

STATEMENT OF ENVIRONMENTAL EFFECTS TO CANTERBURY BANKSTOWN CITY COUNCIL

**PROPOSED DEMOLITION OF EXISTING STRUCTURES AND CONSTRUCTION OF AN
ATTACHED DOUBLE STOREY DUAL OCCUPANCY WITH INGROUND POOLS,
DETACHED OUTBUILDINGS & FRONT FENCE UNDER TORRENS TITLE
SUBDIVISION**

AT 16 KIORA ST, PANANIA NSW 2213



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 an attached 2-storey dual occupancy with inground pools, outbuildings and front fence under Torrens title subdivision* at 16 Kiora st, Panania NSW 2213

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 12 & 13 – Ancillary Development**.

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 **No16 Kiora Street, Panania NSW 2213**
- The legal description of this property comprises of **Lot 68 DP 27399**
- 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 Kiora St. Refer to *Figure 1 – Site Location Map below*.
- The site has a total area of **550.1 m²** with primary street frontage (Eastern boundary) of **15.24m**, Rear boundary (Western) of **15.24m**, and Northern side boundary of **36.22m** and Southern one of **36.22m**
- The land falls from the front (Eastern side) to the rear (Western one).
- The site contains an existing 1 storey W/B residence with tile roof; a detached 1 storey W/B garage with tile roof, carport, an existing concrete driveway & vehicular crossing.



Figure 1 – Site Location Map (Source – Six Maps)



Figure 2 – Existing Front View

As outlined above, the development site is zoned *R2 Low Density Residential* under the provisions of the **Canterbury-Bankstown Local Environmental Plan 2023** as illustrated by Council's zoning map extract in below. The subject site is surrounded mainly by other low rise residential development in zone R2.



Figure 3 – Zoning Map Sheet Extract (Source – Canterbury Bankstown LEP 2023)

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 Kiora St, viewing northwards – Google Street View



Figure 5 – Shows the existing character of Kiora St, viewing southwards - Google Street View



Figure 6 – Shows the neighbouring building at 18 Kiora st



Figure 7 – Shows the neighbouring building at 14 Kiora st.



Figure 8 – Shows the Dual Occupancy on the same side along Kiora St (6 Kiora st)

