

STATEMENT OF ENVIRONMENTAL EFFECTS

REPORT PREPARED FOR:

68 Orient Road, Padstow

PROPOSAL DESCRIPTION:

Demolition of existing structures, and construction of a new two level attached dual occupancy with front fence, and Torrens title subdivision.

REPORT PREPARED BY:

CEDAR DESIGNS PTY LTD

**CEDAR DESIGNS PTY LTD
OCTOBER 2023**

**CEDAR.DESIGNS@HOTMAIL.COM
WWW.CEDARDESIGNS.COM.AU
+61 410 289 126**



C E D A R D E S I G N S

STATEMENT OF ENVIRONMENTAL EFFECTS**Application Details**

TYPE OF APPLICATION:	Development Application
PROPERTY ADDRESS:	68 Orient Road, Padstow
OWNERS:	-
APPLICANT:	Cedar Designs Pty Ltd
PROPOSAL:	Demolition of existing structures, and construction of a new two level attached dual occupancy with, front fence, and Torrens title subdivision.
AUTHOR:	Cedar Designs Pty Ltd – Ibrahim Mustapha <small>BDAA MEMBER – 2360-17 BDAA ACCREDITED - 6450</small>
DATE:	27/10/2023
COUNCIL:	City of Canterbury Bankstown – Former Bankstown

Key Issues

No key issues have been identified with the subject site, and the subject site meets the requirements for dual occupancy development contained within the LEP for the City of Canterbury Bankstown.

The proposal will generally comply with the DCP and LEP requirements of Bankstown City Council.

The subject site is flood effected, a SSR report was obtained from the City of Canterbury Bankstown, and has been submitted with the application.

Background

History

No previous application for the subject property has been found on council's online records.

Proposal

The Submitted development Application seeks consent for demolition of existing structures, and construction of a new two level attached dual occupancy, front fence, and Torrens title subdivision.

The proposal generally complies with the DCP and LEP requirements of Canterbury Bankstown City Council and is seen to be designed well in line with the desired future character of the Canterbury Bankstown Local Government Area.

**Site location and context**

The subject site, legally identified as Lot 11 DP 16709, is a standard lot with a total site area of 609m² (by Survey), located on Orient Road, Padstow in the former area of Bankstown City Council. The site currently consists of a single level brick house, and a metal shed at the rear of the dwelling. The site is located on a quiet street.

The surrounding developments consist of a two level residential dwellings, and single level brick dwelling, Dual occupancies, basements a large number of secondary dwellings are also located around the area.

The site in question is approximately 20m above sea level according to a recent survey done for the site. The site falls towards the street.

The subject site is suitable to accommodate the proposed development, which has been designed well in-line with the desired future character of the local area and will generally comply with the DCP and LEP requirements of the City of Canterbury Bankstown for Dual occupancy developments.

Past and present use, as far as investigation has shown, the site has not been used for anything apart from it being a residential dwelling.

Submitted Plans / Documentation

Sheet / Document Name	Prepared By
Cover Sheet	Cedar Designs Pty Ltd
Preliminary notes and Specs	Cedar Designs Pty Ltd
Site Plan	Cedar Designs Pty Ltd
Ground & First Floor Plan	Cedar Designs Pty Ltd
Roof Plan	Cedar Designs Pty Ltd
Elevation Plans (dwelling)	Cedar Designs Pty Ltd
Deep Soil Plan	Cedar Designs Pty Ltd
Cross Sections	Cedar Designs Pty Ltd
Subdivision Plan	Cedar Designs Pty Ltd
Parking Plan	Cedar Designs Pty Ltd
Driveway Profiles	Cedar Designs Pty Ltd
Shadow Diagrams	Cedar Designs Pty Ltd
Demolition Plan	Cedar Designs Pty Ltd
Erosion and Sediment Control Plan	Cedar Designs Pty Ltd
Schedule of Colour's & Finishes	Cedar Designs Pty Ltd
Site Analysis Plan	Cedar Designs Pty Ltd
Landscape Plan	Cedar Designs Pty Ltd
Survey Plan	SJ Surveying
Stormwater Concept	Sith Engineers
Basix Certificates	Cedar Designs Pty Ltd
Waste Management Plan	Cedar Designs Pty Ltd
Demolition and construction management plan	Cedar Designs Pty Ltd
Cost Summary report	HD Quantity Surveyors
Statement of Environmental effects	Cedar Designs Pty Ltd

Development Standards

Relevant Planning Instruments:

Canterbury Bankstown Local Environmental Plan 2023

Canterbury Bankstown Development Control Plan 2023

As previously stated, this proposal will generally comply with the DCP and LEP Requirements of the former city of Canterbury Bankstown, further details will be discussed further into this report.

