

STATEMENT OF ENVIRONMENTAL EFFECTS TO CANTERBURY BANKSTOWN CITY COUNCIL

Demolition of existing structures and construction of a two-storey dual occupancy with inground pools detached Outbuildings - Proposed 1.4m high Walls to 2 sides of the approved outbuildings

AT 16 KIORA ST, PANANIA NSW 2213



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I. INTRODUCTION

This Statement of Environmental Effect has been prepared in support of a Section 4.55 (1A) Application for *Proposed 1.4m high Walls to 2 sides of the approved outbuildings at 16 Kiora st, Panania NSW 2213*

The statement will evaluate the proposed Dual Occupancy & outbuildings 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.
- DA Approval
DA 406/2025
PAN 526735
Description of the development - *Demolition of existing structures and construction of a two-storey attached dual occupancy with new front fence, an inground swimming pool and detached cabana to each dwelling, and Torrens title subdivision into two (2) lots*
Determination – Approved
Date of Determination – 24 June 2025



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)

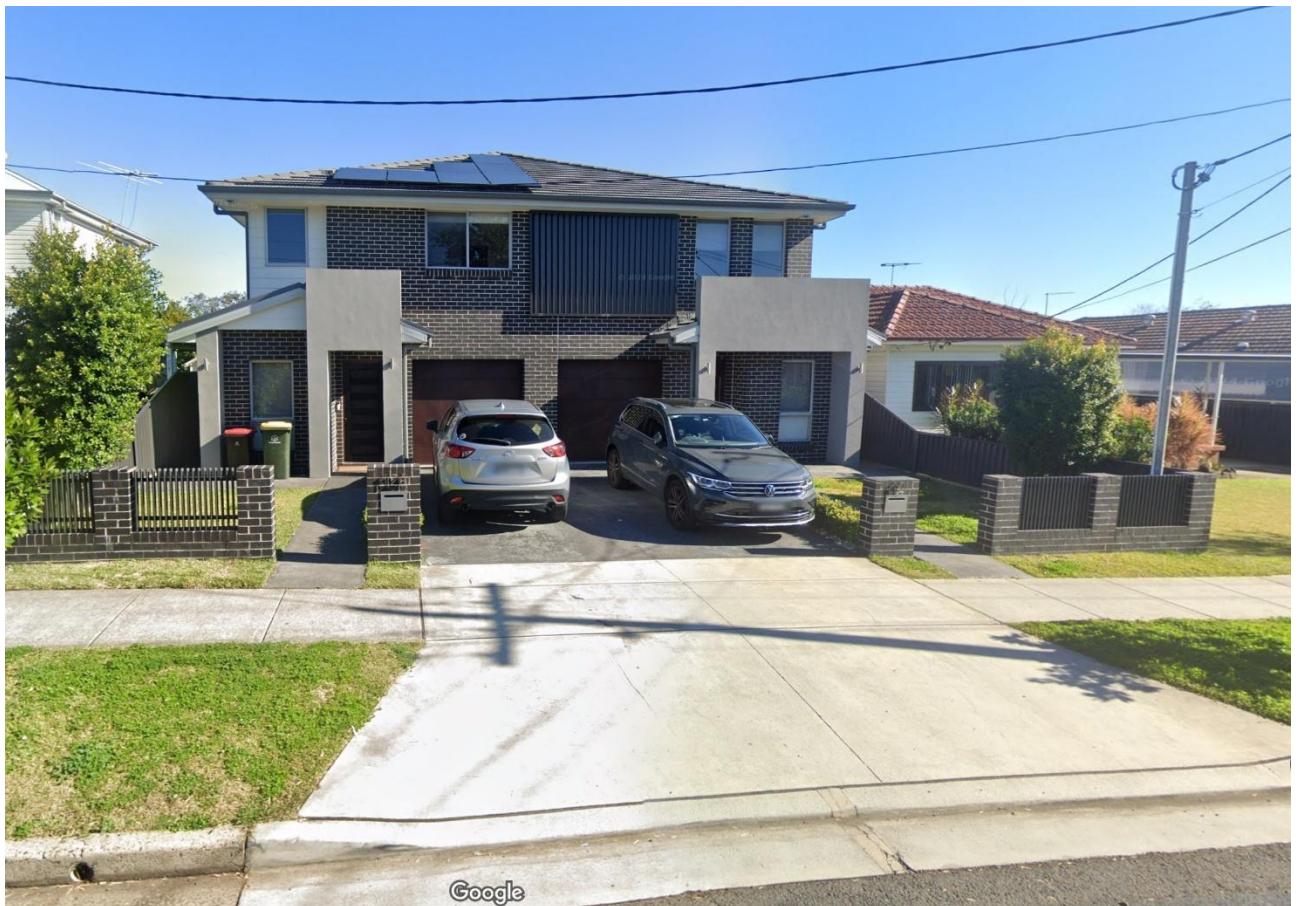


Figure 9 – Shows the Dual Occupancy along Kiora St (12 Kiora st)

III. **DESCRIPTION OF PROPOSAL**

- The S4.55 (1A) Application involves proposed 1.4m high Walls to 2 sides of the approved outbuildings
- No change proposed to rest of the Dual Occupancy, pools or fences

Reasons for the Section 4.55 (1A) proposal

The proposed modification seeks approval for the addition of 1.4m high masonry walls to two sides of the approved cabanas.

The purpose of the proposed walls is to provide a functional and practical improvement to the existing approved structure, specifically:

- **To support outdoor amenities:**
The walls will provide a solid backing for the installation of storage, benchtops and entertainment elements associated with the adjoining pool area. This enhances the usability of the cabana as an outdoor recreation space.
- **To improve occupant amenity:**
The walls will offer a modest level of privacy and weather protection for users of the cabana, without compromising its open and informal character.
- **To maintain the open nature of the structure:**
The cabana will remain open on two sides and will not form an enclosed room or habitable space. The proposed walls are limited to 2 sides and a height of 1.4m, ensuring the structure retains its open character and remain consistent with Council's controls for ancillary outdoor structures.
- **To ensure consistency with the approved development:**
The proposed works are minor in scale and are complementary to the approved cabana, resulting in no significant change to the overall form, bulk, or visual impact of the development.

Overall, the proposal represents a minor modification that enhances functionality and amenity while maintaining the intent and character of the originally approved cabana.

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