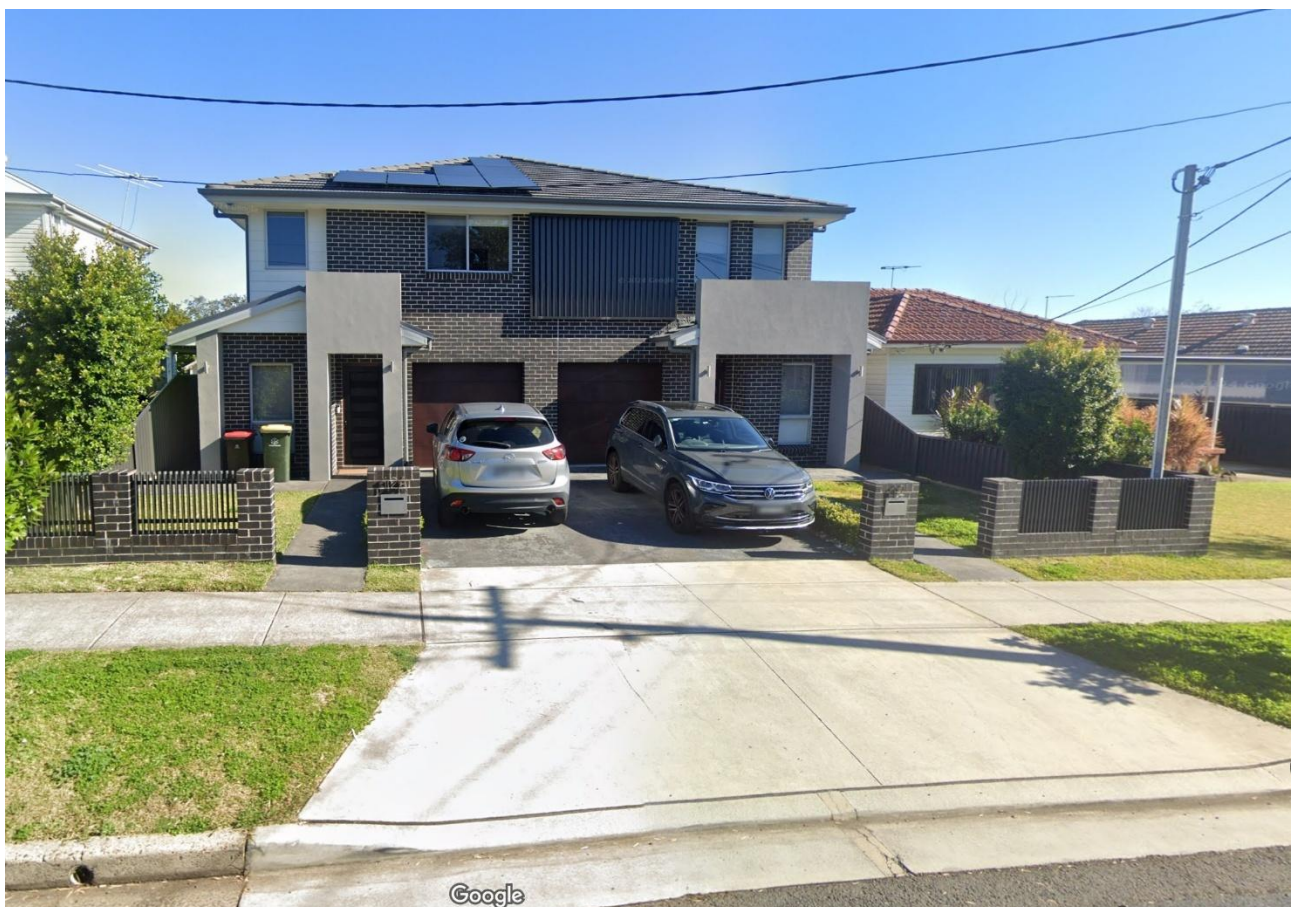


Figure 9 – Shows the Dual Occupancy along Kiora St (12 Kiora st)

III. DESCRIPTION OF PROPOSAL

- The proposal involves demolition of existing structures and construction of an attached 2-storey dual occupancy with inground pools, detached outbuildings and front fence under Torrens Title Subdivision.
- Main pedestrian access & vehicular access area via Kiora street.
- 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 study room
- Front lounge
- 1 Garage
- Bathroom, Laundry, front Porch & rear Alfresco
- Staircase
- An inground pool
- A detached outbuilding
- 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 12 & 13 – Ancillary Development 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 – 550 m² Unit 1 – 275 m² Unit 2 – 275 m²	Yes
<u>Clause 4.1A</u> Frontage	15m wide at front building line for attached Dual occupancies	15.24m frontage	Yes
<u>Clause 4.3</u>	Max 9m height	Max 7m	Yes
<u>Clause 4.4</u> FSR	0.5:1	Unit 1 – 137.5 m² (0.5:1) Unit 2 – 137.5 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	No secondary dwelling proposed with Dual Occupancies	N/A
<u>SETBACKS</u>			
<i>Front setback (To Kiora street)</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 Min 6.5m 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 are 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 0.78m above NGL	Yes
	The fill must not exceed 600mm above NGL on the site	The fill of attached developments & detached outbuildings will not exceed 530 mm above NGL	Yes
<u>PRIVATE OPEN SPACE</u>			
<u>Clause 4.12</u>	Min. 80m² per dwelling with minimum width of 5m	Unit 1 114.5 m² – Min 5x5m Unit 2 114.5 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	48.9% (44.6 m ² /91.3m 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 –	Car parking space forward of front building line – uncovered and	Yes