Standards / Previsions related to application	Compliance with Objectives	Compliance with the standards
Site zoning – R2	Yes	Yes (to be discussed)
Demolition	Yes	Yes (to be discussed)
Dual Occupancy (site compliance)	Yes	Yes(to be discussed)
Height of Building LEP	Yes	Yes (to be discussed)
Floor Space Ratio	Yes	Yes (to be discussed)
Preservation of existing trees and vegetation.	Yes	Yes (to be discussed)
Landscape requirements	Yes	Yes (to be discussed)
Private Open Space	Yes	Yes (to be discussed)
Building Setbacks	Yes	Yes (to be discussed)
Parking	Yes	Yes (to be discussed)
Acid Sulfate Soil – Class 5	Yes	Yes (to be discussed)
Earthworks	Yes	Yes (to be discussed)
Airspace Operations	Yes	Yes (to be discussed)
Stormwater	Yes	Yes (to be discussed)
Essential Services	Yes	Yes (to be discussed)
Views and Vista	Yes	Yes (to be discussed)
Water Management	Yes	Yes (to be discussed)
Streetscape and site context	Yes	Yes (to be discussed)
Energy Efficiency	Yes	Yes (to be discussed)
Solar Access	Yes	Yes (to be discussed)
Natural lighting and Ventilation	Yes	Yes (to be discussed)
Visual Privacy	Yes	Yes (to be discussed)
Acoustic Privacy	Yes	Yes (to be discussed)
Front Fence	Yes	Yes (to be discussed)
AC and Communication Structures	Yes	Yes (to be discussed)
Waste and Recycling facilities	Yes	Yes (to be discussed)
Laundry and drying areas	Yes	Yes (to be discussed)
Building Design	Yes	Yes (to be discussed)

Site zoning

The site in question (**68 Orient Road, Padstow**) is located within an R2 - Low Density Residential zone under the provisions of the Canterbury Bankstown Local Environmental Plan 2023. The site zoning is suitable for the proposal and permissible with consent according to the CB City LEP.

1 Objectives of zone

- *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 development that is compatible with residential uses and does not adversely affect the living environment or amenity of the area.*
- *To allow for the development of low density housing that has regard to local amenity.*
- *To require landscape as a key characteristic in the low density residential environment.*

2 Permitted without consent

Home occupations

3 Permitted with consent

*Bed and breakfast accommodation; Boarding houses; Boat sheds; Building identification signs; Business identification signs; Car parks; Centre-based child care facilities; Community facilities; **Dual occupancies**; Dwelling houses; Emergency services facilities; Environmental facilities; Environmental protection works; Exhibition homes; Flood mitigation works; Group homes; Health consulting rooms; Home-based child care; Home businesses; Hospitals; Information and education facilities; Jetties; Oyster aquaculture; Places of public worship; Pond-based aquaculture; Public administration buildings; Recreation areas; Respite day care centres; Roads; Secondary dwellings; Semi-detached dwellings; Seniors housing; Tank-based aquaculture; Water recreation structures; Water supply systems*

4 Prohibited

Any development not specified in item 2 or 3

The proposed development is consistent with the objectives of the zone as it responds to the ongoing housing needs of the community within an R2 low density residential environment and in a manner which will minimize impacts on the character and amenity of the area as required by the objectives of the zone, further details will be provided in this report.

Demolition

Demolition has been proposed, the proposed demolition will include the demolition of existing structures and shed at the rear of the property, no trees are located on the site. A demolition plan has been submitted with the application.

