

STATEMENT OF ENVIRONMENTAL EFFECTS TO CANTERBURY BANKSTOWN CITY COUNCIL

**PROPOSED DEMOLITION OF EXISTING STRUCTURES AND CONSTRUCTION OF AN
ATTACHED DOUBLE STOREY DUAL OCCUPANCY WITH DETACHED GRANNY
FLATS & FRONT FENCE UNDER TORRENS TITLE SUBDIVISION**

AT 5 GWANDALAN RD, PADSTOW NSW 2211



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I. INTRODUCTION

This Statement of Environmental Effect has been prepared in support of a Development Application for *the demolition of existing structures and construction of a double storey dual occupancy with detached granny flats and front fence under Torrens title subdivision at 5 Gwandalan Rd, Padstow NSW 2211*

The statement will evaluate the proposed Dual Occupancy & Granny flats 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 Part 5.1 Former Bankstown LGA - Residential Development **Section 4 – Dual Occupancies** in Zone R2 and **Section 3 – Secondary Dwellings** (Granny flats)

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 & LOCALITY DESCRIPTION

- The subject allotment is known as **No. 5 Gwandalan Rd, Padstow NSW 2211**
- The legal description of this property comprises of **Lot 31 DP 12309**
- The site is within **Zone R2 – Low Density Residential** under **Canterbury Bankstown LEP 2023**
- The subject property is a regular-shaped block, providing primary street frontage to Gwandalan Rd. Refer to *Figure 1 – Site Location Map below*.
- The site has a total area of **967.5 m²** with primary street frontage (Northern boundary) of **17.380m**, Rear boundary (Southern) of **17.380**, and side boundaries (Eastern & Western boundaries) of **55.705m**.
- The land falls significantly from the front (Northern side) to the rear (Eastern one).
- The site contains an existing 1 storey clad residence with tile roof; a detached 1 storey clad garage with metal roof, sheds, carport, an inground pool with associated structures and an existing concrete driveway & vehicular crossing.

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 4 – Shows the existing character of Gwandalan Rd, viewing westwards – Google Street View



Figure 5 – Shows the existing character of Gwandalan Rd, viewing eastwards - Google Street View



Figure 6 – Shows the neighbouring buildings to the Western boundary (A dwelling house on No 3 -left and a Duplex on No 1 -Right)



Figure 7 – Shows the neighbouring building to the Eastern boundary (7 Gwandalan Rd)



Figure 8 – Shows the Dual Occupancy on the same side along Gwandalan Rd (17 Gwandalan Rd)



Figure 9 – Shows the Dual Occupancy on the same side along Gwandalan Rd (11 Gwandalan Rd)

III. DESCRIPTION OF PROPOSAL

- The proposal involves demolition of existing structures and construction of an attached 2-storey dual occupancy with granny flats and front fence under Torrens Title Subdivision.
- Main pedestrian access & vehicular access area via Gwandalan Rd.
- The proposal is designed under the guidance of Canterbury-Bankstown DCP 2023 and LEP 2023.

The key aspects of the revised proposal are as follows:

Ground Floor –

- Open Plan Living, Dining & Kitchen
- A guest Bed
- Front lounge
- 1 Garage
- Bathroom, Laundry, front Porch & rear Alfresco
- Staircase
- 2 Bedrooms Granny Flats
- Associated driveway & landscape

First Floor –

- 4 Bedrooms
- 2 Bathrooms
- Front Balconies

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, hydraulic and BASIX.

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

IV. PLANNING CONTROLS

The following table provides a summary of the development application against the controls contained in Chapter 5 - Residential Accommodation of **Canterbury-Bankstown Development Control Plan 2023** Section 4- Dual Occupancies and Section 3-Secondary dwellings and **Canterbury-Bankstown Local Environmental Plan 2023** for Dual Occupancies in Zone R2

