

STATEMENT OF ENVIRONMENTAL EFFECTS

PROJECT

PROPOSED SECONDARY DWELLING AND GARAGE

PROPERTY

1489 Canterbury PUNCHBOWL

DATED

1 November 2024

INTRODUCTION

The purpose of this submission is to inform **Bankstown Council** regarding some of the thoughts behind the design development of the proposed new dwellings the owners wish to construct on the property at **1489 Canterbury PUNCHBOWL**. This presentation also describes the design mechanisms used to ensure that the impact of the proposal on the adjoining amenity is minimised.

THE SITE AND EXISTING BUILDING

The block of land is **531.1 sqm (by title)** in site area, faces south to Shannon Street. **This is more than the minimum required amount of 450 sqm.** The site has a MINOR fall towards the rear. Refer to the survey plan.

EXISTING STREETSCAPE

To the immediate west and east of the subject property, is a single storey house with cladding and Tiled roof followed by another single dwelling house .



To the opposite of the property is a single storey dwelling with tile roof . Please refer to the image below.



The streetscape is mostly single storey.



As such we tried our best to incorporate a style which suits the context of surrounding buildings in order to create visual harmony. Therefore we proposed a **hipped style** roof due to the fact that the surrounding buildings mostly had hipped roofs. Also we proposed rendered walls which are similar in tone to the neighbor facing south.

THE PROPOSAL

The owners asked us to design a secondary dwelling with garage which includes a kitchen, a living room and 2 bedrooms.

The entry portico and foyer of the buildings have been designed to formally present the main entrances to the granny flat.

COMPLIANCE WITH THE Bankstown Local Environmental Plan 2023 & Bankstown Development Control Plan 2023

The proposed development's compliance with the Bankstown Local Environmental Plan 2015, Bankstown DCP and any other applicable local and state regulations, is outlined as follows.

Zone R3 Medium Density Residential

1 Objectives of zone

- To provide for the housing needs of the community within a medium density residential environment.
- To provide a variety of housing types within a medium 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 uses that are compatible with residential uses and do not adversely affect the living environment or amenity of the area.
- To allow for development that provides a suitable visual transition between high density residential areas and low density residential areas.
- To ensure suitable landscaping in the medium density residential environment.
- To minimise conflict between land uses within this zone and land uses within adjoining zones.
- To allow for increased residential density in accessible locations to maximise public transport patronage and encourage walking and cycling.
- To promote a high standard of urban design and local amenity.

2 Permitted without consent

Home occupations

3 Permitted with consent

Attached dwellings; Bed and breakfast accommodation; Boarding houses; Building identification signs; Business identification signs; Car parks; Centre-based child

care facilities; Community facilities; Dwelling houses; Early education and care facilities; Environmental facilities; Environmental protection works; Exhibition homes; Flood mitigation works; Group homes; Home businesses; Multi dwelling housing; Neighbourhood shops; Oyster aquaculture; Places of public worship; Recreation areas; Respite day care centres; Roads; **Secondary dwellings**; Seniors housing; Tank-based aquaculture

4 Prohibited

Any development not specified in item 2 or 3

As such proposal of secondary dwelling is permissible .

FLOOR SPACE RATIO

The permissible FSR is 0.5 as its located in R2.

Site Area= **531.1 sqm (by title)**

533.3 sqm (by calculation)

Ground Floor Gross Floor Area= 286.15 m²

MAXIMUM ALLOWED FLOOR SPACE RATIO	PROPOSED
%50= 265.55 sqm	128.5 sqm + 59.4 sqm + 4.5 sqm = 192.43 sqm < 265.5 sqm

Council must not consent to development for the purpose of secondary dwellings unless: (a) the total floor area of the principal dwelling and the secondary dwelling is no more than the maximum floor area allowed for a dwelling house on the land under an environmental planning instrument;

As such the granny flat code under affordable housing mentions:

The floor area of a principal dwelling, secondary dwelling and any carport, garage, balcony, deck, patio, pergola, terrace or verandah attached to either dwelling and enclosed by a wall (other than the external wall of a dwelling) higher than 1.4 metres above the floor level on a lot must not be more than the following:

- (a) 330 square metres, if the lot has an area of at least 450 square metres but not more than 600 square metres,

The Total floor area is 192.4 sqm . As such it **complies**.

