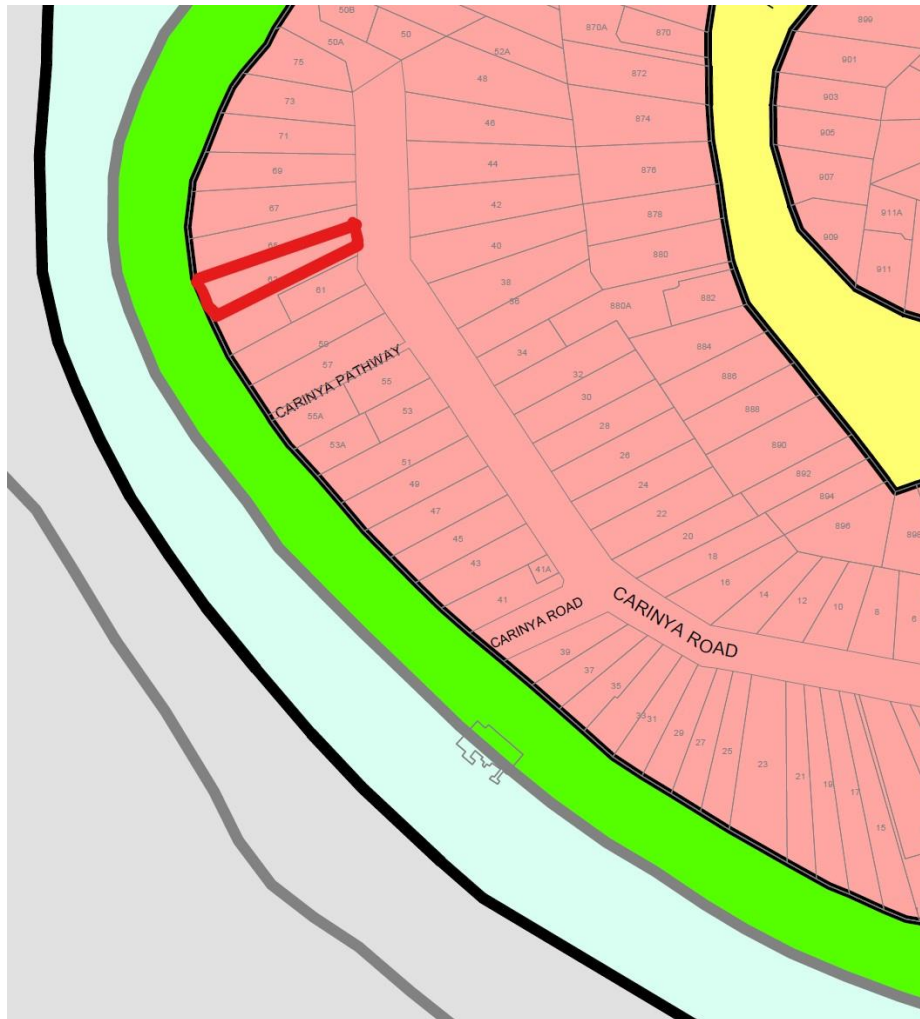


Figure 4 – Zoning Map Sheet Extract (Source – Bankstown LEP 2015)

The subject site is ideal for redevelopment noting the subdivision pattern along Carinya Rd. Photographs are provided in the following page that give context to the locality and also the relationship of the development site with adjoining developments.