Dual Occupancy (site compliance)

	Requirement	Proposed	Comply
Frontage at the building Line.	15 (minimum)	17m	Yes
Site area	500msq (minimum)	609msq	Yes

The Submitted Application proposes Torrens Title Subdivision into two lots with one dwelling on each lot. Each lot will be over 250m² after subdivision consistent with clause 4.1A of the Canterbury Bankstown LEP.

Height of Buildings LEP:

A maximum height of 9m is permissible according to the Bankstown LEP, the proposal is seeking a maximum height of 7m measured from the Natural Ground line to the highest point of the point of the building, well below the maximum permissible Height contained within the LEP.

The Proposal complies in this regard with clause 4.3 of the Canterbury Bankstown LEP.

Finally, the proposed development will result in high quality urban form, maintain satisfactory sky exposure and solar access, to the proposed development, and adjoining dwellings.

Accordingly the proposed height complies in full with the objectives of section 4.3 of the Canterbury Bankstown LEP, and generally complies with the Development controls of this section.

Floor Space Ratio:

A maximum FSR of 50% of the site is permissible according to the Bankstown Local Environmental Plan.

The proposal is seeking a maximum Floor Space Ratio of 304.20msq or 50 % of the total site area, below the maximum permissible Floor Space Ratio.

Further, we believe the proposed density is in accordance with the desired future character of Padstow, will have minimal adverse environmental effects on the use or enjoyment of adjoining properties, and will maintain an appropriate visual relationship between new development and the existing character of area.

Accordingly, the proposed FSR for the development meets the objectives of the zone and satisfies the maximum FSR permitted by Clause 4.4 in the Canterbury Bankstown LEP.

Preservation of trees and vegetation:

No major trees are effected by the proposal, some small shrubs are proposed for removal, please refer to the submitted demolition plan for assessment.

Landscape requirements:

The Bankstown LEP and DCP do not contain any minimum requirements for Landscape

Cedar Designs has prepared a landscape plan for this development application. A deep soil plan showing the landscaped areas has also been submitted to further assist council in their assessment.

Private Open Space

The Bankstown DCP requires Private open space be provided at minimum 80msq of POS.

Private open space is located at ground level, will be deep soil landscaping, visible and directly accessible from the living areas of the proposed dwellings.

Private open space is clear with sunlight during the day in both winter and summer.

Accordingly, the proposed private open space complies with the DCP requirements of Bankstown.

Setbacks

	Minimum	Proposed	Comply
Front Setback ground	5.5m	6m	Yes
Front setback First	6.5m	7m	Yes
Side	0.9	Various between 0.9 and 1.685m	Yes
Rear	N/A	Carious between 8.8 and 11.2m	Yes

Setbacks have allowed over shadowing to be controlled, as well as provide adequate car parking space, and private open space.

The Proposed Dual occupancy complies in full with all the required setbacks contained within the Bankstown DCP for Dual occupancies.

Parking

The development will have minimal impact on access, parking and traffic in the area. Two car parking spaces have been proposed per dwelling, one car within the dwelling, and one car within the driveway.

This would allow a total of 4 cars to be parked on site, it should be noted that currently the site only allows for 1 car to be parked on site, the proposal will improve the area, and limit the amount of cars parked on the street.

The proposed vehicle access points are easily accessible and recognizable to motorists.

The Design has also ensured separate pedestrian access points which are clearly defined.

Accordingly, the proposal complies with the parking requirements of the Canterbury Bankstown DCP.

Acid Sulfate Soil – Class 5

The subject sites is effected by Acid Sulfate Soils Class 5. However the site is not located within 500m of adjacent class 1, 2, 3, or 4 that is below 5 AHD.

Earthworks

Earthworks, including excavation are required on site for the footings, and pools. The proposed earthworks are not considered to have any major impact on the site or the adjoining dwellings, and is not unusual within the area considering the large number of new developments in the area, and an increase in pools also.

Prior to commencement of construction all required Erosion and sediment control shall be put into place to ensure minimal impact on the street and surrounding developments.

Airspace Operations:

As far as investigation has shown, the proposed development is not effected by any airspace operations.

Stormwater:

Please refer to submitted stormwater plans.

Essential Services:

Services such as electrical, gas, sewage, Stormwater, and water and the like will be made available on the site.