- (b) the total floor area of the secondary dwelling is no more than 60m² or, if a greater floor area is permitted in respect of a secondary dwelling on the land under an environmental planning instrument, that greater floor area.

The proposed granny flat is 59.43 sqm. As such it complies.

Therefore, the proposal complies with the Bankstown Local Environmental Plan. Refer to the architectural drawings and area calculations sheet for details.

PRIVATE OPEN SPACE

As per page 7 of **Canterbury-Bankstown Development Control Plan 2023**, Secondary dwellings must not result in the principal dwelling on the site having less than the required landscaped area and private open space. However with the proposal of the secondary dwelling we have more than enough private open space.

CONTROL	MINIMUM REQUIRED POS	PRIVATE OPEN SPACE AFTER ADDING GRANNY FLAT
2.2 page 7	80m ²	OVER 80 M ²

- areas provided the minimum width of each area is to be minimum 5 metres throughout. As such the width of proposed private open space is More tahn 5 metres
- The Private Open space is behind the building line .
- Therefore we have **complied with page 7** of Canterbury-Bankstown Development Control Plan 2023

BUILDING HEIGHT

	MAXIMUM ALLOWED	PROPOSED
BUILDING HEIGHT	9.0m	3.8 m

- The storey limit for detached secondary dwellings is single storey and the maximum wall height is to be no more than 3 metres.

The proposed wall height is 2.85 which is less than 3 meters. (Refer to Elevation). Also the proposal is a single storey.

Therefore, the proposal **complies** with this requirement of **Bankstown Local Environmental Plan 2023**. Refer to the architectural drawings and area calculations sheet for details.

LANDSCAPING

CONTROL	As per 2.30 pg 10
Requirement	Development must retain and protect any significant trees on the allotment and adjoining allotments. To achieve this clause, the development may require a design alteration or a reduction in the size of the dwelling house.
Procedure	There are no trees or shrubs near the proposed granny flat

CONTROL	As per 2.31 pg 10
Requirement	A minimum 45% of the area between the dwelling house and the primary road frontage
Procedure	A minimum 45% of the area between the dwelling house and the primary road frontage is landscaped . As such we proposed the removal of 50 percent of the concrete area at the front

Therefore it **Complies.**

CONTROL	As per 2.31 pg 10
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Requirement	Plant at least one 75 litre tree between the dwelling house and the primary road frontage
Procedure	The proposal is at the rear . As such this part is not applicable

- **Currently there are no existing trees within the boundaries of the site.**

Therefore, the proposal complies with the requirements of **Canterbury-Bankstown Development Control Plan 2023** Refer to the architectural drawings and area calculations sheet for details.

BUILDING SETBACKS

The required building setbacks are as follows as per **Pg 7** :

	MINIMUM	PROPOSED
SIDE SETBACK FOR WALLS LESS THAN 7M HEIGH	0.9 m	0.9m
REAR SETBACK FOR WALLS LESS THAN 7M HEIGH	0.9 m	4 m

Therefore, the proposal complies with the requirements of the **Canterbury-Bankstown Development Control Plan 2023** Refer to the architectural drawings and area calculations sheet for details.

PRIVACY

Control	Visual privacy 2.17 pg 7 & 8
Requirement	<p>Where development proposes a window that directly looks into the living area or bedroom window of an existing dwelling, the development must:</p> <p>(a) offset the windows between dwellings to minimise overlooking; or</p> <p>(b) provide the window with a minimum sill height of 1.5 metres above floor level; or Bankstown City Council Bankstown Development Control Plan 2015–Part B1 8 March 2015 (Amended December 2019)</p> <p>(c) ensure the window cannot open and has obscure glazing to a minimum height of 1.5 metres above floor level; or</p> <p>(d) use another form of screening to the satisfaction of Council. overlooking to the principal private open space of neighbouring properties.</p>
Proposal	<ul style="list-style-type: none">• There are no windows that directly looks into a bedroom or living room of an existing dwelling .

BUILDING DESIGN & APPEARANCE

As per page 8

2.20 The maximum roof pitch for dwelling houses is 35 degrees.

As such the roof pitch is about 9 degrees. Therefore It COMPLIES.

