

STATEMENT OF ENVIRONMENTAL EFFECTS TO CANTERBURY BANKSTOWN CITY COUNCIL

ALTERATIONS & ADDITIONS TO THE EXISTING DWELLING – FIRST FLOOR BALCONY REPLACEMENT

AT 63 CARINYA ROAD, PICNIC POINT NSW 2213



Prepared by EPW Designs

P: 0402206326

E: epwdesigns@gmail.com

I. INTRODUCTION

This Statement of Environmental Effect has been prepared in support of a Development Application for the *Alterations & Additions to the existing Dwelling – First floor balcony replacement at 63 Carinya Rd, Picnic Point NSW 2213*.

The key aspects of the revised proposal are as follows:

Alterations & Additions to existing dwelling

Ground Floor

- Internal layout remains the same
- New columns to support New first floor balcony & a concrete open area

First Floor

- Internal layout remains the same
- Replacement of existing wooden balcony with a new concrete balcony & glass roof above

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 small scale 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.

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 parallel Carinya 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 currently contains a double storey brick dwelling with tile roof and associated structures, as illustrated by the extract below.

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.

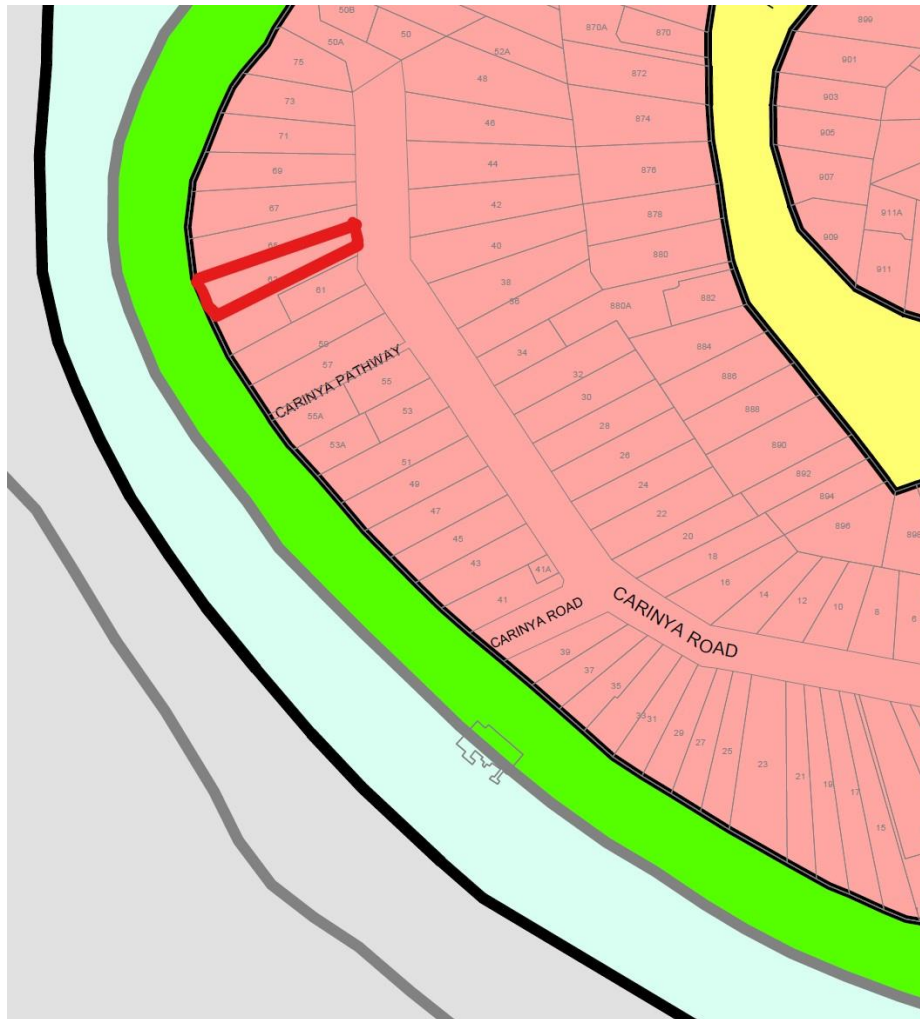


Figure 4 – Zoning Map Sheet Extract (Source – Bankstown LEP 2015)

The subject site is ideal for redevelopment noting the development and 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.

