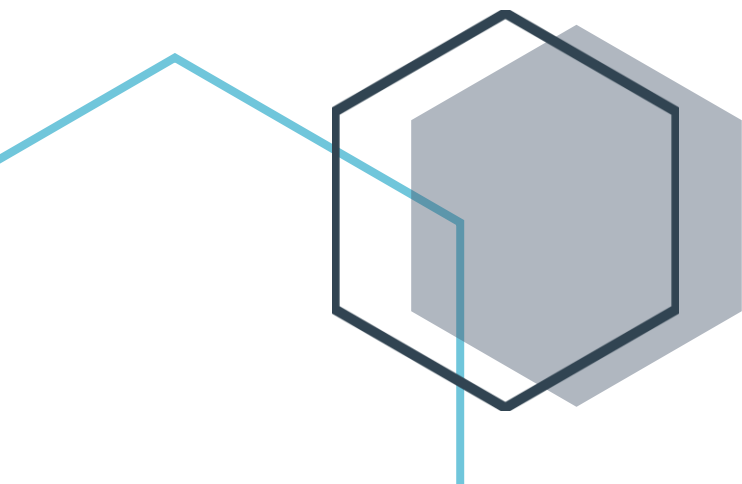


Statement of Environmental Effects

ALTERATIONS AND ADDITIONS AT 19 COOKS
AVENUE, CANTERBURY





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1.0 INTRODUCTION

This Statement of Environmental Effects (SoEE) has been prepared by Renovate Plans – Building Designers Pty Ltd to support a Development Application (DA) at 19 Cooks Avenue, Canterbury for alterations and additions located at the site. The site is currently zoned R3 - Medium Density Residential, and the proposal is considered permissible with consent.

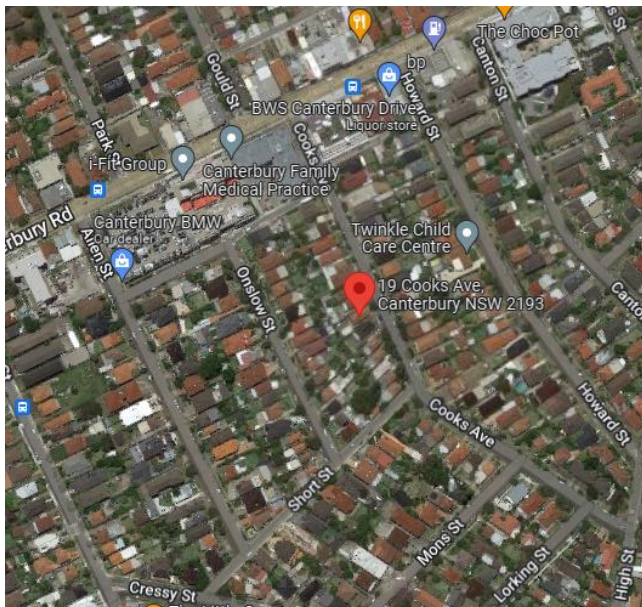
The proposed development has been designed to comply with the controls of the relevant planning instruments and Council's development controls.

The Statement of Environmental Effects provides information about the proposed development and development site. Key planning issues, particularly regarding compliance, are addressed and is intended to assist council's consideration and determination of the application.

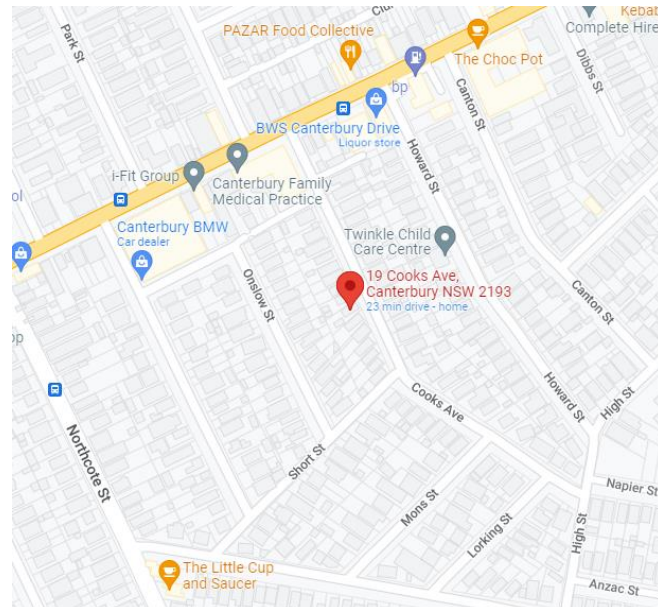
2.0 THE SITE AND ITS ENVIRONMENT

2.1 LOCATION

The property is located at 19 Cooks Avenue, Canterbury – LOT 2, DP 13971.



