STATEMENT OF ENVIRONMENTAL EFFECTS

Development - Application

To : **Canterbury Bankstown City Council:**

For: **Lifting of an existing ancillary (caretaker's unit) above AHD flood level as per Council's SSR report and insurance company's instructions.**

At : **17 Wardell Road Earlwood.**

For: **Canterbury Rugby Union Club.**

Prepared by

bdaa ACCREDITED BUILDING DESIGNER

Ergo Designs P/L

BUILDING DESIGNERS & CONSULTANTS - OFFICE 334A HOMER STREET EARLWOOD TEL: 9558 1233

1.00: INTRODUCTION:

This report has been prepared by **Ergo -Designs P/L** in support of a Development Application submitted to Canterbury Bankstown City Council on behalf of **Canterbury Rugby Union Club.** for the property listed as **LOT 2 DP 546260** and located @ **17 Wardell Road Earlwood.**
The property involved under this application is an existing single storey timber framed building used as a caretaker's ancillary unit for the Canterbury Rugby Union Club and the surrounding playing field and other grounds included with the parcel of land.

This application is requesting approval for the following matter:
*The concerned building and the property as a whole is abutting Cooks river as a result it is subject to severe flooding impacts that affects the insurance the property and each year it becomes more and more difficult with the latest insurance company issuing an ultimatum that unless the property is lifted to above the determined AHD flood level as stated in the available SSR report included with the application and obtained from the Council under Council's suggestion and in particular **Mr. Raj,** Council's senior hydraulic engineer there shall be **NO** insurance cover in the future.*
Further more on advice from Council it was suggested that a DA application must be lodged with the Council and a Stormwater System Report obtained and the information from he report taken on board and included with the architectural plans.
The SSR report indicates that the building's floor area must be of a minimum level of 3.30 AHD + 500mm freeboard over and above.
*The plans in the application incorporates under the circumstances a new floor level of of **4.40 AHD** level so that there shall be no future issues since we have to spend a considerable amount of money for the works.*

The under side area being a non usable area shall be constructed with a new floor slab to adequately spread and support all the new brick piers evenly and firmly due to the weak soil conditions with a perimeter lattice screening so as to provide an overall opening to allow maximum volume of unimpeded flow of water when flooded.
The construction of all floor sub structure shall be subject to both a structural and hydraulic engineering study at the Construction Certificate Application stage after this Development Application approval and any DA conditions shall be taken on board.

This statement shall try to demonstrate that all works to be carried out shall in accordance with Council's requirements included in **C.B. L.E.P 2023** and **C.B.D.C.P 2023.**
This Statement is to be read in conjunction with the architectural plans numbered **125-173/1-12** prepared by **Ergo Designs P/L.**

1.10: CONTENT:

THE SITE:

- Location of the site.
- The site:

COMPLIANCE WITH RELEVANT PLANS,CODES AND PLANNING POLICIES:

- ***CANTERBURY BANKSTOWN LOCAL ENVIRONMENTAL PLAN 2023.***
- ***CANTERBURY BANKSTOWN DEVELOPMENT CONTROL PLAN 2023***
  - ➢Chapter 3- General Requirements.
  - ➢Chapter 3.1-Development Engineering Standards- Section 3-Stormwater drainage systems.
  - ➢Chapter 3.2- Parking.
  - ➢Chapter 3.3- Waste Management.
  - ➢Chapter 3.4- Sustainable Development.
  - ➢Chapter 3.7- Landscape.
  - ➢Chapter 5 Residential Accommodation-5.2 Former Canterbury LG
  - ➢***BUILDING CODE OF AUSTRALIA.***

ENVIRONMENTAL PLANNING AND ASSESSMENT ACT CONSIDERATIONS:

- Air and Noise.
- Drainage, Soil and Water Management:
- Soil and Sedimentation Control & Site Management.
- Acid Sulphate Soils and Soil Contamination.

2.00: SITE:

2.10: Location of the site:

- The land subject to this application is situated on the Northern side of Wardell Road just before the bridge and as mentioned above it is abutting and surrounded by Cooks River.

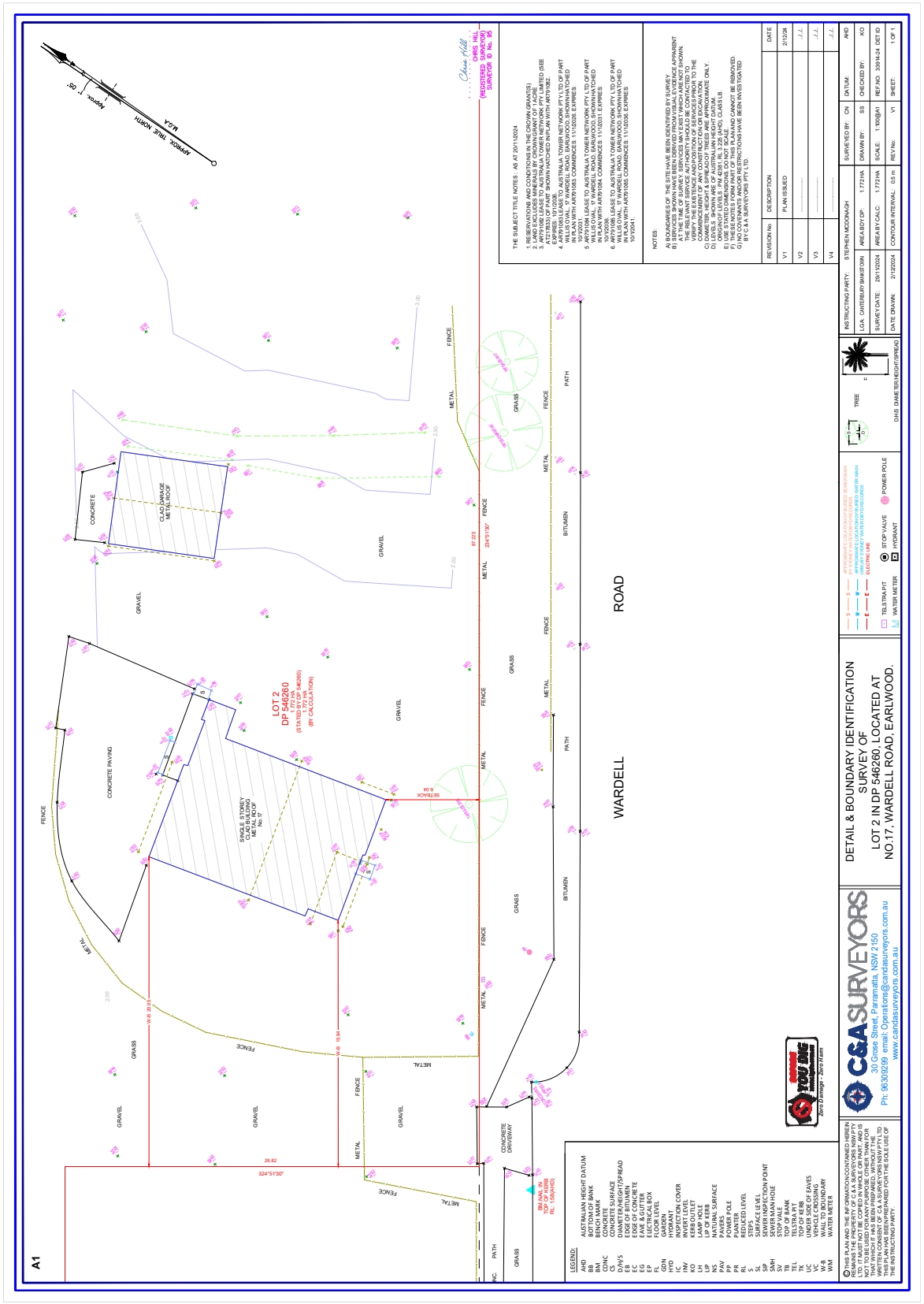
2.20: The site:

- The property as it stands is known as **17 Wardell Road Earlwood** and comprises ;
- **LOTS 1&2 DP 546260,** however the concerned building is situated in lot 1 only.
- The land area of lot 1 is 1.772 HA.
- The zoning of the land RE2-Private Recreation.
- The site contains the concerned existing single storey timber framed caretaker's on site together with a detached metal frame outbuilding and also incorporates the clubs playing field.
- The site is almost flat.
- The property have no existing trees in the vicinity of the proposed works to be compromised.
- The site is not located in a heritage conservation area, neither is the existing building a heritage item or next to a heritage item.
- The land is identified to have Acid Sulphate Soils- Class 1&2, however there shall be no soil disturbance whatsoever as any excavations shall be kept to within 500mm max. depth and therefore, no issue of any exposure to contaminated soils.
- The site is subject to severe flooding-as mentioned above.

Location of existing dwelling

Aerial photograph of the site (source-Six maps)

Zoning of the site:


DETAIL & BOUNDARY IDENTIFICATION SURVEY OF LOT 2 IN DP 546260, LOCATED AT NO.17, WARDELL ROAD, EARLWOOD.
C&A SURVEYORS
30 Grose Street, Parramatta, NSW 2150
Ph: 96303299 email: Operation@candasurveyors.com.au
www.candasurveyors.com.au
WARDELL ROAD
LOT 2 DP 546260 (STATED AREA 1772 HA) (BY CALCULATION)
SINGLE STOREY CLAD BUILDING METAL ROOF No.17
CLAD GARAGE METAL ROOF
CONCRETE PAVING
CONCRETE DRIVEWAY
GRAVEL
GRASS
BITUMEN
PATH
FENCE
METAL
CONCRETE
BRICK
BRICK WALL
SETBACK 4.04
BM (NAIL IN TOP OF KERB RL 13.64(AHD))
THE SUBJECT TITLE NOTES : AS AT 20/11/2024
1. RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
2. LAND EXCLUDES MINERALS BY CROWN GRANT OF 1 ACRE
3. ATR19383 LEASE TO AUSTRALIA TOWER NETWORK PTY LIMITED (SEE AT219533) OF PART SHOWN HATCHED IN PLAN WITH AR79182.
4. ATR19383 (2) LEASE TO AUSTRALIA TOWER NETWORK PTY LTD OF PART WILLIS OVAL, 17 WARDELL ROAD, EARLWOOD, SHOWN HATCHED IN PLAN WITH AR79182 COMMENCES 11/12/2031 EXPIRES 10/12/2031
5. AR79106 LEASE TO AUSTRALIA TOWER NETWORK PTY LTD OF PART WILLIS OVAL, 17 WARDELL ROAD, EARLWOOD, SHOWN HATCHED IN PLAN WITH AR79184 COMMENCES 11/12/2031 EXPIRES
6. AR79106 LEASE TO AUSTRALIA TOWER NETWORK PTY LTD OF PART WILLIS OVAL, 17 WARDELL ROAD, EARLWOOD, SHOWN HATCHED IN PLAN WITH AR79185 COMMENCES 11/12/2036 EXPIRES 10/12/2041
NOTES:
A) BOUNDARIES OF THE SITE HAVE BEEN IDENTIFIED BY SURVEY.
B) EXISTING SERVICES HAVE BEEN PLOTTED FROM VISIBLE SURFACE APPARENT AT THE TIME OF SURVEY. SERVICES MAY EXIST WHICH ARE NOT SHOWN. THE RELEVANT SERVICE AUTHORITY SHOULD BE CONTACTED TO ESTABLISH THE EXACT LOCATION OF SERVICES BEFORE THE COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION.
C) DIMENSIONS ARE IN METRES AND SHOULD BE READ AND APPROPRIATE ONLY.
D) LEVELS SHOWN ARE OF AUSTRALIAN HEIGHT DATUM.
E) UNDERGROUND SERVICES SHOWN ARE APPROXIMATE ONLY.
F) THESE NOTES FORM PART OF THIS PLAN AND CANNOT BE REMOVED
G) NO EXCAVATION OR CONSTRUCTION MAY HAVE BEEN UNDERTAKEN BY C & A SURVEYORS PTY. LTD.
REVISION No: V1 V2 V3 V4
DESCRIPTION: PLAN ISSUED
DATE: 21/2/24
INSTRUCTING PARTY: STEPHEN MCDONAGH
C/A: CANTERBURY BANKSTOWN
SURVEY DATE: 29/11/2024
DATE DRAWN: 21/2/2024
SURVEYED BY: CN
DRAWN BY: SS
CHECKED BY: KO
AREA BY DP*: 1.772 HA
AREA BY CALC: 1.772 HA
CONTOUR INTERVAL: 0.5 m
DATUM: AHD
SCALE: 1:100@A1
REF NO.: 33914-24
DET ID
REV No: V1
SHEET: 1 OF 1
LEGEND:
AHD AUSTRALIAN HEIGHT DATUM
BB BOTTOM OF BANK
BM BENCH MARK
CONC CONCRETE
CS CONCRETE SURFACE
DP/VS DOWN PIPE/VERTICAL STORMWATER SPREAD
EB EDGE OF BITUMEN
EC EDGE OF CONCRETE
EF EDGE OF FOOTPATH
ES ELECTRICAL BOX
FL FLOOR LEVEL
GD GARDEN DRAIN
HYD HYDRANT
IC INSPECTION COVER
IWK INVERT OF SEWER
KO KERB OUTLET
LH LAMP HOLE
LK LIP OF KERB
NS NATURAL SURFACE
PAV PAVERS
PP POWER POLE
PR PLANTER
RL REDUCED LEVEL
STPS STEPS
SL SURFACE LEVEL
SIP SEWER INSPECTION POINT
SMH SEWER MAN HOLE
SV STOP VALVE
TB TOP OF BANK
TEL TELSTRA PIT
TK TOP OF KERB
UC UNDER SIDE OF EAVES
WC WATER CLOSET
W-B WALL TO BOUNDARY
WM WATER METER
TREE
DHS: DIAMETER HEIGHT SPREAD
WATER METER
HYDRANT
STOP VALVE
POWER POLE
TELSTRA PIT
ELECTRIC LINE
A1
APPROX. TRUE NORTH
M.S.A.
APPROX. 7 DEG.
Chris Hall
CHRIS HALL (REGISTERED SURVEYOR ID No. 95)
Dial Before You Dig
1100
Zero Damage - Zero Harm
THIS PLAN AND THE INFORMATION CONTAINED HEREIN REMAINS THE PROPERTY OF C & A SURVEYORS NSW PTY LTD AND IS NOT TO BE USED FOR ANY PURPOSE OTHER THAN FOR WHICH IT HAS BEEN PREPARED. COPYRIGHT ©
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THIS PLAN HAS BEEN PREPARED FOR THE SOLE USE OF THE AUTHORISING CLIENT.

