
STATEMENT OF ENVIRONMENTAL EFFECTS TO CANTERBURY BANKSTOWN CITY COUNCIL

PROPOSED CONSTRUCTION OF A SECONDARY DWELLING

At: 23 Platts Avenue, BELMORE NSW 2192



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I. **INTRODUCTION**

This Statement of Environmental Effects accompanies an application to construct a granny flat at the **No. 23 Platts Avenue, BELMORE NSW 2192**.

The statement will evaluate the proposed dwelling for compliance with the statutory controls of **Canterbury Bankstown Local Environmental Plan 2023**, and the discretionary planning controls of **Canterbury Bankstown Development Control Plan 2023**, in particular **Chapter 5 Residential Accommodation - 5.2 Former Canterbury LGA, Section 7 – Secondary dwellings** in **Zone R3 MEDIUM DENSITY RESIDENTIAL**.

This submission is provided to assist the council in the consideration and processing of this application by providing details of the proposed development and an assessment of the proposal's various design elements.

II. **SITE AND CONTEXT**

- The subject allotment is known as **No. 23 Platts Avenue, BELMORE NSW 2192**
- The legal description of this property comprises of **Lot 14 DP 5208**
- The subject property is a block with a regular shape, providing street frontage to Platts Avenue, a *Refer to Figure 1 – Site Location Map below*.
- The site is within **Zone R3 – Medium Density Residential** under **Canterbury Bankstown LEP 2023**
- The site has a total area of **670.3 m²** with Platts avenue frontage (North-East boundary) and the South-West one of **15.24 m**. The site has North-West boundary and South-East boundary of **44.27 m**.
- The site topography is sloped from West side to East side.
- The site contains an existing 2 storey brick residence with tile roof, a metal shed, concrete footpaths and driveway.

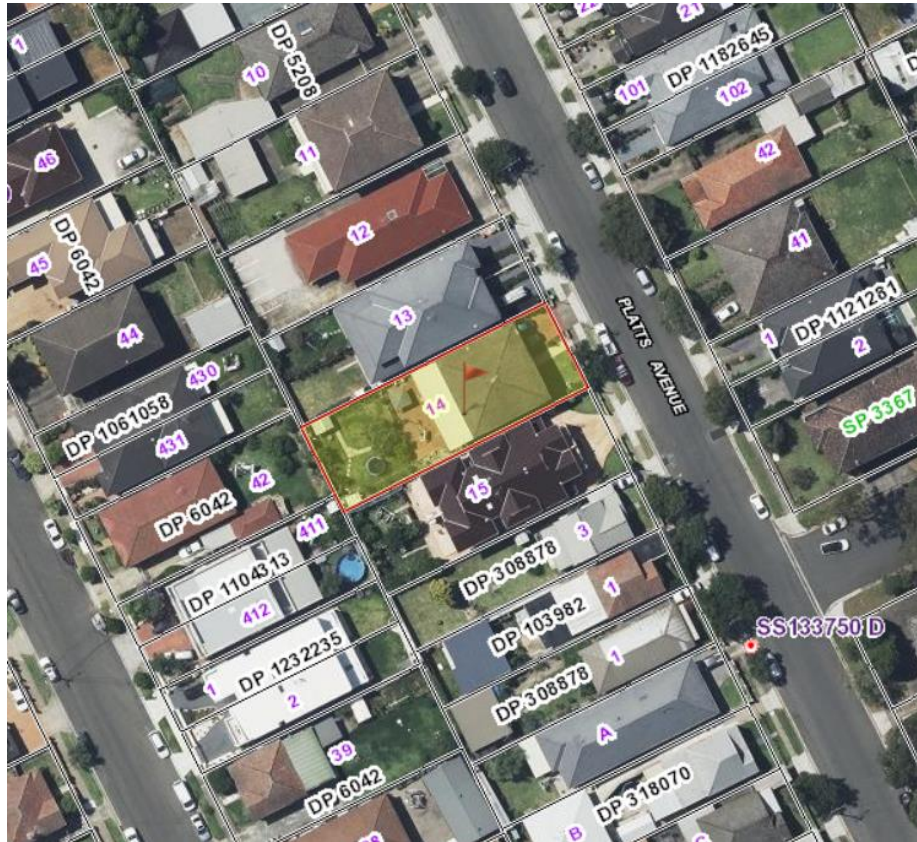


Figure 1 – Site Location Map (Source: Six map)



Figure 2 – Existing Front View

III. PROPOSAL

- The proposal involves the demolition of existing metal shed, and paved area at the rear of the site and to construct a Secondary dwelling towards the rear of the property.
- Main pedestrian access & vehicular access area via Platts avenue.
- The proposal is designed under the guidance of Canterbury - Bankstown DCP 2023 and LEP 2023.

PLANNING CONTROLS & DESIGN COMPLIANCE

The following table provides a summary of the development application against the controls contained in **Canterbury Bankstown Local Environmental Plan 2023**, and the discretionary planning controls of **Canterbury Bankstown Development Control Plan 2023**, in particular **Chapter 5 Residential Accommodation - 5.2 Former Canterbury LGA, Section 7 – Secondary dwellings** in **Zone R3 MEDIUM DENSITY RESIDENTIAL**.