	<p><i>uncovered and located in the stack arrangement</i> on the driveway in front of covered car parking space</p> <p>Covered car parking space is setback min 6m from the primary frontages</p>	<p><i>located in the stack arrangement</i> on the driveway in front of covered car parking space</p> <p>Covered car parking space is setback min 6m from the primary frontages</p>	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>)	All existing dwellings on site must be demolish	Yes
<u>Clause 4.22</u>	<p>The street facade of attached dual occupancies adopt asymmetrical design</p> <p>The street facade of attached dual occupancies is compatible with neighbouring houses</p> <p>The front porch and one or more living area or bedroom windows to each dwelling face the street</p> <p>The garage, driveway and front fence do not dominate the front of the building and front yard.</p>	<p>Asymmetrical design is achieved through varieties of shapes & materials</p> <p>The street facade of attached dual occupancies is compatible with neighbouring houses</p> <p>The front porch and living area & bedroom windows face the street</p> <p>The front porch and one or more living area or bedroom windows to each dwelling face the street</p>	<p>Yes</p> <p>Yes</p> <p>Yes</p> <p>Yes</p>
<u>Clause 4.23</u>	Maximum roof pitch – 35 degrees	Main Roof pitch – 2 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	<p>Proposed & Adjoining Dwelling</p> <p>3 hours is achieved to back living area of Unit 1 between 2pm & 4pm and achieved to front lounge of Unit 2 between 8am & 10am at mid-winter</p>	Yes

	<p>June)</p> <p>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)</p> <p>Not affect Solar hot water or photovoltaic systems of adjoining properties</p>	<p>solstice (21 June). (Refer to Shadow Diagrams & Elevational Shadow diagrams submitted)</p> <p>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)</p> <p>Not affect Solar hot water or photovoltaic systems of adjoining properties</p>	<p>Yes</p> <p>Yes</p>
<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 12 – ANCILLARY DEVELOPMENT (OUTBUILDINGS)			
<u>Clause 12.1</u>	Maximum of 1 outbuilding on 1 site	1 outbuilding proposed per Unit	Yes
<u>Clause 12.2</u>	<p>The outbuilding must be established in conjunction with the principal dwelling on the same site and must ensure that:</p> <ul style="list-style-type: none"> a) It is separate from the principal dwelling and any secondary dwelling on the same site, and b) it is not used as a separate dwelling, and c) it does not contain cooking facilities, toilet and shower, and d) it does not function or can be adapted to function for industrial purposes 	<ul style="list-style-type: none"> a. Outbuilding is separate from the principal dwelling on the same site b. It is not to be used as a separate dwelling c. The outbuilding is proposed to be open on all sides, and contains no cooking facilities toilet or shower d. it does not function or can be adapted to function for industrial purposes 	Yes

<u>Clause 12.3</u>	Maximum site cover of the outbuilding is 36m² where the site is less than 300m ² in area	Maximum site cover of the outbuilding proposed is 23.2m²	Yes
<u>Clause 12.4</u>	The outbuilding must not result in the principal dwelling on the site having less than the required landscaped area and private open space.	The outbuilding will not result in the principal dwelling on the site having less than the required landscaped area and private open space.	Yes
<u>Clause 12.5</u>	The storey limit for the outbuilding is single storey. An attic or basement is not permitted in the outbuilding.	Proposed outbuilding is single storey No attic or basement proposed	Yes
<u>Clause 12.6</u>	The maximum building height for the outbuilding is 4.5 metres above ground level (existing).	Max height – 4.5m above natural ground level	Yes
<u>Clause 12.7</u>	The siting of the outbuilding 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.	The outbuildings are compatible with the existing slope and contours of the site and adjoining sites. Fill is max 530mm above natural ground level	Yes
<u>Clause 12.8</u>	The outbuilding must locate behind the front building line.	The outbuilding is located behind the building line	Yes
<u>Clause 12.9</u>	The minimum setback to the side and rear boundaries of the site is 0.9 metre for walls with windows.	The side and rear setbacks for outbuilding are 900mm.	Yes
<u>Clause 12.11</u>	Maximum roof pitch – 25 degrees	Roof pitch – 4 degree	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
<u>Clause 13.12</u>	Swimming pools and spas must locate behind the front building line	Swimming pools are to be located behind the front building line	Yes

Clause 13.13	The minimum setback between the waterline of swimming pools/spas and the site boundary is 1 metre.	The minimum setback between the waterline of swimming pools/spas and the site boundary is 1 metre .	Yes
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Easement

The existing easement along Kiara Street appears to run across multiple properties, including 18, 16, 14, and 12 Kiara Street, with structures already built over it (*Figure 10 & 11*)

Notably, No. 12 Kiara Street, a duplex, has received DA approval from the Council for a rear deck extending over the easement.