CANTERBURY BANKSTOWN LOCAL ENVIRONMENTAL PLAN 2023			
CLAUSE	CONTROL	COMMENTS	COMPLIES
Zoning	R2 – Low Density Residential	R2 – Permissible	Yes
<u>Clause 4.1A</u> Site Area	500 m² 250 m²/ per dwelling	Total – 967.5 m² Unit 1 – 483.75 m² Unit 2 – 483.75 m²	Yes
<u>Clause 4.1A</u> Frontage	15m wide at front building line for attached Dual occupancies	17.38m frontage	Yes
<u>Clause 4.3</u>	Max 9m height	Max 7.5m	Yes
<u>Clause 4.4</u> FSR	0.5:1	Unit 1 – 241.6 m² (0.5:1) Unit 2 – 241.6 m² (0.5:1)	Yes

CANTERBURY-BANKSTOWN DEVELOPMENT CONTROL PLAN 2023			
Section 4 – Dual Occupancies			
CLAUSE	CONTROL	COMMENTS	COMPLIES
<u>Clause 4.1 -</u> Subdivision	Min 450 m² per dwelling for Dual Occupancies with Secondary Dwelling on the same allotment	Total – 967.5 m² Unit 1 – 483.75 m² Unit 2 – 483.75 m²	Yes
<u>SETBACKS</u>			
<i>Front setback (To Gwandalan)</i>			
<u>Clause 4.6</u> <i>Ground Floor</i> <i>First Floor</i> <i>Garage</i>	Min 5.5m to GF Wall Min 6.5m to FF Wall Covered Garage – min 6m from front boundary	Min 6m to GF Wall 8.5m to FF Wall Covered Garage – min 6m from front boundary	Yes
<i>Side setbacks</i>			

<u>Clause 4.8</u>	External walls less than 7m – side setback 0.9m	External walls less than 7m in height – side setback 0.9m	Yes
<u>STOREY LIMIT</u>			
<u>Clause 4.2</u>	Max two (2) storey	Two (2) Storey	Yes
<u>Clause 4.3</u>	The siting of dual occupancies and landscape works must be compatible with the existing slope and contours of the site and any adjoining sites	The siting of dual occupancies and landscape works must be compatible with the existing slope and contours of the site and any adjoining sites	Yes
<u>Clause 4.4</u>	The fill contained within ground floor perimeter of the dual occupancy – no greater than 1m above NGL	The fill contained within ground floor perimeter of the dual occupancy – no greater than 1m above NGL	Yes
	The fill must not exceed 600mm above NGL on the site	The fill of attached developments will not exceed 600mm above NGL	Yes
<u>PRIVATE OPEN SPACE</u>			
<u>Clause 4.12</u>	Min. 80m² per dwelling with minimum width of 5m	Unit 1 110 m² – Min 5x5m Unit 2 110 m² – Min 5x5m	Yes
	POS behind front building line, adjacent to main living areas	POS behind front building line, adjacent to main living areas	Yes
<u>LANDSCAPE</u>			
<u>Clause 4.32</u>	45% of area between dual occupancy and primary road to be landscaped	53.2% (55.4 m ² /104m ²) of area between dual occupancy and primary road to be landscaped	Yes
<u>CAR PARKING</u>			
<u>Clause 4.28</u>	Car parking space behind the building line	Car parking space behind the building line	Yes
	1 covered car parking space for weather protection	1 covered car parking space for weather protection	Yes
	Car parking space forward of front building line – uncovered and located in	Car parking space forward of front building line – uncovered and located in the stack arrangement	Yes

	<i>the stack arrangement</i> on the driveway in front of covered car parking space Covered car parking space is setback min 6m from the primary frontages	on the driveway in front of covered car parking space Covered car parking space is setback min 6m from the primary frontages	Yes
<u>BUILDING DESIGN</u>			
<u>Clause 4.21</u>	Development for the purpose of dual occupancies must demolish all existing dwellings on site (<i>Excluding any heritage items</i>)	Development for the purpose of dual occupancies must demolish all existing dwellings on site (<i>Excluding any heritage items</i>)	Yes
<u>Clause 4.22</u>	The street facade of attached dual occupancies adopt asymmetrical design The street facade of attached dual occupancies is compatible with neighbouring houses The front porch and one or more living area or bedroom windows to each dwelling face the street The garage, driveway and front fence do not dominate the front of the building and front yard.	Asymmetrical design is achieved through varieties of shapes & materials The street facade of attached dual occupancies is compatible with neighbouring houses The front porch and living area & bedroom windows face the street The front porch and one or more living area or bedroom windows to each dwelling face the street	Yes Yes Yes Yes
<u>Clause 4.23</u>	Maximum roof pitch – 35 degrees	Roof pitch – 5 degrees	Yes
<u>SOLAR ACCESS & OVERSHADOWING</u>			
<u>Clause 4.13</u>	At least 3 hours of solar access to at least 1 living area between 8am & 4pm at mid-winter solstice (21 June)	Proposed & Adjoining Dwelling 3 hours is achieved to front lounge area between 8am & 4pm at mid-winter solstice (21 June) <i>(Refer to Shadow Diagrams & Elevational Shadow diagrams)</i>	Yes