Survey Plan:

3.00: COMPLIANCE WITH RELEVANT PLANS, CODES & PLANNING POLICIES.
3.10: CANTERBURY BANKSTOWN LOCAL ENVIRONMENTAL PLAN 2023.

The zoning of the site being **RE2-Private Recreation (pub.23-6-2023)** under the provisions of this current LEP this zone does **NOT** allow the use of the land for a dwelling house or any other residential use as shown below:

However, as the use of the land is and has always been for many years that of ***recreation facilities (outdoor)*** which is allowable under the CBLEP 2023, this plan's dictionary's definitions - mentions that a recreation facility (outdoor) may also include **any other ancillary buildings.**

This building being in existence as a caretaker's unit for over 90 years since the creation of the sporting ground could be that of an ancillary structure for the use in conjunction with the main use of the site being that of a recreation facility. (Outdoor) -refer to definition below.

Note: in the lack of any further details on this definition such as preclusion of any use such as a **caretaker's unit** it is therefore taking for granted that it is NOT prohibited.

Furthermore, the caretaker on the site is the person who carries out all everyday up keep work of the premises, he lives and works on the site and his tasks include cleaning, maintenance, repairs, security, surveillance, and generally attending to the running of the premises on a 24hour hour base.

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3 Permitted with consent

Aquaculture; Building identification signs; Business identification signs; Car parks; Community facilities; Early education and care facilities; Environmental facilities; Environmental protection works; Flood mitigation works; Kiosks; Recreation areas; Recreation facilities (indoor); Recreation facilities (major); ***Recreation facilities (outdoor)****; Registered clubs; Respite day care centres; Restaurants or cafes; Roads*

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recreation facility (outdoor) *means a building or place (other than a recreation area) used predominantly for outdoor recreation, whether or not operated for the purposes of gain, including a golf course, golf driving range, mini-golf centre, tennis court, paint-ball centre, lawn bowling green, outdoor swimming pool, equestrian centre, skate board ramp, go-kart track, rifle range, water-ski centre or any other building or place of a like character used for outdoor recreation* ***(including any ancillary buildings)****, but does not include an entertainment facility or a recreation facility (major).*

LEP MAP REQUIREMENT	CONTROLS	PROPOSAL
Land area		1.772HA
Land Zoning		RE2-PRIVATE RECREATION (PUB.23-6-2023)
FSR ratio	N/A	N/A
Height of Buildings	N/A	Proposed height 7.428
Heritage	Not affected	N/A
Flood Planning	Affected	Refer to the statement above.
Acid Sulfate Soils	Affected-class 1&2	There shall be minimum excavations of less than .50m depth and therefore, no issue of any exposure to contaminated soils.

3.20: CANTERBURY BANKSTOWN DEVELOPMENT CONTROL PLAN 2023.

3.21:Chapter 3.1-Development Engineering Standards:-Section 3-Stormwater drainage systems.

Objectives

O1 To ensure that development provides a satisfactory level of engineering infrastructure.
O2 To promote the consideration of possible engineering constraints to the development at the first stage of the design of the development.
O3 To minimise the impact of development on the surrounding environment, roads and stormwater systems.
O4 To ensure public infrastructure managed by Council is not compromised by development.
O5 To protect and construct the interface between development and Council's assets under Council supervision and to Council's satisfaction.
O6 To ensure drainage systems are designed to collect and convey stormwater runoff from the site and into receiving systems with minimal nuisance, danger or damage to the site, adjoining sites or Council sites.

