

Statement of Environmental Effects – 36 Virginius Street, Padstow

1. Introduction

The proposal is for the demolition and reconstruction of an existing damaged detached garage located at 36 Virginius Street, Padstow.

The site contains an existing single-storey dwelling, a detached garage and several storage sheds located centrally on the site.

The proposed reconstruction of the existing detached garage does not alter the existing overall site coverage or landscaped areas of the site.

2. Canterbury Bankstown Local Environment Plan 2023

The zoning of the subject site is R2 Low Density Residential as defined in the Canterbury Bankstown Local Environment Plan 2023, and as such, the proposed reconstruction of the existing detached garage located on the site represents development that is permitted with consent.

3. Bankstown Development Control Plan 2015 Part B1 Section 13 – Ancillary Development

Site coverage

The proposed reconstruction of the existing detached garage is considered to be consistent with the existing residential use and character of the site.

The proposed reconstruction of the detached garage does not greatly alter the overall site coverage and is considered to be compliant with the development controls.

Height

The proposed detached garage has a maximum height of approximately 3.6m and is considered to be compliant with the development controls.

Setbacks to primary and secondary road frontages

The proposed detached garage is to be located in the same position as the existing detached garage that it replaces and is located behind the existing building line.

The proposed location is considered to be compliant with the development controls.

Setbacks to side and rear boundaries

The proposed detached garage is to be located in the same position as the existing detached garage that it replaces, but with an increase in the side setback to be 950mm in order to meet current NCC/BCA compliance requirements.

The proposed location is considered to be compliant with the development controls.

Building design

The proposed detached garage is to be of a similar scale and size to that of the building it replaces. Similar materials have been used to ensure it matches the existing development on the site.

The proposed building design is considered to be compliant with the development controls.

4. Canterbury Development Control Plan 2012 Chapter C1 – Dwelling houses and Outbuildings

C1.2.2 Site coverage

The proposed reconstruction of the detached garage does not greatly alter the overall site coverage and is considered to be compliant with the development controls.

C1.2.4 Landscaping

The proposed reconstruction of the detached garage does not alter the landscaping characteristics of the site and is considered to be compliant with the development controls.

C1.3.2 Height

The proposed detached garage has a maximum height of approximately 3.6m and is considered to be compliant with the development controls.

C1.3.3 Setbacks

The proposed detached garage is to be located in the same position as the existing detached garage that it replaces, but with an increase in the side setback to be 950mm in order to meet current NCC/BCA compliance requirements.

The proposed location is considered to be compliant with the development controls.

C1.4 Building design

The proposed detached garage is to be of a similar scale and size to that of the building it replaces. Similar materials have been used to ensure it matches the existing development on the site.

The proposed building design is considered to be compliant with the development controls.

C1.5.1 Solar access and overshadowing

The proposed detached garage is to be of a similar scale and size to that of the building it replaces and will not alter the existing overshadowing characteristics of the site. As the proposed garage is single storey, not overshadowing of neighbouring properties is anticipated.

The proposed design is considered to be compliant with the development controls.

C1.5.2 Visual privacy

The proposed detached garage is to be of a similar scale and size to that of the building it replaces and will not alter the existing visual privacy characteristics of the site.

The proposed design is considered to be compliant with the development controls.

C1.6.2 Outbuildings and swimming pools

The proposed detached garage is to be of a similar scale and size to that of the building it replaces.

The proposed building height of approximately 3.6m is considered to be compliant with the development controls.

5. Other development considerations

Vehicle Access

The proposed works do not alter the existing vehicular access provisions for the site.

Private Open Space

The proposed works do not alter the existing private open space characteristics of the site.

Waste management

The proposed works do not alter the existing waste management characteristics of the site.

Biodiversity

The proposed works do not alter the way the existing development addresses the issue of biodiversity. The existing building is located approximately 30m from the nearest boundary of the mapped biodiversity area within the adjacent park and will have no impact upon this zone.

Erosion and Sedimentation Control

A sedimentation and erosion control plan forms part of this development application submission and addresses the requirements of the relevant Development Control Plan.

Stormwater Management

As the proposed reconstruction works do not greatly alter the existing building footprint, it is proposed that all new downpipes are to be connected to the existing site stormwater system in accordance with Council requirements.

6. Conclusion

The proposed reconstruction of the existing detached garage at 36 Virginius Street, Padstow represents a design solution for the site that maintains the existing residential character of the site as a whole.

It is considered that the proposed reconstruction of the existing detached garage meets the majority of the objectives and controls as set out in the relevant Development Control Plan and is worthy of the support of Council when assessed on its merits.