	At least 50% of the required Private Open Space to receive 3 hours of sunlight between 9am and 5pm at the equinox (21 March & 21 September)	<i>submitted</i> At least 50% of the required Private Open Space to receive 3 hours of sunlight between 9am and 5pm at the equinox (21 March & 21 September)	Yes
	Not affect Solar hot water or photovoltaic systems of adjoining properties	Not affect Solar hot water or photovoltaic systems of adjoining properties	Yes
<u>VISUAL PRIVACY</u>			
<u>Clause 4.17</u>	Windows with a minimum sill height of 1.5m AFFL overlooking adjoining living area windows.	Windows with a minimum sill height of 1.5m AFFL overlooking adjoining living area windows.	Yes
SECTION 13 – ANCILLARY DEVELOPMENT (OUTDOOR STRUCTURES)			
<u>Clause 13.2</u>	The section of the front fence that comprises solid construction must not exceed 1m above NGL	Front fence is under 1m above NGL	Yes

CANTERBURY-BANKSTOWN DEVELOPMENT CONTROL PLAN 2023 Section 3 – Secondary Dwellings			
CLAUSE	CONTROL	COMMENTS	COMPLIES
Subdivision	Subdivision is prohibited for secondary dwelling	The proposed secondary dwellings are on the same allotment with proposed dual occupancy. No subdivision proposed for secondary dwellings	Yes
<u>Clause 3.1</u>	Secondary dwelling is permissible on an allotment with a minimum lot size of 450m ²	Secondary dwellings are proposed for the Dual Occupancy with Lot Size as below Unit 1 – 483.75 m² Unit 2 – 483.75 m²	Yes
<u>Clause 3.2</u>	Total floor area of principal dwelling & secondary	Total floor area of principal dwellings and secondary dwellings – 483.2 m² (0.5:1)	Yes

	dwelling is no more than maximum floor area allowed	Unit 1 – 241.6 m² (0.5:1) Unit 2 – 241.6 m² (0.5:1)	
	Floor area of secondary dwelling is no more than 60m²	Max 53.1 m² each secondary dwellings	Yes
<u>SETBACKS</u>			
<i>Side & rear setback</i>			
<u>Clause 3.2</u>	External walls less than 7m – side setback 0.9m from front boundary	Side setbacks - Min 1m (Wall under 3m) Rear setbacks – 1.5m	Yes
<u>HEIGHT</u>			
<u>Clause 3.4</u>	Max 1 storey for detached Secondary dwellings	One (1) Storey	Yes
	Wall height Max 3m	Max wall height - max 3 m above Natural Ground Level	Yes
<u>Clause 3.5</u>	The siting of secondary dwellings must be compatible with the existing slope & contours of the site	The siting of secondary dwellings is compatible with the existing slope & contours of the site	Yes
<u>Clause 3.6</u>	The fill contained within ground floor perimeter of the secondary dwelling – no greater than 1m above NGL	The fill contained within ground floor perimeter of the secondary dwelling – no greater than 1m above NGL	Yes
	The fill must not exceed 600mm above NGL on the site	The fill of attached developments will not exceed 600mm above NGL	Yes
<u>POS</u>			
<u>Clause 3.12</u>	Secondary dwelling must not result in the principal dwelling on the allotment having less than required landscape area and POS	With secondary dwellings, the principal dwellings have the POS of Unit 1 110 m² – (Min 80m2) Unit 2 110 m² – (Min 80m2)	Yes
<u>SOLAR ACCESS</u>			