No.	Controls	Compliance
Property Drainage: Surface run off	All surface runoff must be appropriately collected into suitable drainage components and connected into a piped network. The design of the drainage systems shall be in accordance with AS/NZS 3500.3 and the requirements outlined in Appendix 1 – Engineering Specifications. C2 Design development to utilise and integrate with the existing infrastructure, and minimise any potential adverse effects on public assets and neighbouring lands. C3 Take into account the following in the design of proposed development: (a) Finished road and footway levels; (b) Location of proposed vehicular access with respect to drainage structures/infrastructure, traffic facilities, street trees, signs, power poles, utilities and other infrastructure; (c) Existing drainage infrastructure; (d) Overland flow path of stormwater; and	The property is subject to an overland flow flooding and that is the reason why the application is lodged so that the building is lifted to that of above the 1:100 flood level as per information indicated on the SSR report included with the application. Otherwise, the structure as it stands have in place an existing and well functioning stormwater rubble drain pipe which shall be retained and upgraded if necessary so that it works. A stormwater drainage concept plan is included with the application. As far as the required soft landscaped area that is necessary to be available on site to avoid an OSD system as per requirements in the adjoining column -there is no issue as the overall site is soft landscaped area available is 97.33% of the area on the site.
Piped drainage system	Incorporate a piped drainage system and an OSD storage system where applicable. Design the piped drainage system to cater for 1 in 20 year ARI storm rainfalls. In addition to the 20 year ARI event, design the piped drainage system to ensure that any potential overflows generated from system blockage, or overloads in storm events with an ARI of 100 years, do not present a hazard to people or cause significant damage to property (surface runoff or overland flow paths must be indicated on the design plans). Pipes that are laid within a public roadway, or which drain public areas such as a road or public park, are to be in accordance to AS/NZS 3725.2007 Design for installation of buried concrete pipes. Minimum pipe size is not to be less than 375mm in diameter. Piped systems shall meet the minimum pipe diameter, cover and gradient criteria specified in AS/NZS 3500.3:2015 Plumbing and Drainage - Stormwater Drainage. Such systems shall be arranged within the property so that any potential overflows will not pond against or enter into buildings.	
Charged line Controls	Charged lines will be only be permitted for proposed additions/alterations, outbuildings and single dwellings. For a new detached dwelling, where rainwater tanks are included, the pipes are completely sealed, from the tank overflow to the point of discharge. Note: Typically a charged system will only work for the roof of buildings. Use the following criteria for charged lines: (a) Will only be permitted if there are no drainage problems downstream in the catchment where the drainage is being directed. (b) A full hydraulic analysis of the system including a hydraulic grade line and calculations must be submitted with the Development Application. (c) Adequate height within the system must be provided (minimum of 0.9 m) between the roof gutter and the higher of the top of the kerb OR the overflow level from the rainwater tank. (d) All gutters and pipes in the system MUST be designed for a 1 in 50 year ARI storm event (1 in 100 years for box gutters) without overflowing. (e) All pipes and downpipes are to be sealed to a minimum of 0.5 m above the top water level within the system. The system shall be pressure tested prior to backfilling. (f) There must be a gravity flow across the footpath from an isolating pit within the property boundary into the kerb. If the footpath falls towards the property; then the pipeline must remain sealed to the kerb outlet, with a sealed cleaning eye installed within the property boundary. (g) All services within the footpath must be identified and located prior to submitting the plans and the details must be shown on the plans. (h) A flush point must be provided at the lowest point of the system within an inspection pit (350 x 350 min) with a sump for cleaning. There must be a minimum of 1 m long pipe from the last downpipe to the inspection pit. The connection to the pit is to have a sealed screw cap to allow for periodic cleaning, the cap shall have a 5 mm dribble hole to allow for a slow release of trapped water. The pit shall be appropriately located within the property so that runoff or surcharge during maintenance will not affect downstream or adjoining properties. (i) Gutter guards must be installed on all gutters to minimize debris from entering the system.	
Silt Arrestor Pits	Install an approved silt arrestor pit at the lowest part of any developed site to eliminate contamination (generally silt, oil, or both) from stormwater runoff prior to discharge into the stormwater drainage network - in the case of car wash bays, the silt arrestor shall be also designed to retain oil. Locate the arrestor within the subject property and install upstream of the discharge point (connection to kerb and gutter or Council pipeline). Wherever practicable, grade the area adjacent to a silt arrestor so as to drain to the silt arrestor. A silt arrestor may receive the discharge from an upstream pit or sump, which has been installed to receive surface water only, provided that the silt arrestor is of sufficient capacity to receive the additional discharge	

3.22: -Chapter 3 General requirements. 3.2 Parking:

Objectives

O1 *To ensure development achieves the parking requirements.*
O2 *To achieve a balance between parking requirements, visual aesthetics and pedestrian safety, which includes access for people with disabilities and convenience for drivers.*
O3 *To reduce car dependency by encouraging alternative means of transport such as cycling, walking and public transport.*
O4 *To ensure the layout and design of car parks function efficiently and safely.*
O5 *To ensure the design of open-air car parks incorporate landscape to manage urban heat and water, and to minimise the visual impact.*
O6 *To minimise overflow parking and other traffic impacts in residential streets and neighbourhoods.*

No.	Controls	Compliance
C1	**Off-Street Parking Schedule** Dwelling houses 2 car spaces.	If the building is to be assumed as a residence then the parking requirement is that we have 2 car spaces of the street we we have in any case surrounding the structure as an open out parking area.

3.23: Chapter 3.3- Waste Management.

No.	Controls	Compliance
2.2	Residential use requires to have available the following MGB bins. General Waste- 120L weekly rate. Recycling-240L fortnightly. Garden Organics- 240L fortnightly.	There is available on site an existing Council service which shall be retained and continued and that includes: General Waste- 120L weekly rate. Recycling-240L fortnightly. Garden Organics- 240L fortnightly. Refer to picture below.

3.24: Chapter 3.4- Sustainable Development:

Objectives:

•**O1** To incorporate water conservation measures in the design and operation of development.
•**O2** To incorporate energy efficient practices in the design and operation of development.