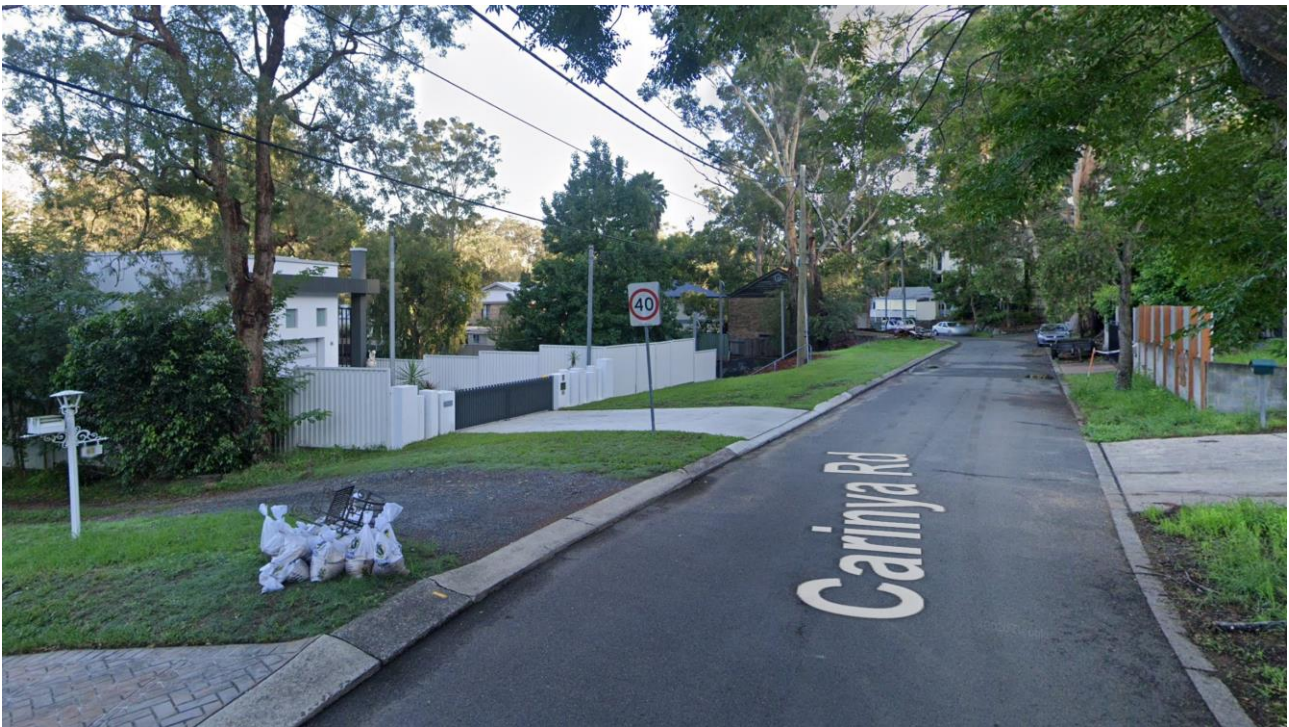


Figure 5 – Shows the existing character of Carinya Rd, viewing northwards with No 65 Carinya Rd on the left



Figure 6 – Shows the existing character of Carinya Rd, viewing southwards with No 53,55 57 & 61 facing Carinya Rd on the right



Figure 7 – Shows the existing character of Reserve Rd (Carinya), viewing northwards with No 65A Carinya Rd on the right