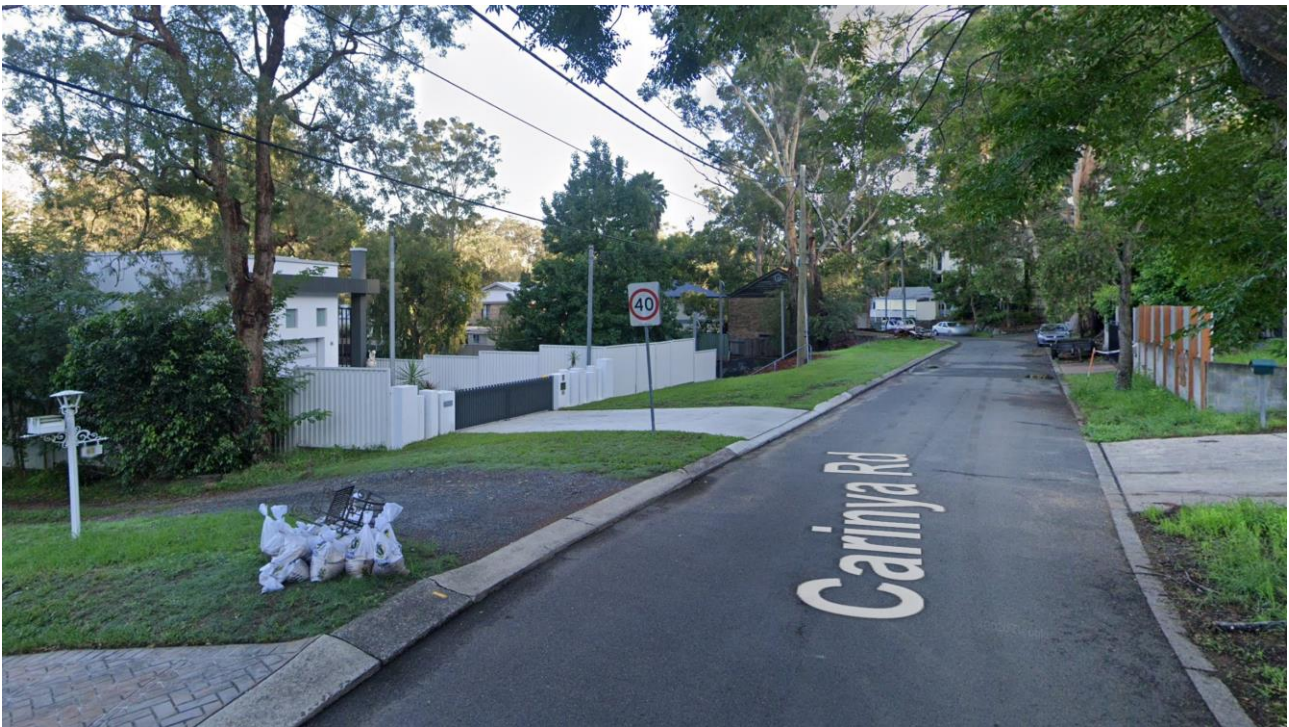


Figure 5 – Shows the existing character of Carinya Rd, viewing northwards with No 65 Carinya Rd on the left