No.	Controls	Compliance
Section 2	**SECTION 2–WATER CONSERVATION:** **2.1** Proposals for new development with a gross floor area less than 5,000m^2 and proposals for extensions to existing developments below 5,000m^2 seeking to expand by 50% or more of the existing floor area must comply with Requirement W1. **2.2** Proposals for new development or extensions with a floor area greater than or equal to 5,000m^2 of gross floor area must comply with Requirements W1 and W2. **Requirement W1: Use of water efficient fixtures** **2.3** The following requirement is mandatory and must be incorporated into the building design: All taps, shower heads, toilet suites (cisterns, urinals) used in the development must be rated to at least 4 stars under the National Water Efficient Labelling and Standards (WELS) Scheme (refer below).	The building being an existing structure on site have no rainwater facilities on site and none are proposed under the circumstances. Neither there is any proposal to provide new fixtures to consider the start rating of these taps etc. However, a BASIX certificate is included with the application that considers such issues as new window ratings etc.
Section 3	**SECTION 3–ENERGY MINIMISATION.** **3.1** Proposals for new development where the total gross floor area is below 5,000m^2; and extensions to existing uses below 5,000m^2 that involve an increase in 50% or more of the existing gross floor area must comply with Requirements E1 and E2. **Requirement E1: Energy efficient building design** **3.2** The design and orientation of buildings must maximise solar access and natural lighting by: •(a) Orientating the building so that its longest side is on the east west axis (where possible). •(b) Maximising the number of windows on the northern face of the building and minimising glazed areas on the eastern and western walls of the building (i.e. providing for most of the glazed areas on the northern face of the building). •(c) Fitting warehouses with skylights to 10% of the roof area. •(d) Considering and including where feasible the following features: skylights, clerestory windows, light wells, light tubes, atriums and similar features. •**Requirement E2: Energy efficient hot water systems** •**3.3** Development must incorporate a hot water heating system that is energy rated to at least 4 stars. The preferred system is either a gas boosted solar system, or a 5 star gas system, with appropriate insulation to the tank and pipes (refer to box for a list of different types of water heaters that have a rating of 4 stars or higher).	A BASIX Certificate is included with the application which rates every individual window in terms of heat gain and heat loss and specifies each window accordingly. Generally, the specifications on the proposed windows meet the control requirements in the adjoining column. The same BASIX certificate rates and recommends the required insulation to be installed to all parts of the new building to meet the relevant controls in the adjoining column.

3.25: Chapter 3.7- Landscape:

Objectives

O1 *To promote attractive settings for development and the public domain.*
O2 *To ensure landscape design contributes to the streetscape and amenity.*
O3 *To incorporate the principles of ecologically sustainable development into the landscape design*

No.	Controls	Compliance
Section 2	**Existing vegetation and natural features** •**2.1** New landscaping is to complement the existing street landscaping and improve the quality of the streetscape. •**2.2** Development, including alterations and additions, is to minimise earthworks (cut and fill) in order to conserve site soil. Where excavation is necessary, the reuse of excavated soil on site is encouraged. **Design and location of landscape** **2.3** The landscape design is to contribute to and take advantage of the site characteristics. •**2.4** The landscape design is to improve the quality of the streetscape and communal open spaces by: •(a) providing appropriate shade from trees or structures; •(b) defining accessible and attractive routes through the communal open space and between buildings; •(c) providing screens and buffers that contribute to privacy, casual surveillance, urban design and environmental protection, where relevant; •(d) improving the microclimate of communal open spaces and hard paved areas; •(e) locating plants appropriately in relation to their size including mature size; •(f) softening the visual and physical impact of hard paved areas and building mass with landscaping that is appropriate in scale; •(g) including suitably sized trees, shrubs and groundcovers to aid climate control by providing shade in summer and sunlight in winter. •**2.5** The landscape of setbacks and deep soil zones must: •(a) provide sufficient depth of soil to enable the growth of mature trees; •(b) use a combination of groundcovers, shrubs and trees; •(c) use shrubs that do not obstruct sightlines between the site and the public domain; and •(d) where buffer or screen planting is required, use continuous evergreen planting consisting of shrubs and trees to screen the structure, maintain privacy and function as an environmental buffer. •**Trees** •**2.6** Development must consider the retention of existing trees in the building design. •**2.7** Development must plant at least one canopy tree for every 12m of front and rear boundary width and: •(a) Canopy trees are to be of a minimum 75 litre pot size. •(b) Use deciduous trees in small open spaces, such as courtyards, to improve solar access and control of microclimate. •(c) Place evergreen trees well away from the building to allow the winter sun access. •(d) Select trees that do not inhibit airflow. •(e) Provide shade to large hard paved areas using tree species that are tolerant of compacted/deoxygenated soils. •**2.8** Development must provide street trees that will contribute to the canopy where possible	The application is accompanied with a landscape plan which shows full compliance with the minimum soft landscaped area requirement as well full compliance with all the controls in the adjoining column.

CANTERBURY BANKSTOWN DEVELOPMENT CONTROL PLAN 2023.

DCP 2023–Chapter 5.2 (Amended August 2024)

SECTION 2–DWELLING HOUSES AND OUTBUILDINGS:

GENERAL OBJECTIVES

- ***O1*** *To ensure all neighbourhoods are safe and comfortable.*
- ***O2*** *To ensure a diversity of well-designed dwellings that are sympathetic to the density and function of each neighbourhood.*
- ***O3*** *To ensure residential streets and yards are green and leafy, with substantial tree canopy.*
- ***O4*** *To ensure buildings are adequately setback from existing structures to facilitate household activities and landscaping.*
- ***O5*** *To ensure that development provides good amenity, solar access and privacy for occupiers of new and existing buildings.*
- ***O6*** *To ensure that development is of a high quality design, appearance and performance.*