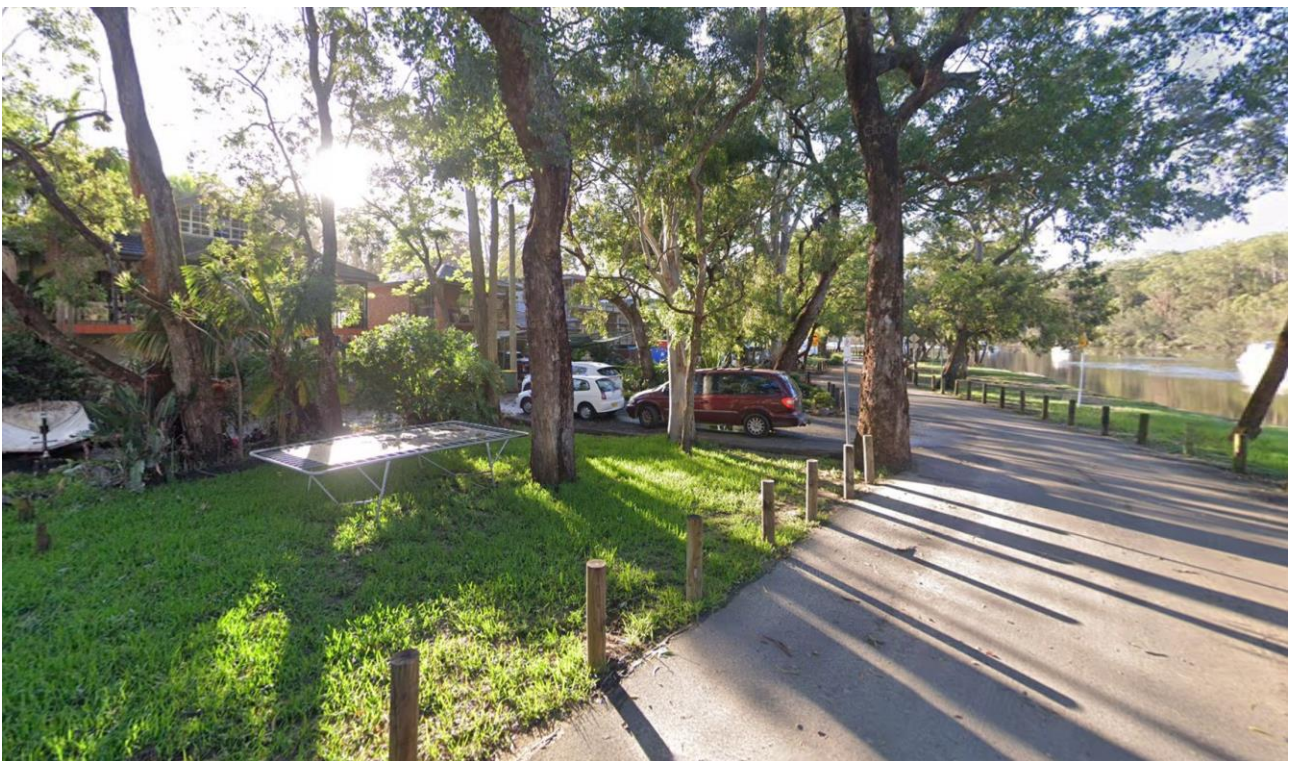


Figure 8 – Shows the existing character of Reserve Rd (Carinya Rd), viewing southwards with No 53A, 55A, 57A & 61A Carinya Rd on the left

III. **DESCRIPTION OF THE PROPOSAL**

This Statement of Environmental Effects has been prepared in support of a development application for the Application for the *Alterations & Additions to the existing Dwelling for a new garage, driveway & first floor balcony extension; and 2-Lot Torrens Title Subdivision with Stormwater easement for Lot 1 at 63 Carinya Rd, Picnic Point NSW 2213.*

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3. Stormwater Easement

An easement of **35.9m²** for Stormwater is proposed for **Lot 1** that runs through **Lot 2**.

The proposal also incorporates a number of ancillary elements, including detailed landscape works and relevant drainage elements as shown on the submitted plans.

The relevant architectural plans for the proposal have been prepared by EPW Designs, while supporting reports have been prepared by relevant sub consultants, including landscaping and hydraulic.

The proposal complies with key planning requirements as discussed further and addressed in this report.

IV. PLANNING CONTROLS & DESIGN COMPLIANCE

The following table provides a summary of the Development Application against the controls contained in *Bankstown Development Control Plan 2015 in particular Part B1 – Residential Development and B12 – Flood Risk Management*, and *Bankstown Local Environmental Plan 2015*

BANKSTOWN LOCAL ENVIRONMENTAL PLAN 2015			
CLAUSE	CONTROL	COMMENTS	COMPLIES

Part 2 - Permitted or Prohibited Development			
2.3	Zone Objectives and Land Use Table	The proposal is consistent with the zone objectives of the R2 – Low Density Residential and will appropriately fulfil the subject site's zoning potential.	Yes
2.6	Subdivision – Consent Requirements	Torrens Title Subdivision proposed See Clause 4.1	Yes
Part 4 Principal Development Standards			
4.1	Minimum Subdivision as per Lot Size Maps Area G - 450 m2	SITE AREA – 967.5 m² Torrens Title Subdivision results in <u>LOT 1 – 453.6 m2</u> <u>LOT 2 – 513.9 m2</u>	Yes
4.3	Height of Building: 9m	Bankstown Local Environmental Plan 2015 Height of Buildings Map Sheet HOB_003 indicates that the maximum building height within the subject site is 9m. No part of the proposal exceeds 9m in height. Complies.	Yes
4.4	Floor Space Ratio: 0.5:1	FSR of proposal of existing dwelling on Lot 1 will not exceed FSR of 0.5	Yes
Part 5 Miscellaneous Provision			
5.10	Heritage Conservation	There is no heritage restriction on the site. Not applicable.	N/A
Part 6 Additional Local Provisions			
6.1	Acid Sulfate Soils	The subject site is not identified as being affected by Acid Sulfate Soils. Not applicable.	N/A