1 - Satellite image of the subject site



2 - Location map image of the subject site



2.2 SITE DESCRIPTION

	SITE DESCRIPTION
Shape of Allotment	Rectangular Shape
Site Frontage	10.415m
Site Depth	35.965m
Site Slope	Towards street
Existing Uses	Dwelling House

2.3 EXISTING & SURROUNDING DEVELOPMENT



3 - Left - No. 21, Centre - No. 19,



Figure 4 - Adjacent dwelling No. 17

3.0 PROPOSED DEVELOPMENT

The proposal seeks consent for the partial demolition of structures, internal re-configuration, rear extension and an in-ground pool.



Figure 5 - Front of dwelling house



Figure 6 - Rear yard and outbuilding/garage



3.1 CANTERBURY-BANKSTOWN COUNCIL LOCAL ENVIRONMENTAL PLAN 2012 & DCP 2012

The proposed use of a dwelling house is a permissible use within R3 - Medium Density Residential land use zone. The proposal complies with the relevant development standards that relate to the site and is consistent with the relevant objectives of the Canterbury-Bankstown Council Local Environmental Plan 2012.

Accordingly, the proposal is considered to be worthy of support by Council.

TABLE OF COMPLIANCE - LOCAL ENVIRONMENTAL PLAN 2012			
CONTROL	REQUIREMENT	PROPOSED	COMPLIES
Land zoning	R2, R3, R4	R3	Yes
Floor space ratio Cl 4.4 (2A)	0.55:1	0.3:1	Yes
Height of building	8.5m maximum	5.4m	Yes
DEVELOPMENT CONTROL PLAN 2012			
Part B – General Controls			
B1 – Transport and Parking	2 parking spaces (existing hard stand on driveway)	2 parking spaces	Yes
B2 – Landscaping	O1 To ensure attractive settings for development, streetscapes and public domain. O2 To encourage retention and planting of large and medium size trees, and the healthy growth of trees in urban areas. O3 To contribute to the quality and amenity of communal open space on rooftops, podiums and courtyards. O4 To assist with the management of the water table and water quality. O5 To ensure that the principles of Ecologically Sustainable Development (ESD) and the protection of biodiversity and ecological processes are incorporated into landscape design and maintenance.	A landscape plan has been provided showing detailed compliance with the controls and objectives.	Yes
B3 – Tree Preservation	To prevent the indiscriminate and inappropriate lopping or removal of trees on all land within the LGA. To maintain the physical and visual appeal and amenity of the local area by preserving a healthy urban tree canopy.	No trees are proposed for removal.	Yes



	<p>To encourage the preservation and management of suitable existing trees, and the planting and management of suitable replacement trees, in a safe and healthy condition.</p> <p>To facilitate the management and/or removal of dangerous and unsuitable trees.</p> <p>To minimise the negative impacts of construction on trees on and near development sites.</p>		
B4 – Accessible and adaptable design	N/A	-	-
B5 – Stormwater and flood management	<p>O1 To ensure infrastructure design and construction is appropriate to each site.</p> <p>O2 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 properties or Council's property.</p> <p>O3 To produce quality engineering works for all developments.</p> <p>O4 To encourage the consideration of possible engineering constraints to the development at the first stage of the design of the development.</p> <p>O5 To ensure public infrastructure managed by Council is not compromised by development.</p>	<p>A stormwater plan has been provided which outlines an acceptable method of stormwater disposal – gravity fed to the kerb and gutter at the street.</p> <p>No OSD is provided as the development has a pervious area of less than 66%.</p> <p>The site is flood affected however clearance beneath the floor of the proposal has been allowed for water to pass through.</p> <p>The minimum habitable floor level seeks lenience based on the following:</p> <ol style="list-style-type: none"> 1. The floor level remains as existing and; 2. The consolidated proposed Bankstown Canterbury 2021 DCP integrates a new overland flow risk precinct which allows for a 300mm freeboard 	Yes