Views and Vista:

The siting of the proposed building will have minimal impact on the area, and adjoining dwellings and will not affect the surrounding views presently enjoyed by the adjoining dwellings.

Water Management:

Stormwater Plans have been prepared for the application in accordance with the Canterbury Bankstown Stormwater.

The plan has been submitted with the application for council's consideration.

Streetscape and site context:

The subject site is located in the R2 Low Density Residential Zone according to the Bankstown LEP. The area surrounding the site is relatively low scale, consisting of single and double storey developments, dual occupancy developments secondary dwellings, and basements.

The proposed attached dual occupancy is consistent with the desired and future character of the area in terms of height, bulk and scale, and is generally appropriate in this context, noting that it has generally complied with the DCP and LEP Requirements of Canterbury Bankstown City Council.

The proposed primary stepped setbacks to the front building line is consistent with those adjoining and in this regard the residential streetscape will be retained and complemented with the proposal. The proposed development has been designed with appropriate use of articulation and modulation to the façade via the incorporation of upper level balconies, and bringing the building above out, and windows, and multiple architectural elements, a pedestrian entry to each dwelling at ground level and a range of architectural elements, windows, materials and finishes which will contribute to the visual interest of the façade.

The design provides a balanced approach between vertical and horizontal articulation towards the street. The building also presents well to adjoining residential developments with the incorporation of landscaping and privacy screening at ground and upper level balconies to ensure amenity is maintained between dwellings. A range of materials, Colour's and finishes have also been selected ensure a modern and contemporary development.

Accordingly, the proposal is well designed, and well in line with the desired future character of Canterbury Bankstown, and also sets a new standard for dual occupancy development within the street.

Energy Efficiency:

The proposal has been designed to minimize environmental impact and maximize energy efficiency. Passive elements such as wall and ceiling insulation and cross flow ventilation will be used in the new dwelling to minimize HVAC usage.

Water efficient appliances to be installed in kitchen and bathroom and efficient hot water systems have been specified.

Please refer to the attached BASIX certificate and specifications on the submitted drawings for all the details.

Solar Access:

The Proposed development will have minimal effect on solar access of the adjoining dwellings, and will ensure each adjoining dwelling will receive a minimum of 3 hours sunlight per day and will not significantly impact living areas and private open space of the adjoining dwellings.

For further information please refer to the shadow diagrams submitted with the application.

Natural lighting and Ventilation:

The Proposal has been designed with high ceilings varying from 2.450m, 3m and 3.400 to ensure the dwelling is well ventilated and windows have also been placed within the living areas to maximize Natural light within the dwelling and bedrooms.

Visual Privacy:

The proposal has taken into consideration the privacy of all adjoining dwellings to ensure the proposal will have minimal impact on the adjoining dwellings.

Privacy screens have been incorporated on the first floor balconies to prevent any overlooking into adjoining dwellings, the ground floor has been proposed as a split level to ensure the rear part of the dwelling is not high above the ground to maintain visual privacy to adjoining dwellings.

Upper floor windows will have a sill height of 1.5 to ensure privacy is maintained, a number of windows will also be obscured.

Accordingly, the proposal will not have any effect on the privacy of adjoining dwellings and satisfies the requirements of the DCP in this regard.

Acoustic Privacy:

The proposal will have minimal impact on the acoustic privacy of adjoining dwellings, and between the two proposed dwellings, Landscaping has been used to further protect the acoustic privacy of adjoining dwellings.

Front Fence:

A standard 1m high front fence is proposed.

AC and Communication Structures

AC units will be located on the side of each dwelling in an appropriate area as show on the submitted plans. Communication structures will be verified at a later date, this can be conditioned by council within the Notice of Determination upon approval.

Waste Management and Recycling facilities:

If possible, some demolished materials will be utilized in the construction, some materials will be sold, and any other materials that cannot be reused or sold will be disposed of in the appropriate and accepted means. All construction materials delivered to the site will be neatly and safely stored within the site so as not to have any effect on anyone including workers on the site, drivers, and pedestrians.

For more details please refer to the attached waste management plan and demolition and construction management plan for estimated volumes and method of disposal/recycling.

As for waste management of the site after construction, the site has adequate areas on the side of the dwelling where bins may be placed.