Objectives	Controls	Compliance
SITE PLANNING: **2.1 Minimum lot size and frontage.** **Objectives** **•O1** To ensure that land is of an adequate size and shape to accommodate development whilst providing adequate amenity for occupants of the site and surrounds. **•O2** To ensure there is adequate area for vehicle access and parking. **•O3** To ensure sites have sufficient dimensions to accommodate adequate landscaped open spaces.	**•C1** The minimum primary street frontage width for dwelling houses is15m. **•C2** Lots must be generally rectangular. **•C3** Internal and battle-axe blocks and lots with irregular dimensions or shallow depths must satisfy the objectives of the DCP. **•C4** Nothing in this section prevents Council giving consideration to the erection of a dwelling house on an allotment of land which existed as of 1 January 2013.	Since the structure is existing and have the qualities of a dwelling then in considering the controls required to be complied under dwelling houses and outbuildings the comment is that this site is well over and above the minimum lot and frontage requirements as the site serves the use of a RE2-PRIVATE RECREATION use while the concerned structure is an ancillary structure and use.
2.2 Site coverage. **Objectives** **•O1** To ensure that the scale and mass of development achieves improved levels of residential amenity for new development and for existing dwellings. **•O2** To ensure there is adequate unbuilt upon areas to allow for private open space, substantial landscaped areas and deep soil planting capable of supporting large trees.	Site area- up to 900m2 = Max. Area of the building footprint= 430m2 Maximum site Coverage = 60%	Actual Building Footprint= 125.0m2 Actual Site Coverage = .70%
2.3 Landscaping: **Objectives** **•O1** To ensure new development is appropriately landscaped to provide a pleasant outlook and contribute to the amenity of a property. **•O2** To minimise stormwater run-off by retaining deep soil areas that facilitate rainwater infiltration.	Site area- up to 449m2 = max. deep soil area= 15% =49.93m2	Actual Deep Soil Area = 17,247.0m2= 97.33%

Objectives	Controls	Compliance
2.4 Layout and orientation **Objectives** **•O1** To encourage a more sustainable urban environment where energy efficiency is incorporated into the design, construction and use of buildings. **•O2** To reduce consumption of energy from non-renewable sources, and reduced greenhouse gas emissions.	**•C1** Orientate development to maximise solar access and natural lighting, without unduly increasing the building's heat load. **•C2** Site the development to avoid casting shadows onto a neighbouring dwelling's primary living area, private open space and solar cells. **•C3** Coordinate design for natural ventilation with passive solar design techniques. **•C4** Site new development and private open space to avoid existing shadows cast from nearby buildings. **•C5** Site a building to take maximum benefit from cross-breezes and prevailing winds. **•C6** Do not compromise the creation of casual surveillance of the street, communal space and parking areas, through the required orientation.	The development is existing and all controls in the adjoining column have been considered at the time of the development of the site. This applications is for minor works only limited to the lifting of the building to overcome the flooding issues. Shadow plans are included with this application which show mid winter shadows for 9.0am-12.0pm & 3.0pm on the 21st of June, All shadow impacts existing and proposed are cast on a flat plane and are mainly limited to land land inside the property and slightly on the front footpath in the afternoon. Therefore, since there is no other private properties in the vicinity there are no shadow impacts from this project affecting any adjoining properties. Natural ventilation and cross ventilation is not an issue as the building have plenty of windows which provide ample of light and ventilation in compliance with the BCA (NCC 2022).

Objectives	Controls	Compliance
BUILDING ENVELOPE **2.5 Height :** **Objectives:** **O1** To ensure that development is of a scale that is visually compatible with adjacent buildings, character of the area, and the objectives of the zone.	Development for the purposes of dwelling houses must not exceed the following numerical requirements: A maximum two storey built form. A maximum external wall height of 7m where the maximum height of buildings standard under the LEP is 8.5m. A maximum external wall height of 8m where the maximum height of building standard under the LEP is 9.5m. Finished ground floor level is not to exceed 1m above the natural ground level. Note: Skillion and flat roof forms will be considered on merit. **N/A**	The new work involved with this application have an overall height which is below the maximum allowable of 7.428m.
2.6 Setbacks: **Objectives** •**O1** To establish the desired spatial proportions of the street and define the street edge. •**O2** To limit the scale and bulk of development by retaining landscaped open space around. •**O3** To contribute to the natural landscape by retaining adequate space for new trees and conserving existing visually prominent trees. •**O4** To provide sufficient separation between buildings and adjacent land to limit the visual, environmental and likely potential amenity impacts of new development.	**Front Setback:** •Minimum setback of 5.5m from the front boundary. •Maximum 2m recess for the main entrance from the front building line. •Where the existing front setback is less than 5.5m, further encroachments by alterations and additions are not acceptable. **Side Setbacks:** •Minimum setback of 900mm from side boundaries. •Alterations and additions may be in line with the existing ground level walls. **Rear Setbacks:** Minimum setback of 6m from the rear boundary.	**Actual Existing Front Setback: 6.043m** **Actual existing and min. side setback: 15.943m** **Actual existing rear setback is in access of 100.0m**
BUILDING DESIGN: **2.8 General design** **Objectives** •**O1** To ensure that development is coordinated with, and complements, the public domain to enhance the character and the image of the streetscape. •**O2** To ensure that development provides good amenity for occupants of new and existing development, including reasonable solar access, privacy, and natural ventilation. •**O3** To ensure alterations and additions complement the architectural character of the existing building or is of a contemporary design that is appropriate in its context. •**O4** To facilitate positive interaction between the private and public domain. •**O5** To maximise passive surveillance to promote safety and security. •**O6** To encourage effective articulation of building design to reduce the appearance of scale, enhance visual interest and ensure a diversity of built form. •**O7** To ensure all elements of the facade and roof are integrated into the architectural form and detail of the building, and enhance streetscape appearance. •**O8** To encourage high standards of amenity through appropriate dimensions and configurations of habitable rooms. **2.9 Roof design & features.** **Objectives** •**O1** To ensure that roof design is compatible with the building style and does not visually dominate the building or other roofs in the locality. •**O2** To promote roof design that assists in regulating climate within the building. •**O3** To reduce the impact of large surfaces of roof when viewed from other buildings and public spaces.	**Contemporary built form** **Building entries** **Internal dwelling layout** **Facade treatment** **Pavilions** **Windows** **Ventilation** **Roof design and features**	The building is an existing older development, it has all the qualities of a traditional building, therefore all the controls in the adjoining column have been considered and taken on board at the time of the original design and construction of the development. This application is limited to minor works which are the lifting of the building due to flood issues. The materials of the existing building are: **FLOOR**:Timber frame floor. **WALLS:** Timber frame walls. **ROOF:** metal pitched roof with skilion roofs at the rear over the kitchen/dining and new verandah. **WINDOWS:** at the front are existing timber frame windows and aluminium frame sliding windows at the rear.