		<p>within its guidelines. Dwelling is located within shallow overland flow inundation and if a freeboard of only 300mm is required, then the proposal would comply.</p> <p>3. The proposal currently falls short of the required 500mm freeboard by 150mm which is small and would not mitigate any minor overland flow impact. There will also be inconsistencies compared with floor level of the existing building, which within the rules and guidelines of the Bankstown 2015 DCP compliance may be considered and allowed.</p>	
B6 – Energy and water conservation	<p>To encourage a more sustainable urban environment where energy efficiency is incorporated into the design, construction and use of buildings. To reduce consumption of energy from non-renewable sources, and reduced greenhouse gas emissions.</p>	<p>Passive design has been considered and a BASIX Certificate and Waste Management Plan have been provided.</p>	Yes
B7 – Crime prevention and safety	<p>To reduce the potential for crime through creating safer urban environments. To contribute to the safety and liveliness of the street by allowing for natural overlooking of the street.</p>	<p>The proposal seeks for overlooking of the street through the use of patios and front lighting. As such, the proposal positively</p>	Yes



	To raise community awareness and promote design as a genuine crime prevention strategy and identify the community's role in the crime prevention process.	contributes to Crime Prevention.	
B8 – Heritage	N/A	-	-
B9 – Waste	<p>O1 To ensure that facilities for handling, storage, collection and disposal of waste are incorporated into all development and are compatible with the design of the development.</p> <p>O2 To encourage the reduction in the generation of waste and maximise reuse and recycling of building/construction materials, household generated waste and industrial/commercial waste through:</p> <p>(a) Practical building designs and construction techniques,</p> <p>(b) Design and location of waste facilities, that will assist waste and recycling collection and management services offered by Council and private contractors; and</p> <p>(c) Waste facilities that are easy to use for occupants.</p>	<p>A waste management plan has been provided which details the waste management of materials during demolition and construction.</p> <p>Ongoing waste will be as per typical expectations, utilising the Council red, yellow and green bins.</p>	Yes
B10 – Use of footpaths	N/A	-	-
B11 – Bushfire risk	N/A	-	-
<p>Part C - Residential Accommodation</p> <p>C1 Dwelling Houses and Outbuildings</p>			
C1.1 General Objectives	<p>To ensure all neighbourhoods are safe and comfortable.</p> <p>To ensure a diversity of well-designed dwellings that are sympathetic to the density and function of each neighbourhood.</p> <p>To ensure residential streets and yards are green and leafy, with substantial tree canopy.</p> <p>To ensure buildings are adequately setback from existing structures to facilitate household activities and landscaping.</p> <p>To ensure that development provides good amenity, solar access and privacy for occupiers of new and existing buildings.</p> <p>To ensure that development is of a high quality design, appearance and performance.</p>	The dwelling promotes safety and is also a positive impact on the existing streetscape by providing a high quality design outcome.	Yes
C1.2 Site Planning	To ensure that land is of an adequate size and shape to accommodate	No changes are proposed to the	Yes