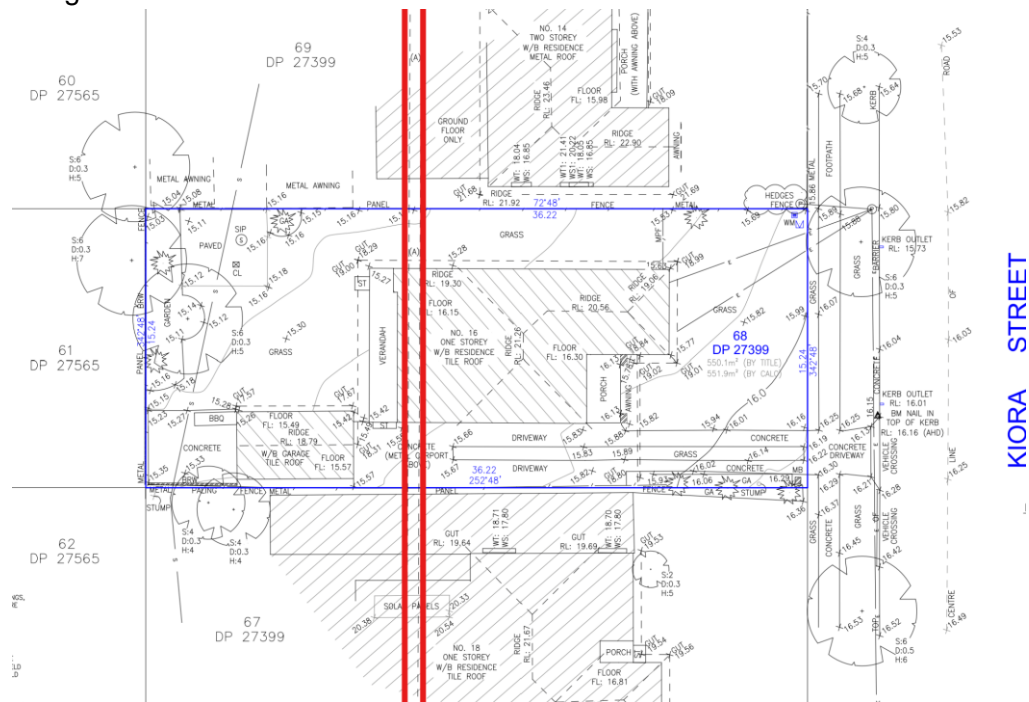


Figure 10 – Shows existing easement running across the site.



Figure 11 – Shows existing easement running across the site & neighbours' properties

DA's Submitted	Application Details	
Today	Application Number:	DA-119/2020
Yesterday	Description:	12 Kiora Street Panania DA-119/2020 Construction of a Covered Deck (Attached Rear of Two Storey Dwelling)
< This Week	Address:	12 Kiora Street, PANANIA NSW 2213
Last Week	Lodged:	14/02/2020
This Month	Status:	Approved
Last Month	Officer Recommendation:	
	Determined:	Approved 23/03/2020
	Determining Authority:	Council - Delegated Authority

Figure 12 – Shows DA Approval for the rear Decks of Dual Occupancy at 12 Kiora St

Given this precedent and our belief that the easement is no longer in use, we propose a dual occupancy development that stops at the easement, with a rear verandah extending over it, similar to the approved design for No. 12.

Demolition

All existing dwellings on site will be demolished.

Removal of Trees

The proposal will result in removal of one small tree (H5m) on site and one tree (H5m) on Council's land for new driveway. Three new big trees on site and 1 replacement tree on Council's nature strip will be planted as per required by landscape requirements.

Refer to Architectural & Landscape Plans for more details

Character and Streetscape

Kiora street 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 14 & 18 Kiora 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 Kiora street . 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. Please refer to Stormwater System report submitted.

Normal domestic drainage system 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