

STATEMENT OF ENVIRONMENTAL EFFECTS

Application for Development Consent and Construction Certificate

For: **Proposed ancillary structures to an existing townhouse**

At: Unit 23 (No.20) Werona Avenue, Padstow

Applicant: Mr & Mrs Von Korff

Consent Authority: Canterbury-Bankstown Council

INTRODUCTION

We submit this statement to the Canterbury-Bankstown Council - in accordance with Schedule 1 of the Environmental Planning & Assessment Regulation 2000 - on behalf of the applicants, as part of their intended Development Consent and Construction Certificate Application to support the accompanying design drawings, construction plans and structural Engineer's details for the abovementioned proposal.

It appraises, the attributes of the subject property, explains the nature of the site and its environment, provides general details of the proposed development and outlines any impacts the additional structure may impose on the amenity of the locale and neighbouring properties, including a valuation under the relevant sections of the EP&A Act 1979.

This statement is intended to accompany the following documents:-

- Architectural drawings & details
- Detail survey and contour plan
- Landscape concept plan
- Storm water drainage concept plan
- Waste Water Management Report
- Structural Engineers details (where necessary)
- Manufactures details (where relevant)

The PLANNING FRAMEWORK

Environmental Plans, Instruments & Development Controls:

The proposal, as outlined in this document, is presented and appraised having regard to the following Planning and Policy Controls:

- The Canterbury-Bankstown Local Environmental Plan (LEP) 2023 (pub. 23-06-2023)
- A number of State Environmental Planning Policies (SEPP's) - determined to have no influence on the proposal – are applicable to the land.
- The Canterbury-Bankstown Development Control Plan (DCP) – current version.

Zoning:

The subject property is **zoned R2 - Low Density Residential**, under the relevant LEP.

The following key control standards are applicable to this property as ascertained from the relevant LEP maps:

- Minimum lot size - 450sqm.
- Maximum Building Height – 9.0m (2 storeys)
- Floor Space Ratio – 0.5:1
- Acid Sulphate Soils – Class 5
- Foreshore Building Line – N/A

The specified objectives of this zone are:

- *To provide for the housing needs of the community within a low 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 ensure suitable landscaping in the low density residential environment.*
- *To minimise and manage traffic and parking impacts.*
- *To minimise conflict between land uses within this zone and land uses within adjoining zones.*
- *To promote a high standard of urban design and local amenity.*

SITE ANALYSIS

Location and site characteristics

The property, on which the additional structures are proposed forms part of a large townhouse/villa development situated adjacent to the 'Creek Forest' lining the western bank of Salt Creek, in a leafy pocket of Padstow.

The subject land is a **strata parcel** with a rectangular configuration, covering an area of 609.7sqm., having an easterly aspect and is identified as **Lot 6, (23-20) in SP-7787**.

The site lies on the western side and near the southern (dead-end) of Werona Avenue. It is situated approx. 100m east of a major thoroughfare (A6) – Davies Road – and 4.5km south of the Bankstown Town Centre. It is relatively close proximity to schools, shopping precincts and local recreation areas, such as the Georges River National Park.

Topography and soils:

Despite the land having a moderate slope constraint, the spaces of land on which the proposed ancillary structures are intended to occupy, are, generally, level.

The land is not burdened by any significant physical constraints, but following a desktop study of the Local Environmental Plan mapping, there is a *level 5 acid sulphate soils* risk.

There is no identification of soil contamination on the site and therefore is not considered a constraint.

Vegetation:

There are two existing trees, medium size exotic species adjacent to the front boundary of the property, along with several significant shrubs to both the front and rear, including a large native street tree which add to the visual amenity of the site as well as to its surroundings, as illustrated in the accompanying survey plan and the attached photographic images. None of the existing vegetation will be impacted by the proposal.

EXISTING DEVELOPMENT

The existing improvement on the land comprises a double storey, modern style, brick and tile residence. The street facing dwelling which is slightly elevated, has a zero setback on the southern boundary attached to the garage of the adjoining dwelling, being unit 24.