	<p>development whilst providing adequate amenity for occupants of the site and surrounds.</p> <p>To ensure there is adequate area for vehicle access and parking.</p> <p>To ensure sites have sufficient dimensions to accommodate adequate landscaped areas.</p>	subdivision of the existing allotment.																					
C1.2.2 Site Coverage	<p>To ensure that the scale and mass of development achieves improved levels of residential amenity for new development and for existing dwellings.</p> <p>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.</p> <table><tr><th>Site Area</th><th>Maximum Area of Building Footprint</th><th>Maximum Floor Area of all Outbuildings</th><th>Maximum Site Coverage of all Structures on a Site</th></tr><tr><td>Up to 449m²</td><td>300m²</td><td>30m²</td><td>60%</td></tr><tr><td>450m² to 599m²</td><td>330m²</td><td>45m²</td><td>50%</td></tr><tr><td>600m² to 899m²</td><td>380m²</td><td>60m²</td><td>40%</td></tr><tr><td>900m² or above</td><td>430m²</td><td>60m²</td><td>40%</td></tr></table>	Site Area	Maximum Area of Building Footprint	Maximum Floor Area of all Outbuildings	Maximum Site Coverage of all Structures on a Site	Up to 449m ²	300m ²	30m ²	60%	450m ² to 599m ²	330m ²	45m ²	50%	600m ² to 899m ²	380m ²	60m ²	40%	900m ² or above	430m ²	60m ²	40%	<60%	Yes
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C1.2.3 Isolated Sites	<p>O1 To ensure that land adjoining a development site is not left sterilised or isolated so that it is incapable of being reasonably developed under the applicable controls.</p> <p>O2 To encourage the development of existing isolated sites in a manner that responds to the sites, context and constraints and maintains high levels of amenity for future occupants and neighbours.</p>	N/A	-																				
C1.2.4 Landscaping	<p>To ensure new development is appropriately landscaped to provide a pleasant outlook and contribute to the amenity of a property.</p> <p>To minimise stormwater run-off by retaining deep soil areas that facilitate rainwater infiltration.</p> <p>C1 Deep soil permeable areas must be provided in accordance with the table below:</p> <table><tr><th>Site Area</th><th>Minimum Deep Soil Area (% of site area)</th></tr><tr><td>Up to 449m²</td><td>15%</td></tr><tr><td>450m² to 599m²</td><td>20%</td></tr><tr><td>600m² or above</td><td>25%</td></tr></table> <p>Table C1.2: Minimum Deep Soil Areas</p> <p>C2 Deep soil areas must have a minimum dimension of 2.5m.</p>	Site Area	Minimum Deep Soil Area (% of site area)	Up to 449m ²	15%	450m ² to 599m ²	20%	600m ² or above	25%	>15%	Yes												
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Up to 449m ²	15%																						
450m ² to 599m ²	20%																						
600m ² or above	25%																						
C1.2.5 Layout and Orientation	<p>To encourage a more sustainable urban environment where energy efficiency is incorporated into the design, construction and use of buildings.</p> <p>To reduce consumption of energy from non-renewable sources, and reduced greenhouse gas emissions.</p>	Complies	Yes																				
C1.3 Building Envelope	0.55:1	FSR – 0.31:1	Yes																				