SOLAR ACCESS

Control	3.16 PAGE 13
Requirement	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.
Proposal	<p>The proposed granny flat is positioned as such that 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 receives at least 3 hours of sunlight between 9.00am and 5.00pm at the equinox. In order to further improve on this the soith setback</p> <p>The part that is less wide (9.55 m) is facing the east and west and the part that is wider (10.69) is facing North and South</p>

Control	3.15 PAGE 13
Requirement	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.
Proposal	<p>The building is positioned as such that living areas of the adjoining property do receive a minimum 3 hours of sunlight between 8.00am and 4.00pm at the mid–winter solstice.</p> <p>We have done this by pushing the proposal at the most rear end possible.(however due to the shed at the rear we had to have a gap due to fire safety) As such the proposed granny flat is very distant to the neighbors. As such it does not cause overshadowing issues or privacy issues</p>

Control	3.14 PAGE 13
Requirement	At least one living area must receive a minimum three hours of sunlight between 8.00am and 4.00pm at the mid-winter solstice. Council may allow

	light wells and skylights to supplement this access to sunlight provided these building elements are not the primary source of sunlight to the living areas.
Proposal	The living area receives a minimum three hours of sunlight between 8.00am and 4.00pm at the mid-winter solstice via SD1 and W5 . This is due to the fact that these openings are facing NORTH.

Therefore, the proposal complies with the requirements of the **Bankstown** Development Control Plan. Refer to the architectural drawings

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FENCING

The height of the fence is to not more than 1.8 meters .

CUT AND FILL

As per 3.6 and 3.7 page 12:

Requirement	Any reconstituted ground level on the site within the ground floor perimeter of secondary dwellings must not exceed a height of 1m above the ground level (existing). For the purposes of this clause, the ground floor perimeter includes the front porch.
Proposal	The ground level on the site within the ground floor perimeter of secondary dwellings does not exceed a height of 1m above the ground level (existing). 8.70 NGL UNDER GROUND RL 8.95 FLOOR FINISH RL The difference is 0.25 meters

Requirement	Any reconstituted ground level on the site outside of the ground floor perimeter of secondary dwellings must not exceed a height of 600mm above the ground level (existing) of an adjoining site. For the purposes of this clause, the ground floor perimeter includes the front porch.
Proposal	The ground level on the site outside of the ground floor perimeter of secondary dwellings Does not exceed a height of 600mm above the ground level (existing) of an adjoining site. Refer to elevations

RETAINING WALLS

Control	2.14 PAGE 7
Requirement	The siting of secondary dwellings and landscape works must be compatible with the existing slope and contours of the site and any adjoining sites. Council does not allow any development that involves elevated platforms on columns; or excessive or unnecessary terracing, rock excavation, retaining walls or reclamation..
Proposal	The land is relatively flat . As such there are no elevated floors and retaining walls

OTHER REQUIREMENTS

The proposal presently before Council has also addressed other requirements such as privacy and car parking. Other items such as energy efficiency and sustainability, site/waste management, soil, water and waste management, site analysis and context, streetscape, car parking, materials and finishes, landscaping, erosion and sediment control, drainage, landscaping and the like have also been addressed in detail in this development application. As a result, the proposal complies with the requirements of the **Bankstown Development Control Plan 2023** and **Bankstown Local Environmental Plan 2023**. Refer to the architectural drawings and area calculations sheet for details.

CONCLUSION

Therefore, we present before **Bankstown City Council** a proposal composed in full consideration of the objectives and controls of all applicable local and state regulations and principles, in fulfilment of our Client's requirements, and in context with its immediate streetscape and local surroundings.

We look forward to Council reviewing of all of the matters presented in this application and providing the proprietors with feedback that will enable them to proceed with the preparation of the Development Application submission to the Council.

We await Council's positive reply regarding this proposal and, in anticipation of Council's assistance, wish to extend thanks on behalf of the proprietors for Council's efforts. However, should any further information be required, please do not hesitate to contact our office.

Kind Regards,

Paul Hadz
DA Manager & Architectural Designer @ PH Architecture
M.Arch @ UTS
Diploma in Construction