Objectives	Controls	Compliance
AMENITY: **2.10 Solar access and overshadowing:** **Objectives** **•O1** To ensure habitable rooms have reasonable daylight access. **•O2** To minimise overshadowing of primary living areas , private open space and solar roof top systems. **•O3** To enable occupants to adjust the quantity of daylight to suit their needs.	**Solar access to proposed development** Where site orientation permits at least primary living areas of dwellings must receive a minimum of 3 hours of sunlight between 8.00am and 4.00pm on 21 June. Where existing overshadowing by buildings and fences is already greater than this control, sunlight is not to be reduced by more than 20%. Principle areas of private open space must receive a minimum of 3 hours of sunlight between 8.00am and 4.00pm on 21 June to at least 50% of the open space surface area. Where existing overshadowing by buildings and fences is already greater than this control, sunlight is not to be reduced by more than 20%. **Solar access to neighbouring development** **•C3** Proposed development must retain a minimum of 3 hours of sunlight between 8.00am and 4.00pm on 21 June for existing primary living areas and to 50% of the principal private open space. **•C4** If a neighbouring dwelling currently receives less than 3 hours of sunlight, then the proposed development must not reduce the existing level of solar access to that property. Sunlight to solar hot water or photovoltaic systems on adjoining properties must comply with the following: •(a) Systems must receive at least 3 hours of direct sunlight between 8.00am and 4.00pm on 21 June. •(b) If a system currently receives less than 3 hours sunlight, then the proposed development must not reduce the existing level of sunlight. •Clothes drying areas on adjoining residential properties must receive a minimum of 3 hours of sunlight on 21 June. **Shading devices** Windows and openings shall be appropriately located and shaded to reduce summer heat load and maximise sunlight in winter. Use shading devices to allow direct sunlight to enter and heat a building in winter and prevent direct sunlight entering and heating the building in summer. Devices include eaves, awnings, shutters, louvres, pergolas, balconies, colonnades or external planting. Provide horizontal shading to north-facing windows and vertical shading to east or west windows. Use moveable shading devices on large windows facing east and west that are capable of covering 100% of glazed areas. Eaves shall be a minimum of 350mm wide and allow for an overhang of approximately 65 degrees above the horizontal. Avoid reducing internal natural daylight or interrupting views with shading devices. Use double-glazing, solar coated windows, curtains, or internal shutters to prevent heat loss and provide extra summer protection. Use high performance glass with a reflectivity below 20%. Minimise external glare by avoiding reflective films and use of tint glass. Use of draft insulation around windows and doors.	As mentioned above the building is already existing with established shadow impacts. However, by lifting the building new extra shadows are created which to gather the existing and proposed are NOT impacting any adjoining properties as they are much to far away from the structure-refer to shadow plans. In all cases the new shadow impacts are not affecting either the existing courtyard area at the rear due to the north -south orientation of the building with north being at the rear which provide maximum sunlight hours to the rear courtyard area.
2.11 Visual privacy. **Objectives** **•O1** To ensure reasonable levels of visual privacy is achieved for residents, inside a building and outside within the property, during the day and at night. **•O2** To ensure visual privacy is not compromised whilst maximising outlook and views from main living areas and private open space. **•O3** To promote passive surveillance of public and semi-public areas.	**•C1** Locate and orient new development to maximise visual privacy between buildings, on and adjacent to the site. **•C2** Minimise direct overlooking of rooms and private open space through the following: •Provide adequate building separation, and rear and side setbacks; and Orient living room windows and private open space towards the street and/or rear of the lot to avoid direct overlooking between neighbouring residential properties. **•C3** If living room windows or private open spaces would directly overlook a neighbouring dwelling: •(a) Provide effective screening with louvres, shutters, blinds or pergolas; and/or •(b) Use windows that are less than 600mm wide or have a minimum sill height of at least 1.5m above the associated floor level. **•C4** Screening of bedroom windows is optional and dimensions are not restricted.	Visual privacy is not an issue as once again the surrounding properties are to far away to have any impacts on them.
2.12 Acoustic privacy **Objectives** **•O1** To ensure reasonable levels of acoustic privacy are available for residents, externally and internally, during the day and at night. **•O2** To minimise the effect of excessive ambient noise through siting and architectural design and detailing. **•O3** To minimise the impact of rail and road noise and vibration for dwelling occupants. **•O4** To protect new and existing dwellings from intrusive noise.	**•C1** Protect sensitive rooms, such as bedrooms, from likely sources of noise such as major roads and neighbouring' living areas. **•C2** Bedroom windows in new dwellings that would be located at or close to ground level are be raised above, or screened from, any shared pedestrian pathway. **•C3** Screen balconies or windows in living rooms or bedrooms that would face a driveway or basement ramp. **•C4** Address all requirements in 'Development Near Rail Corridors and Busy Roads – Interim Guideline (2008)' published by the NSW Department of Planning.	There are no issues in terms of acoustic privacy even though the front road is a busy road. As mentioned above the structure is existing and no new additions are to be introduced to the front.
FENCES AND ANCILLARY DEVELOPMENT	**2.13 Fences** **2.14 Outbuildings and swimming pools**	There is no proposal in this application for any new fences, outbuildings or swimming pool and therefore no issues with these items.

4.00: BUILDING CODE OF AUSTRALIA. (NCC 2022)

The new works shall conform to all Building Code of Australia requirements (NCC 2022).
The plans included with the application cover all relevant parts of the BCA-volume 2-class 1 buildings applicable for the proposal.

1. Smoke alarm detectors are already installed as per : Class 1a building in accordance with 9.5.2 & 9.5.4 AS 1603; AS1670;AS3786 &AS1851.8.
2. Health and amenity -Part H4 of NCC 2022 Vol. 2 BCA and in particular H4D6 Light & H4D7- Ventilation requirements have been complied.
3. All external walls meet the minimum distance from the Fire Source Feature of 900mm plus a lot more more and therefore meets the requirements Specification 1-Fire resistance of building elements NCC 2022 Vol.2 BCA.