C1.3.1 Floor Space Ratio	7m wall height (Basement, retaining wall, attic, cut and fill are all not applicable)	Height – 5.4m MAX																					
C1.3.2 Height																							
C1.3.3 Setbacks	<p>To establish the desired spatial proportions of the street and define the street edge.</p> <p>To limit the scale and bulk of development by retaining landscaped open space around.</p> <p>To contribute to the natural landscape by retaining adequate space for new trees and conserving existing visually prominent trees.</p> <p>To provide sufficient separation between buildings and adjacent land to limit the visual, environmental and likely potential amenity impacts of new development.</p> <table><tr><th>Setback</th><th>Controls</th></tr><tr><td>Front Setback</td><td><ul style="list-style-type: none">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.</td></tr><tr><td>Side Setbacks</td><td><ul style="list-style-type: none">Minimum setback of 900mm from side boundaries.Alterations and additions may be in line with the existing ground level walls.</td></tr><tr><td>Rear Setbacks</td><td><ul style="list-style-type: none">Minimum setback of 6m from the rear boundary.</td></tr></table> <p>Table C1.3: Dwelling Houses with frontage of 12.5m or less</p> <table><tr><th>Setback</th><th>Controls</th></tr><tr><td>Front Setback</td><td><ul style="list-style-type: none">Minimum setback of 6m or the average of the existing setback of the nearest dwelling house to either side of the site.Maximum 2m recess for the main entrance from the front building line.</td></tr><tr><td>Side Setbacks</td><td><ul style="list-style-type: none">Minimum setback of minimum setback of 1m from side boundaries.Corner lots: minimum setback of 2m from the secondary street frontage (the longer street boundary).</td></tr><tr><td>Rear Setbacks</td><td><ul style="list-style-type: none">Minimum setback of 6m from the rear boundary.</td></tr></table> <p>Table C1.4: Dwelling Houses with frontages widths of 12.5m or greater</p> <table><tr><th>Setback</th><th>Controls</th></tr><tr><td>Side Setbacks</td><td><ul style="list-style-type: none">External wall height over 2.7m a minimum setback of 450mm from the side boundary.External wall height not exceeding 2.7m may encroach into the minimum setback area.</td></tr></table> <p>Table C1.5: Outbuildings (including alterations and additions)</p> <p><i>Exceptions and Other Requirements</i></p> <p>External walls that enclose rooms, storage areas and/or garages are not to encroach beyond the specified setbacks.</p> <p>For first floor additions, front and side setbacks may match the ground floor wall alignment of the existing dwelling for a depth of 10m or 50% of the length of the façade, whichever is the greater.</p> <p>Minimum setback of 1m from any side or rear boundary for swimming pools and associated terraces. Landscaping shall be provided in the setback area to screen the pool from neighbours.</p> <p>Swimming pools must not be located within any front setback.</p>	Setback	Controls	Front Setback	<ul style="list-style-type: none">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	<ul style="list-style-type: none">Minimum setback of 900mm from side boundaries.Alterations and additions may be in line with the existing ground level walls.	Rear Setbacks	<ul style="list-style-type: none">Minimum setback of 6m from the rear boundary.	Setback	Controls	Front Setback	<ul style="list-style-type: none">Minimum setback of 6m or the average of the existing setback of the nearest dwelling house to either side of the site.Maximum 2m recess for the main entrance from the front building line.	Side Setbacks	<ul style="list-style-type: none">Minimum setback of minimum setback of 1m from side boundaries.Corner lots: minimum setback of 2m from the secondary street frontage (the longer street boundary).	Rear Setbacks	<ul style="list-style-type: none">Minimum setback of 6m from the rear boundary.	Setback	Controls	Side Setbacks	<ul style="list-style-type: none">External wall height over 2.7m a minimum setback of 450mm from the side boundary.External wall height not exceeding 2.7m may encroach into the minimum setback area.	<p>Yes.</p> <p>Side setbacks are >0.9m, rear setback is >6m, and front setback remains as existing.</p> <p>Swimming pool is at rear and is at least 1m from side.</p>	Yes
Setback	Controls																						
Front Setback	<ul style="list-style-type: none">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.																						
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	<p>One garage or carport may be constructed with a nil rear setback for sites that adjoin a rear laneway.</p> <p>The garage or carport must not comprise more than 50% of the rear boundary frontage to a lane and not be wider than 6m. For a residential building that does not have basement parking lightweight carports may extend beyond the required side boundary setback.</p> <p>Car parking structures must satisfy BCA requirements.</p> <p>For existing dwellings one single space carport may encroach beyond the minimum front setback, where it can be demonstrated that vehicular access cannot be provided behind the building line given that side driveway access is less than 2.7m. Carports must not be wider than 3m.</p> <p>On land identified as having a height of 9.5m on the Map, the following parking structures may encroach beyond the minimum front or side setback:</p> <p>One carport that is not wider than 6m.</p> <p>On sites that rise from the street frontage, one garage that is not wider than 6m and no higher than 3m above street level.</p> <p>The following minor building elements may project up to 1m into the minimum side setback area:</p> <p>Roof eaves, awnings, pergolas and patios; Stair or ramp access to the ground floor; Rainwater tanks; and Terraces above basement parking that are no higher than 1m above ground level (except dwelling houses, semi-detached dwellings and dual occupancy).</p> <p>Elements that articulate a front elevation of a dwelling house, such as awnings, balconies, patios, pergolas, porches, porticoes and verandas, may project up to 1.5m into the required front setback articulation zone.</p> <p>On steeply sloping land basements and basement parking are acceptable only if they:</p> <p>Do not extend beyond the exterior walls or ground floor patios of the dwelling.</p> <p>Accommodate only entrance lobby, stairway, car parking or storage, but do not</p>		
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	accommodate any habitable room. Are not capable of future alteration to accommodate any habitable room.		
C1.3.4 Building Separation	<p>The following controls apply to alterations and additions to dwelling houses:</p> <p>(a) The top storey of any two-storey building should be designed, as a series of connected pavilion elements.</p> <p>(b) Pavilion elements shall have a depth between 10m to 15m.</p> <p>(c) Articulate pavilion elements by an additional side boundary setback, and identified by separate roofs.</p>	N/A	-
C1.4 Building Design	<p>To ensure that development is coordinated with, and complements, the public domain to enhance the character and the image of the streetscape.</p> <p>To ensure that development provides good amenity for occupants of new and existing development, including reasonable solar access, privacy, and natural ventilation.</p> <p>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.</p> <p>To facilitate positive interaction between the private and public domain.</p> <p>To maximise passive surveillance to promote safety and security.</p> <p>To encourage effective articulation of building design to reduce the appearance of scale, enhance visual interest and ensure a diversity of built form.</p> <p>To ensure all elements of the façade and roof are integrated into the architectural form and detail of the building, and enhance streetscape appearance.</p> <p>To encourage high standards of amenity through appropriate dimensions and configurations of habitable rooms.</p>	<p>The objectives and controls have been complied with as demonstrated in the plans.</p> <p>the proposal is contemporary and has followed the guidelines of building entries, internal dwelling layout, facade treatment, windows, ventilation.</p>	Yes
C1.4.2 Roof Design and Features	To ensure that roof design is compatible with the building style and does not visually dominate the building or other roofs in the locality.	The roof complies with the controls and objectives.	Yes