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

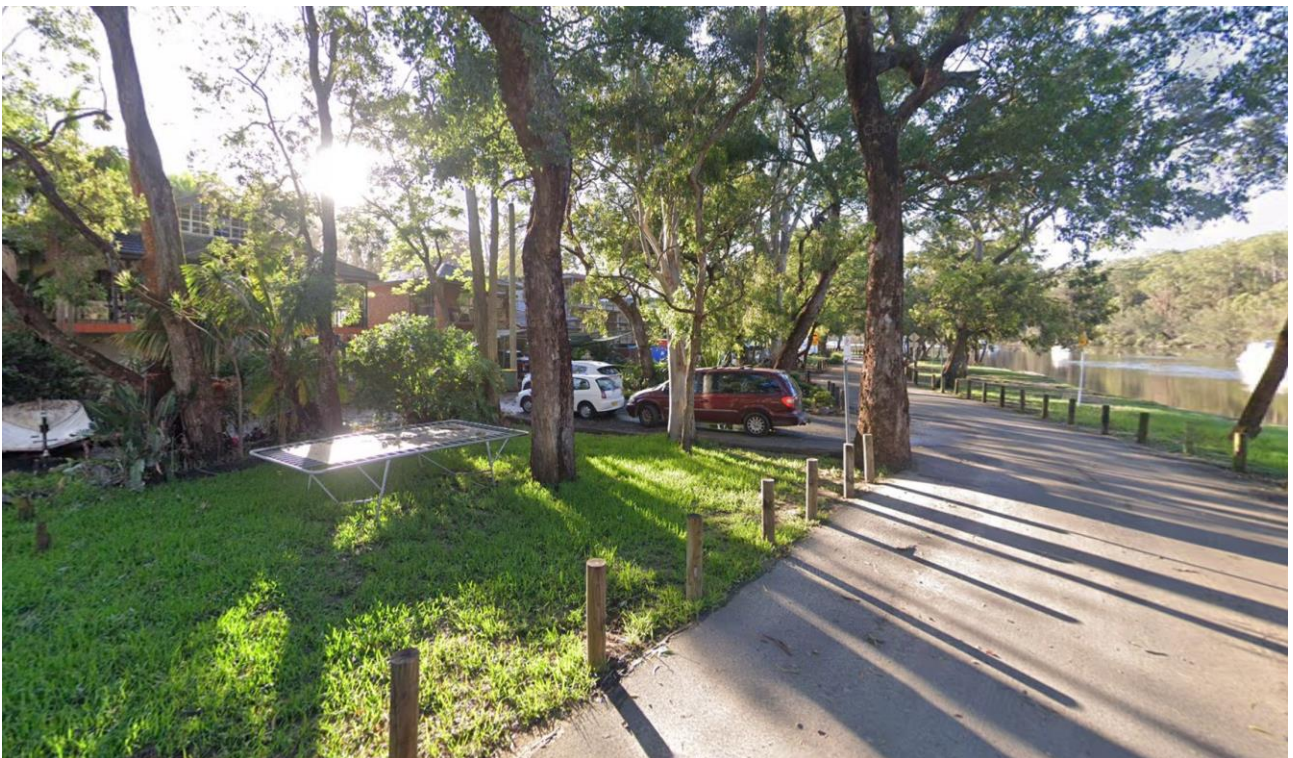


Figure 8 – Shows the existing character of Reserve Rd (Carinya Rd), viewing southwards with No 53A, 55A 57A & 61A Carinya Rd on the left

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 – First floor Balcony replacement* at 63 Carinya Rd, Picnic Point NSW 2213.

The key aspects of the revised proposal are as follows:

Alterations & Additions to existing dwelling

Ground Floor

- Internal layout remains the same
- New columns to support New first floor balcony & a concrete open area

First Floor

- Internal layout remains the same
- Replacement of existing wooden balcony with a new concrete balcony & glass roof above

Reason for the Alterations & additions

The existing wooden balcony with iron railing has shown signs of aging and dilapidated after nearly 50 years. (*Photos of existing balconies below*). The proposal involves a new solid & safe balcony for the users while giving the old house a new façade viewing from Carinya Rd near Georges River.