Details have been shown on the submitted architectural plans.

Laundry and drying areas:

The proposal has taken into consideration laundry and drying areas to ensure the dwelling is meets the day to day needs of residents, as such a laundry has been provided within each dwelling, and each dwelling shall contain an outdoor clothes lines as shown on the architectural plans.

Building Design:

The Canterbury Bankstown DCP outlines that building design is to interpret and respond to character of the locality, investigation has been done to ensure the proposal responds to the changing character of the area and not detract.

As previously outlined earlier within this report, the architectural design of the proposal is a contemporary dwelling incorporating a flat roof design and utilizing modern construction materials, in line with the changing, and desired future character of the local area.

Despite the proposal being distinctive to that of the design of older adjoining dwellings, the design is not considered to detract from the streetscape character of the Road or any of the surrounding streets. This is due to an increase in modern buildings already present within with the street, and the surrounding streets.

Furthermore, when viewed from Forest Road the proposal is 6.35m in height, which provides for a better urban relationship to that of adjoining single storey dwellings within the street frontage. Having considered that, the scale and design of the proposal is considered to be appropriate in this context, and fits in well within the street, especially taking into consideration the likely future character or the area with more development set to take place in the area in the coming years.

Furthermore, it is important to also take into consideration the trend for contemporary building design and materials apparent within most of the new developments, within the Bankstown area the proposal is quite sympathetic to that of the future built forms and subsequent streetscape within the local area. Accordingly, the proposal is considered to be consistent with the objectives of the DCP and Zone.

Further, the proposed density is in accordance with the desired future character of Padstow Heights will have minimal adverse environmental effects on the use or enjoyment of adjoining properties, and will maintain an appropriate visual relationship between new development and the existing character of area.

Other Matters Taken into consideration:	
Operation and Management	To be discussed
Access and traffic	To be discussed
General Accessibility	To be discussed
Air and Noise	To be discussed
Erosion and Sediment Control	To be discussed
Heritage	To be discussed
Flooding	To be discussed
Foreshore area	To be discussed
Number of storeys / Levels	To be discussed
Site Management	To be discussed

Operation and Management:

Not Applicable.

Access and Traffic:

The proposal will not generate any additional traffic along the street, or any of the surrounding streets, the proposal will allow for two cars to be parked per dwelling.

General Accessibility:

Site accessibility to the dwelling is not difficult. Ramp access is not required. Construction access will be limited at all times to qualified workers only, and all access will be done with minimal disturbance to the street, and surrounding streets.

Air and Noise:

The proposed dwelling will not cause any air or noise emissions. The subject street is generally a quiet street. As for noise during construction, council guidelines regarding construction will be strictly followed and imposed on all subcontractors at all times during construction.

Erosion and sediment Control:

A construction fence of minimum 1.8 high shall be placed at the site boundary, all stock shall be stored correctly on site, and footpath shall remain clear at all times.

If at any point the public path or road is required to be blocked, the owner shall notify the council prior to using the public infrastructure.

The owner shall repair any damage done to public land at their own expense.

Please refer to submitted drawings for full erosion and sediment control details.

Heritage:

The subject site is not heritage effected.

Flooding:

The subject site is flood prone land according to the Canterbury Bankstown LEP, an SSR Report

has been obtained from council, and the proposed architectural plans have been designed to meet the minimum levels required.

Foreshore area:

The subject site is not within a foreshore area.

Number of storeys / Levels:

A maximum of two levels is permitted on the site.

Site Management:

Please refer to attached demolition; construction and waste management plan for full site and construction management details.

CONCLUSION:

In conclusion, the prepared Statement of environmental effects has demonstrated that the proposal generally complies with the DCP and LEP requirements of Canterbury Bankstown City Council, the proposal will have minimal adverse environmental effects on the area, and adjoining dwellings, furthermore the proposal is in the best interest of the public, and the desired future character of the area and should be approved subject to condition.

Should council have any concerns, or require any additional information please contact Cedar Designs Pty Ltd for further information.

End of Report.

Ibrahim Mustapha / Cedar Designs Pty Ltd

Building Designer / Managing Director at Cedar Designs Pty Ltd

BDAA- 2360-17