	To promote roof design that assists in regulating climate within the building. To reduce the impact of large surfaces of roof when viewed from other buildings and public spaces.		
C1.5 Amenity C1.5.1 Solar Access and Overshadowing	To ensure habitable rooms have reasonable daylight access. To minimise overshadowing of primary living areas , private open space and solar roof top systems. To enable occupants to adjust the quantity of daylight to suit their needs.	Shadow diagrams have been provided which demonstrate compliance and allow for solar access to private open spaces of adjoining dwellings as well as solar access to the subject dwelling.	Yes
C1.5.2 Visual Privacy	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. To ensure visual privacy is not compromised whilst maximising outlook and views from main living areas and private open space. To promote passive surveillance of public and semi-public areas.	The proposal has been designed in accordance with the objectives and controls, providing frosted windows to wet areas and high sill heights to overlooking rooms.	Yes
C1.5.3 Acoustic Privacy	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.	The acoustic privacy will be maintained and is acceptable.	Yes
C1.6 Fences and Ancillary Development	To ensure that fences are integrated into the architectural form and detail of a building and present an appealing streetscape appearance. To reduce the impact of large areas of fencing that detract from other buildings and fences in the area. To facilitate positive interaction between private and public domain.	No fences are proposed.	Yes
C1.6.2 Outbuildings and Swimming Pools	Outbuildings C1 Development for the purposes of outbuildings must not exceed the following numerical requirements: A maximum height of building of 4.8m for any outbuilding.	The swimming pool is at the rear with setbacks that comply.	Yes



	A maximum external wall height of 3.5m for any outbuilding. Swimming Pools C2 Swimming pools must not be located within any front setback. C3 Minimum setback of 1m from any side or rear boundary for swimming pools and associated terraces. Landscaping shall be provided in the setback area to screen the pool from neighbours.		
C1.6.3 Building Services	To reduce impact of services and utilities through their integration with the design of landscaped areas and buildings.	All facilities have been integrated and do not detract from the typical setting of services in the streetscape.	Yes

4. EVALUATION – SECTION 4.15

This section considers the likely environmental impacts of the proposal, in accordance with Section 79C of the EP & A Act, 1979.

STATUTORY AND POLICY COMPLIANCE

The proposal has been assessed in relation to all relevant SEPP's and LEP's above in the Statement of Environmental Effects. There are no SEPP's which are relevant to the proposal.

The LEP which is relevant to the proposal is: Canterbury Local Environmental Plan 2012. The proposal is considered to satisfy the above relevant Local Environmental Planning Instrument as the development is within zoning regulations. It remains consistent with the relevant objectives of the LEP as it promotes the orderly and economic development of the LGA in a manner consistent with the need to protect the environment and does not adversely affect the identity of the Canterbury-Bankstown Council area.

NATURAL ENVIRONMENT IMPACTS)

The proposal's impacts to the natural environment will be in keeping with typical expectations. It adopts typical construction, operational and recycling methods. Further, the DA is accompanied by a BASIX certificate which stipulates the inclusion of a range of natural resource usage minimisation measures as part of the development.

BUILT ENVIRONMENT IMPACTS

Overall, the proposal's built environment impacts are acceptable. In particular, it's overall scale and building envelope is generally consistent with alterations and additions



developments in the LGA. Further, it has also been demonstrated that the proposal's amenity related impacts are not unreasonable.

SOCIAL AND ECONOMIC IMPACTS

The proposed development is unlikely to have any social or economic impacts on the surrounding area.

THE SUITABILITY OF THE SITE FOR THE DEVELOPMENT

The site is suitable as it is located in a residential zone where the proposal is permissible and relevant objectives are met.



5 CONCLUSION

The report prepared by Renovate Plans – Building Designers Pty Ltd have effectively outlined the relevant regulations and objectives required to be adhered to. The proposal offers numerous benefits to the community, amenity and overall appearance of the subject site.

All work carried out is to be compliant with Canterbury-Bankstown Council regulations, Australian Standards and the National Construction Code requirements. The proposed development is justified within this statement.

If you require any further information or would like to discuss any matters related to the development or this statement, please do not hesitate to contact us.

[Renovate Plans – Building Designers Pty Ltd](#)