

Statement of Environmental Effects

Proposed Cabana

56 Picnic Point Road, Panania

Prepared By:
Green Square Design

Introduction

This Statement of Environmental Effects has been prepared to accompany a Development Application for a new detached cabana at 56 Picnic Point Road, Panania.

Proposal

The proposal is for the erection of a new single storey detached cabana located at the rear of the site adjacent to the existing swimming pool.

Canterbury Bankstown Local Environmental Plan 2023

Zoning

The site is zoned R2, Low density residential dwelling. Cabana outbuildings are permitted with consent

Canterbury Bankstown Development Control Plan 2023

SECTION 12 – ANCILLARY DEVELOPMENT (OUTBUILDINGS)

	Control	Proposed	Comple/Does not comply
	General Controls		
12.1	Council allows a maximum of one outbuilding on a site	1 outbuilding proposed	Complies
12.2	The outbuilding must be established in conjunction with the principal dwelling on the same site and must ensure that: (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.	a)The outbuilding proposed is separate from the principle dwelling b) It will not be used as a separate dwelling c) it does not contain any cooking facilities, toilet and shower d) Cannot be adapted to function for industrial purposes	Complies
	SITE COVER		
12.3	The maximum site cover of the outbuilding is: 45m2 where the site is 300m2 to 600m2 in area	Site area – 550.1m2 Proposed Cabana Area = 24.3m2	Complies
12.4	The outbuilding must not result in the principal dwelling on the site having less than the required landscaped area and private open space.	<u>Clause 2.28:</u> Development must retain and protect any significant trees on the site and adjoining sites. To achieve this clause, the development may require a design alteration or a reduction in the size of the dwelling house. And <u>Clause 2.29:</u> Development must landscape the	N/A – no changes to landscaping are proposed within the front setback. Landscaping remains the same

		following areas on the site by way of trees and shrubs with preference given to native vegetation endemic to Canterbury-Bankstown (refer to the Landscape Guide for a list of suitable species): (a) a minimum 45% of the area between the dwelling house and the primary street frontage; and (b) a minimum 45% of the area between the dwelling house and the secondary street frontage; and (c) plant at least one 75 litre tree between the dwelling house and the primary street frontage	
	HEIGHT		
12.5	The storey limit for the outbuilding is single storey. An attic or basement is not permitted in the outbuilding.	The cabana is single storey only	Complies
12.6	The maximum building height for the outbuilding is 4.5m above ground level (existing).	Proposed height is 3.12m above existing ground level	Complies
12.7	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 cabana is located in an area that is substantially flat thus having minimal impacts to existing conditions.	Complies
	STREET SETBACKS		
12.8	The outbuilding must locate behind the front building line.	The cabana is located behind the existing dwelling	Complies
	SIDE AND REAR SETBACKS		
12.9	The minimum setback to the side and rear boundaries of the site is: (a) zero setback for carports or masonry walls that do not contain windows, eaves and gutters provided the structures comply with the National Construction Code; or (b) 0.45m for non-masonry walls that do not contain a windows, eaves and gutters; or (c) 0.9m for walls with windows	Rear setback – 450mm Side setback – 450mm	Complies
12.10	The minimum setback to a dwelling, building, roof, awning, balcony, deck, patio, pergola, terrace, verandah, carport, garage and the like on the same site is 1.8m.	Setback to the existing dwelling is greater than 5m	Complies
	BUILDING DESIGN		
12.11	The maximum roof pitch for the outbuilding is 25 degrees.	The roof has a pitch less than 25 degrees	Complies

12.12	Council does not allow the outbuilding to have roof-top balconies and the like.	None proposed	N/A
	LANDSCAPE		
12.13	Development must retain and protect any significant trees on the site and adjoining sites. To achieve this clause, the development may require a design alteration or a reduction in the size of the outbuilding.	The cabana development will not impact any existing trees on the site or adjoining sites	Complies

Conclusion

The proposal has been designed to ensure minimal impact on the site and on the amenities of the adjoining neighboring site, primarily by its positioning and compact footprint and height. The cabana will enhance and contribute to the functionality of the private open space and improve amenity for the occupants. The proposal complies with the development controls.