6.2	Earthworks	No earthworks are proposed.	N/A
6.3	Flood Planning	The subject site is affected by 20 year ARI Georges River Flood levels and 100 year ARI Georges River flood levels. (SSR attached) Floor level of the existing house is already raised at least 0.5m above the 100 year flood level	Yes
6.4	Stormwater Management	No changes from existing dwelling A stormwater easement is proposed for Lot 1 that runs through Lot 2 (Lower Lot)	Yes
<p align="center">BANKSTOWN DEVELOPMENT CONTROL PLAN 2015 PART B12 – FLOOD RISK MANAGEMENT SCHEDULE 4B – Carinya Rd, Picnic Point Floodplain</p>			
<p align="center"><i>Additions to an existing dwelling whose flood level is already raised at least 0.5m above the 100 year flood level (Considering the existing Dwelling on LOT 2 facing Reserve Road)</i></p>			
	Habitable floor area extensions permitted at or above 100-year flood level plus 0.5m	No habitable floor area extension proposed	N/A
	Non-habitable floor area extensions permitted below 100-year flood level plus 0.5m	A new garage facing Reserve Rd is proposed below 100-year flood level plus 0.5m Existing garage to be retained and used as Garden tool storage.	Yes
	Outbuildings permitted below the 100-year flood level, except on allotments west of the boatshed, with frontage to Carinya Rd.	Garage permitted below the 100-year flood level with frontage to Reserve Rd	Yes
	Failsafe Pedestrian Access encouraged but not mandatory	Failsafe Pedestrian Access is proposed for existing Dwelling on LOT 2 (Lower Lot), connecting dwelling to Carinya Rd via LOT 1	Yes
	Construction methods for non-habitable areas used below the 100 year flood level plus 0.5m must preclude the area from being converted into a habitable room.	The existing ground floor below the 100 year flood level plus 0.5m will be retained almost the same and will be used as it is being currently used for many years by owners, except for a new garage facing Reserve Rd as the result of the Subdivision. Existing garage will be used as storage serving the new rear garden.	Yes
	Construction materials used below 100 year flood level plus 0.5m must comply with schedule	Minor additions to the front of the existing dwelling for a new garage will be built out of solid brick, just as the rest of the existing	Yes

	3	structure	
	S10.7 Certificates to notify affectation by the 100-year flood	Stormwater System Report is submitted with this Application, outlining all the flood affectations to this site.	Yes
	No external storage of materials below the 100-year flood level plus 0.5m	No external storage of materials below the 100-year flood level plus 0.5m	Yes
	Allotment stormwater drainage to be designed to avoid adverse impact on adjoining properties	Only minor addition to the existing dwelling (<i>addition to the front balcony with roof above & new garage below</i>) is proposed. There will be no adverse impact on adjoining properties	Yes
BANKSTOWN DEVELOPMENT CONTROL PLAN 2015 PART B1 – RESIDENTIAL DEVELOPMENT SECTION 2 – Dwelling Houses			
2.3	The storey limit for dwelling houses is 2 storey	Max 2 storey	Yes
2.7	Front setback to the primary road frontage – Min 5.5m	Front setback – 14.3m	Yes
2.9	Side Setbacks for portion of wall with height equal or less than 7m – 0.9m	Side setbacks of front additions – 1.75 & 1.76m	Yes
2.30	Development must retain and protect any significant trees on the allotment and adjoining allotments	One small tree with height under 5m at the front will be removed and replaced with a new tree with mature height of 9m. See <i>landscape plan for more details</i> . All significant trees with height of 15m will be retained and protected.	Yes
2.31	Minimum 45% of the area between the dwelling house and the primary road to be landscaped	65% (161.2m²) of the area between the dwelling house and the primary road to be landscaped	Yes

CONCLUSION

Following a review of the relevant planning controls, it is concluded that the proposed development is consistent with the objectives, planning strategies and detailed controls of these planning documents.

Consideration has been given to the potential environmental and amenity impacts that are relevant to the proposed development and this report addresses these impacts.

Having regard to the benefits of the proposal and considering the absence of adverse environmental, social or economic impacts, the application is submitted to Council for assessment and granting of development consent. EPW Designs recommends the approval of the application, subject to necessary, relevant and appropriate conditions of consent.

Regards,
EPW Designs