STANDARD	PROPOSED	REQUIRED	CBDP 2023 COMPLIANCE	LEP 2023 COMPLIANCE
Zone	R3	R3	Yes	Yes
Total Floor area	373.33 m ² (Existing + Granny Flat)	380 m ²	Yes	Yes
Secondary dwelling	60 m ²	60 m ² max	Yes	N/A
Front Setback	Behind existing principal dwelling		Yes	N/A
Side & Rear setbacks	Building height less than 3.8m Side min 0.9m Rear min 3m	Building height less than 3.8m Side min 0.9m Rear min 3m	Yes Yes	Yes
Height	One (1) storey Max building height approx. 3.7 m above Natural Ground Level Fill – Max 807mm from NGL within Ground Floor. Cut & fill follows site topography.	Max two (2) storey Max building height. 3.8 m above Natural Ground Level Fill within ground floor perimeter less than 1m AGL	Yes Yes Yes	N/A

Private Open Space	Min 24 m2 (Shared by principal dwelling & Granny flat) 4x4m min POS behind front building line	Min. 24m² with minimum width of 4m	Yes	N/A
Car parking	Maintain the required parking spaces	Maintain the required parking spaces.	Yes	N/A
Visual Privacy	Living area & bedroom windows with sill height up to 1.5m AFFL where overlooking adjoining living area windows	Windows with a minimum sill height of 1.5m AFFL overlooking adjoining living area windows	Yes	N/A

Demolition

The existing metal shed, and paved area at the rear of the site will be demolished.

Flooding and Drainage

The site is in the stormwater affected area.

Domestic drainage system shall be designed by Hydraulic Engineer to meet the requirements of the Building Code of Australia, and the local authority.

Removal of Trees

The proposal will result in removal of one tree within the rear of the property.

Character and Streetscape

Platts avenue has no particular characteristic or style, and no heritage significance that identify the urban character of the area.

There are mixtures of single and double storey houses within the area.

Bulk, size and Scale

The new proposal can still be consistent with the existing principal dwelling and other dwellings within the street in term of colours, bulk, size and scale.

The building is designed in such a way to blend in with the surrounding streetscape.

In order to achieve this, the style of the building, the materials and the skillion roof have been designed and selected carefully to ensure the bulk and scale of the proposed work protects reasonable neighbor amenity and maintains an appropriate residential character.

Privacy, views, and over shadowing

It is intended for the proposed attached dual occupancy to provide maximum visual privacy for their neighbours and private open space.

Privacy of the neighbors and obstruction of view to the site as well as from the site have been carefully adopted into the design. Thus window sills potentially overlooking neighbors' windows have sill height of **1.5m** and spacing between dwellings has been maintained at an appropriate distance of **1.8 m** to protect privacy, and ensuring a reasonable sharing a minimum of 3 hours solar access into the neighbor houses of **No. 21 and 25 Platts avenue, Belmore.**

Height of the proposed house has been controlled by the Council's DCP to minimise overshadowing next door neighbours. The maximum wall height of the proposed granny flat is always kept below **3.8 meters** from natural ground at all points

Daylight, sunlight and ventilation have been adequately allowed for to all living areas and private open spaces of new and neighbouring houses.

Traffic Generation, Vehicular Access and Car Parking

The site is situated on **Platts avenue**. Entering and leaving the garage is via this main street. There will be no mass traffic generation in the new proposal.

Utilities – Water Supply, Sewer and Electricity

Normal domestic services supply shall be provided to the new proposal.

Utility Services and Waste

The proposed granny flat is used as residential purpose only.

Therefore, it only generates normal domestic waste, which can be collected in Council provided rubbish bin and recycling bin.

The bins will be collected by rubbish tip truck once a week.

Erosion and Sediment Control

A Sediment Control Plan has been submitted with the Architectural drawings for Council Approval.

Statutory Controls

The proposal is designed in compliance with objectives and design standards outlined in the relevant **DCP2023** and **LEP2023** of **Canterbury - Bankstown City Council**

Energy & Water Efficient

The proposal can provide a minimum of 3 hours of solar access into all living area.

The proposed building will be protected from the solar heat with insulation batts. The roof area will be insulated with R3.5 insulation batts, and the external walls will be insulated

with R1.17 insulation batts.

The proposed units will be installed with a min. 5.0 star rating hot water systems, AAA rated for taps, showerheads, and toilet cisterns.

The units are designed with open plan types, cross ventilation has been allowed for on ground floor.

A Basix report has been obtained and attached with the DA submission to Council for assessment.

Risk and Hazards

The subject site is in the precinct of flood zone, and not affected by bush fire zone.

Heritage conservation

The subject site is not either within a heritage listed item or a heritage conservation area.

Bushland, flora & fauna

The proposal will not result in the removal of protected plant species or fauna habit.

Landscaping and Scenic Quality

At the completion of the development, the site will be landscaped to meet the needs of the occupants.

Public Authorities

No advice or approvals are required from any other public authority.

Conclusion

The proposed development submitted to Council has been designed appropriately in accordance with Council's Development Control Plan 2023 and it also complies with the Local Environmental Plan 2023 and the Building Code of Australia and the requirements therein.

The development will not generate any adverse amenity impacts of adjoining neighbors or the public domain and enhances the area immensely.

Therefore by complying with all council's objectives and taking these matters into consideration, we hope that council considers this application adequately.

Regards,

EPW Designs