5.00: ENVIRONMENTAL PLANNING AND ASSESSMENT ACT CONSIDERATIONS:

5.10: Air and Noise:

- There are no existing or proposed sources of odours and or fumes to be emanating from the premises.
- The proposed use of the building shall be the same as always for so many years now and therefore shall have no impact on the air quality, as a result there is no issue in terms of odours or fumes.
- Noise is not an existing issue nor a future problem.

5.20: Drainage, Soil and Water Management:

- All sewerage effluent disposal is and shall remain connected to existing Sydney Water sewer line.
- The property is subject to flooding and the proposal does not comply with the required AHD floor level as per SSR report and the application is just that -LIFTING THE BUILDING ABOVE THE REQUIRED FLOOD LEVEL-as required on the storm water systems report.
- The new down pipes shall be connected to the existing available storm water system, as per storm water drainage concept plan and details included with the application.

5.30: Erosion and Sedimentation Control:

All proposed works shall be restricted to take place totally within the confines of the site and the property as whole and no materials or debris shall be stored or thrown into public areas.
All soil and water erosion and sediment control measures shall easily be taken care as per Erosion and Sediment Control Plan and Site Management Plan included with the application and include items such as location of material and stockpile, etc.

5.40: Site Management:

Being an ordinary single storey structure in a typical neighbourhood with ample of on site working area, all works and machinery shall work and shall be accommodated on the site by a builder with experience in building matters who shall conduct all necessary site management in an appropriate and qualified manner.

5.50 : Acid Sulphate Soils and Soil Contamination:

As mentioned above the site has been identified to have Acid Sulphate Soils-class 1&2, however because the works are limited to the lifting of the existing timber framed structure there shall be no real soil disturbance of the ground and therefore no exposure to any contaminated soils and as a result no issues.

WASTE MANAGEMENT PLAN

USE OF PREMISES
FOR CANTERBURY BANKSTOWN CITY COUNCIL

The plan should describe the wastes that will be generated during the on-going use of the development following completion and the proposed methods of separation, storage, handling and collection of these materials

Completing this table will assist you in identifying the type of waste that will be generated and in advising Council how you intend to reuse, recycle or dispose of the waste.

The information provided on the form (and on your plans) will be assessed against the objectives of the DCP.

OUTLINE OF PROPOSAL

Site Address:	**17 Wardell Road Earlwood.**
Applicant's name and address:	Canterbury Rugby Union Club. Stephen Mc Donagh
Phone:	**Mob. 0400 412 188**
Email:	**stephen.mcdonagh@bigpond.com**
Brief Description of Proposal:	Lifting an existing single storey timber framed building.

The details on this form are the intentions for managing waste relating to the on-going use of the premises once complete.

Signature of Applicant:……

Date: …….

PAGE 2 OF 5 SECTION ONE-DEMOLITION STAGE.

REUSE/RECYCLING/DISPOSAL

MATERIALS ON-SITE		**DESTINATION**		
		Re-use and recycling		**Disposal**
Type of material	Estimated volume (m^3 or tonnes)	On-site re-use and recycling (specify proposed on-site reuse and recycling methods)	Off-site re-use and recycling (specify contractor and/or recycling outlet)	Off-site disposal (specify contractor and landfill site)
Excavation material	Nil	N/A	N/A	N/A
Green waste (organic)	Nil	N/A	N/A	N/A
Bricks	Nil	N/A	N/A	N/A
Concrete	Nil	N/A	N/A	N/A
Timber Oregon.	Nil	N/A	Nil	N/A
Plasterboard	Nil	N/A	N/A	N/A
Metals Roofing sheets,gutters Down pipes.	Nil	N/A	N/A	N/A
Roof tiles	Nil	N/A	N/A	N/A

PAGE 3 OF 5 SECTION TWO – CONSTRUCTION STAGE

REUSE/RECYCLING/DISPOSAL (continued)

MATERIALS ON-SITE		**DESTINATION**		
		Re-use and recycling		**Disposal**
Type of material	Estimated volume (m^3 or tonnes)	On-site re-use and recycling (specify proposed on-site reuse and recycling methods)	Off-site re-use and recycling (specify contractor and/or recycling outlet)	Off-site disposal (specify contractor and landfill site)
Excavation material		Covered in Section 1 As part of demolition.		
Green Waste		Covered in Section 1 As part of demolition.		
Bricks	Nil	Nil	Nil	N/A
Concrete	**Nil**	N/A	N/A	N/A
Timber Oregon	**.50**	Chip for landscaping	N/A	N/A
Plasterboard	**.50**	Break up & use in landscaping	N/A	N/A
Metals Copper, colourbond sheeting	**1.00**	Nil	Nil	Use skip bins and transfer to Aaron Scrap Metal Marrickville Tel. 9557 1617

PAGE 4 OF 5 SECTION THREE – USE OF PREMISES

TYPE OF WASTE TO BE GENERATED	EXPECTED VOLUME PER WEEK	PROPOSED ON-SITE STORAGE AND TREATMENT FACILITIES	COLLECTION AND DISPOSAL
Please specify. For example: glass, paper, food waste, off cuts etc.	Litres or m3 See Appendix 3 for estimates	For example: • Waste storage and recycling area(s) • Container type • On-site composting • Compaction equipment	For example: • Recycling • Reuse • Disposal method • Private contractor • Council collections
RECYCLABLES: 1. paper & cardboard 2. glass & plastic bottles 3. aluminium cans	1x240 litres, for each unit		TO NORMAL COUNCIL SERVICE – FORTNIGHTLY ON ALTERNATE WEEKS WITH GARDEN.
NON-RECYCLABLES: 1. foodscrapes etc 2. other plastics (eg. wrapping) 3. unrecyclable retail waste	1x120 litres, for each unit		TO NORMAL COUNCIL WEEKLY SERVICE
GREEN WASTE	1x240lites, for each unit		TO NORMAL COUNCIL SERVICE – FORTNIGHTLY ON ALTERNATE WEEKS WITH RECYCLING.

PAGE 5 OUT OF 5 SECTION FOUR –ON GOING MANAGEMENT

Describe how you intend to ensure ongoing management of waste on site (eg lease conditions, caretaker, manager, residents etc.

The normal council weekly and fortnightly service is to be retained and continued. It is an existing and proposed structure only with existing Council service and shall retain the same service.