The relevant architectural plans for the proposal have been prepared by EPW Designs, while supporting reports have been prepared and included in the submission.

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



Figure 9 – Existing Timber Balcony



Figure 10 – Existing Timber Balcony

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	No subdivision proposed	N/A
Part 4 Principal Development Standards			
4.1	Minimum Subdivision as per Lot Size Maps Area G - 450 m2	No subdivision proposed	N/A
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 remains the same as existing. No work is proposed for the internal.	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 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	Only columns supporting first floor & an open area are proposed below 100-year flood level plus 0.5m	Yes
	Outbuildings permitted below the 100-year flood level, except on allotments west of the boatshed, with frontage to Carinya Rd.	Non-habitable open structures permitted below the 100-year flood level with frontage to Reserve Rd	Yes
	Failsafe Pedestrian Access encouraged but not mandatory	As existing	N/A
	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. The new open area is open on 3 sides without any wall.	Yes
	Construction materials used below 100 year flood level plus 0.5m must comply with schedule 3	Minor additions to the front of the existing dwelling to support a new balcony will be built out of solid brick, just as the rest of the existing structure	Yes
	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>new front balcony with roof above</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 – 45.5m as existing	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
2.12	Provide min 80m ² of POS behind the front building line	Existing POS remains the same.	Yes
2.13-2.15	<p>At least one living area must receive a minimum 3 hours of sunlight between 8.00am and 4.00pm at the mid–winter solstice</p> <p>At least one living area of a dwelling on an adjoining allotment must receive a minimum 3 hours of sunlight between 8.00am and 4.00pm at the mid–winter solstice</p> <p>A minimum 50% of the private open space required for the dwelling house and a minimum 50% of the private open space of a dwelling on an adjoining allotment must receive at least 3 hours of sunlight between 9.00am and 5.00pm at the equinox</p>	<p>The Living & Dining areas of existing dwelling receive full sunlight in the morning from 8 Am to 12 Pm. In the afternoon the dwelling is overshadowed by a 2-storey dwelling at 65A Carinya Rd.</p> <p>At least one living areas of no 61A and 65A Carinya St receive a minimum 3 hours of sunlight between 8.00am and 4.00pm at the mid–winter solstice. The minor Addition will not result in overshadowing neighbours.</p> <p>A minimum 50% of the private open space required for the dwelling house and a minimum 50% of the private open space of No 61A and 65A Carinya Rd receive at least 3 hours of sunlight between 9.00am and 5.00pm at the equinox</p>	Yes
2.19	<p>Council may allow dwelling houses to have an upper floor side or rear balcony solely where the balcony is not accessible from a living area or hallway, and the balcony design:</p> <p>(a) does not have an external staircase; and</p> <p>(b) (b) does not exceed a width of 1.5 metres throughout; and</p> <p>(c) (c) incorporates a form of screening to the satisfaction of Council such as partially recessing the balcony into</p>	<ul style="list-style-type: none"> - The existing dilapidated balcony can be accessed via Bedroom 2, 3 and a Living room. The proposal involves replacing the existing balcony with a new one which has the same length, can be accessed via same rooms. - The rear of No 63 Carinya Rd is the front of No 61A and 65A Carinya Rd. There will be no privacy issue with the rear balcony of No 63 Carinya since it faces the Front of adjoining properties which are both newly built properties. <i>(In a way it functions as a front Balcony)</i> - Privacy screens are still provided to avoid direct looking with side windows 	Yes

	the building.	- The balcony does not have an external staircase	
2.30	Development must retain and protect any significant trees on the allotment and adjoining allotments	All trees will be retained and protected.	Yes
2.31	Minimum 45% of the area between the dwelling house and the primary road to be landscaped	The area between the dwelling house and the primary road is to be remained the same	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