A detached garage (and store room), facing south, is located in front of the dwelling with its rear wall – attached to the garage of the adjoining dwelling, being unit 22 – and having a zero boundary to the north.

The home and garage are accessed by a moderately steep 5.0m wide concrete paved driveway. An in-ground swimming pool and associated deck as well as a sizable tile paved area occupy the rear courtyard.

Refer to the relevant drawings and associated images in the accompanying documents for a detailed layout and visual appreciation (using a relevant colour code for identification) of the existing structures and their immediate environment.

Opportunities and Constraints

Opportunities for further development - in terms two desired awning structures over existing paved surfaces - are conducive to a favourable outcome given the size and location of the land as well as to the dwelling's, siting and orientation.

There are no other significant constraints, identified or associated, with the property or its service infrastructure that may pose adverse influence on the proposal.

THE PROPOSAL

The owners are seeking to create:

- Additional protected (covered) car accommodation, with the intended purpose of meeting the vehicular parking needs of an expanding family.
- A covered porch, providing a much needed protection from the elements.
- A covered patio area - 'alfresco style' – with the intended purpose of extending and enhancing the liveability and outdoor amenity to the established garden environment.

In order to achieve the owners' requirements, we have embraced the opportunity - made possible by the existing suitably sizes and surfaced areas - to meet the spatial and lifestyle needs of an expanding family.

Design Statement:

The project designer has provided the following description of the proposed development:

- The proposal is designed to respond to the prevailing nature of the site and its context.
- The proposed carport – sited in front of the existing garage/storage edifice – will be in the form of an openpitched (to match garage) gable roof metal structure with metal roofing and guttering. This structure is intended to be attached to and the be the full width of the garage as illustrated. The gable cladding of the carport will match the existing house cladding detail. The floor of the carport will be the existing concrete driveway surface.
- The entry porch roof cover, as proposed, will have identical detailing as the carport, with a flat metal roof, whilst extending over the carport roof and draining to it.
- The proposed rear patio structure, like the portico cover will be a low pitch metal roof construction with metal supports to manufacturer's specifications. The floor of the awning structure will be the existing paved surface of the rear courtyard.
- All existing elements and colours of the façade will remain unchanged, including the driveway, paved areas and all existing landscaping structures and plantings. It is intended that the proposed structures will incorporate materials promoting high visual quality, colours to match or be sympathetic to the existing, whilst complementing the dwelling's architecture and those of neighbouring development.

ASSESSMENT and EVALUATION

We submit that the works as proposed will be part of a site responsive development on the subject property that, not only meets the desired and lifestyle requirements of the owners but also the objectives, criteria and intent of the planning zone and the development controls.

Additionally, this development proposal:

- Is a permissible and appropriate use of the site according to its zoning.
- Is considered appropriate in the improvement of existing development – being consistent with the relevant provisions and objectives of the DCP.
- Complies with the relevant Environmental Planning Instruments applicable to the land.
- Will not have any adverse impact upon the streetscape or to neighbouring development.

Consideration under Section 4.15 of the EP & Act 1979:

S 4.15 (1) (a)

The proposal has taken into consideration the relevant planning instruments, development control plan and all prescribed planning regulations.

S 4.15 (1) (b)

In regard to the likely impact of this development: The proposed development responds well to the context and will serve and support the context.

Overshadowing: as detailed in the architectural plans, will have no significant impact on neighbouring properties.

S 4.15 (1) (c)

The proposal will fit well within this precinct and will serve to provide reasonable levels of residential accommodation.

The site is well located to essential services and facilities.

The proposal will not give rise to any unreasonable effects upon the surrounding built and natural environments.

CONCLUSION:

Neither the property nor its intended development is affected by any significant encumbrances.

The subject site is not considered to be subject to bushfire risk, flooding, tidal inundation, subsidence or contamination and there are no issues with noise or flora/fauna which would significantly impact upon the proposal.

All reasonable measures to mitigate any adverse environmental effects have been considered in the design and future construction of the proposed additions to this dwelling.

The owners would request that Council, given the information provided and comments mentioned throughout this report, view this proposal as warranting favourable consideration and support.

Prepared on 12th March 2025by:

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