<u>Clause 3.13</u>	At least 3 hours of solar access to at least 1 living area between 8am & 4pm at mid-winter solstice (21 June)	3 hours is achieved to at least 1 main living area of secondary dwellings between 8am & 4pm at mid-winter solstice (21 June) – North facing Living areas	Yes
<u>Clause 3.15</u>	At least 50% of the required Private Open Space to receive 3 hours of sunlight between 9am and 5pm at the equinox (21 March & 21 September)	At least 50% of the required Private Open Space to receive 3 hours of sunlight between 9am and 5pm at the equinox (21 March & 21 September)	Yes
<u>VISUAL PRIVACY</u>			
<u>Clause 3.16 & 17</u>	Windows that look directly into bedroom or living area of existing dwellings and its POS must provide privacy treatment as per Clause 3.17 and 3.18	No windows are proposed that look directly into the existing dwellings and its POS. There is sufficient distance between the secondary dwelling and dual occupancy to allow privacy for both.	Yes
<u>Clause 3.18</u>	Council may allow for upper floor side or rear balcony	No upper balconies proposed	Yes
<u>Clause 3.19</u>	Council does not allow secondary dwellings to have roof-top balconies and the like	No roof-top balconies and the like are proposed	Yes
<u>BUILDING DESIGN</u>			
<u>Clause 3.23</u>	Max roof pitch for detached secondary dwellings – 25 degrees	Roof pitch – 18 degrees	Yes
<u>LANDSCAPING</u>			
<u>Clause 3.27</u>	Must retain any significant trees on the allotment and adjoining allotments	The proposal will result in removal of 2 palm trees (non-protective)	Yes

Demolition

The existing dwellings and all structures on site will be demolished.

Removal of Trees

The proposal will result in removal of 2 palm trees with low retention value on site. Three new big trees will be planted as per required by landscape requirements. Refer to Architectural & Landscape Plans for more details

Character and Streetscape

Gwandalan Road has a mixed characteristic with traditional buildings and newly built developments. There is no heritage significance that identify the urban character of the area. There are mixtures of single and double storey houses and duplexes within the area.

Bulk, size and Scale

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

To achieve this, the style of the building, the materials and the flat roof have been designed and selected carefully to ensure the bulk and scale of the proposed work protects reasonable neighbor amenity, maintains an appropriate residential character and reflect the changes within the neighbourhood.

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.

The existing fence and sufficient side setbacks provide relatively adequate privacy between the development and neighbour buildings.

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 min 1.8 m to No 7 and 3 Gwandalan Rd to protect privacy, and ensuring a reasonable sharing a minimum of 3 hours solar access into the neighbor houses.

Height of the proposed house has been controlled by the study of the shadow diagram to minimise overshadowing next door neighbours. The maximum wall height of the proposed building is always kept below 7 meters from natural ground to the top of the parapet wall and under eaves, therefore satisfying the maximum building height of 9m.

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 Gwandalan Rd . Entering and leaving the garage is via this main road for Unit 1 and Unit 2 . 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 attached dual occupancy 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.

Flooding and Drainage

The site is not flood affected.

A new stormwater easement of 1m wide at the rear of No 3 Gwandalan has been proposed to drain stormwater from Dual occupancy development to the main system. Agreement for the easement with owner of No 3 Gwandalan is submitted with this Development Application.

Normal domestic drainage system through the easement has been designed by Hydraulic Engineer to meet the requirements of the Building Code of Australia, and the local authority.

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 Bankstown City Council

Energy & Water Efficient

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

Each unit has an inner courtyard to allow day light to penetrate deep into the house. Landscaping provides good shading from eastern and western sun and to contribute to the character of the courtyard.

Ground floor of each unit has an individual private entry and outdoor terrace space.

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. 5.5 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 not in the precinct of flood zone, and affected 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 habitat.

Landscaping and Scenic Quality

At the completion of the development, the site will be landscaped to meet the needs of the occupants. Refer to Landscape Plan for more details.

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