

STATEMENT OF ENVIRONMENTAL EFFECTS

For

Development Application for Alterations and Addition at 20 Burlington Ave. Earlwood



Dated 18th of March 2022

1. Introduction – Site

Location: LOT 8 DP 10729

Site Area: 585.1 sqm

Address: 20 Burlington Ave. Earlwood

General Area – Yes

The current existing dwelling is a single storey residential free standing brick cottage with a tandem carport. It currently has a lean-to extension with no direct access to the private open spaces from its habitable rooms.

The site has two side neighbours. It's Eastern neighbour is a single storey brick cottage, and it's Western neighbour is a two storey brick dwelling.

2. Proposed Works

The proposal seeks a Ground Floor single storey extension at the rear. It will demolish the existing lean to extension and replace with the following:

- New bathroom and laundry
- New open plan kitchen and dining with direct access to the private rear garden
- New office

The proposed design seeks to maximise the connection between the habitable space and rear private garden.

3. Compliance with Development Standards

The site is located in Floor Space Ratio Map Sheet FSR_007 Canterbury Environmental Plan 2021

The site is located in Building Height Map HOB_007 Canterbury Environmental Plan 2021.
Maximum building height is 8.5m

Floor Space Ratio

Floor Space Ratio			
Council	Existing	Proposed	Compliant
Cadastre -	0.18:1	0.2:1	Complies on merit

Height of Building

The entirety of the building does not exceed the 8.5m building height.

Building Street Frontage

The existing Federation style cottage is retained, allowing the primary streetscape to be unchanged. The overall streetscape is improved by removing the existing polycarbonate carport.

Majority of the Ground Floor extension is located at the rear, with only small fractions of the Ground Floor Extension can be viewed from the primary street scape. The proposed earth toned colours compliments the existing dark brown brick cottage. The overall extension does not draw unnecessary attention to itself.

Visual Privacy, and Overshadowing

The new extension does not impede on any visual privacy of its neighbours and does not cast excessive overshadowing to its neighbours. Refer to Solar Analysis Plans

Canterbury Part C Residential Development Control Plan

Performance Criteria	Design	Compliance
Site Planning		
C1.2.1 Minimum Lot Size and Frontage C1 The minimum primary street frontage width for dwelling houses is 15m. C2 Lots must be generally rectangular. C3 Internal and battle-axe blocks and lots with irregular dimensions or shallow depths must satisfy the objectives of the DCP. C4 The minimum width of access corridors serving internal or battle-axe lots is: (a) 3m when serving single lot; (b) 4m when serving two lots; and	The current site has a street frontage of approx. 15.8m. The proposal does not seek any changes to the lot size and frontage size	Yes

<p>(c) 5m when serving more than two lots.</p> <p>C5 A right-of-carriageway is only permitted over an access corridor to an internal or battle-axe lot.</p> <p>C6 The access corridor must be constructed in concrete, be unobtrusive in colour and be designed to enable vehicles to enter and leave the site in a forward direction:</p> <p>(a) Where the access corridor serves only one lot, two concrete strips within the access corridor are permitted, each to be 1m wide and spaced 0.75m apart.</p> <p>(b) Where the access corridor is to serve two or more lots, it must be constructed with kerb and gutter on at least one side, with sealed pavement and drainage discharged.</p> <p>C7 Nothing in this section prevents Council giving consideration to the erection of a dwelling house on an allotment of land which existed as of 1/1/2013.</p>																						
<p>C1.2.2 Site Coverage</p> <p>All development must comply with the numerical requirements contained in the table below:</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> <p>Table C1.1: Maximum Building Footprint, Floor Area of Outbuildings and Site Coverage</p> <p>Note:</p> <p>Refer to the definition of floor area in <i>State Environmental Planning Policy (Exempt and Complying Development Codes) 2008</i> for</p>	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%	<p>The site area is 585.1sqm</p> <p>The proposed building footprint. 144.5sqm</p> <p>The site coverage is 24% of the overall site.</p>	<p>Complies</p>
Site Area	Maximum Area of Building Footprint	Maximum Floor Area of all Outbuildings	Maximum Site Coverage of all Structures on a Site																			
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<p>the purpose of calculating floor area for outbuildings.</p> <p>The maximum area of building footprint control may be superseded on gazettal of an amendment to the LEP in relation to floor space ratios.</p>		
<p>C1.2.3 Isolated Sites</p> <p>C1 Neighbouring properties are not to be isolated so that the property will be unable to reasonably accommodate redevelopment.</p> <p>C2 Undertake negotiations with neighbouring owners to seek amalgamation and enable coordinated redevelopment.</p> <p>C3 If neighbouring landowners do not agree on terms for amalgamation, provide evidence of reasonable offers, including at least two recent independent valuations.</p> <p>C4 If the amalgamation of adjoining properties cannot be achieved, demonstrate that the remaining property has reasonable potential for redevelopment by preparing an indicative schematic design that demonstrates:</p> <p>(a) A building envelope; and</p> <p>(b) A general layout that complies with the current applicable planning controls.</p> <p>C5 The development of existing isolated sites is not to detract from the character of the streetscape.</p> <p>C6 Isolated sites should achieve a satisfactory level of residential amenity for its occupants and those on adjoining properties.</p>	N/A	N/A

<div>C1.2.4 Landscaping</div> <div>C1 Deep soil permeable areas must be provided in accordance with the table below:</div> <div><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></div> <div>Deep soil areas must have a minimum dimension of 2.5m.</div>	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%	<div>The proposal has 54%of deep soil landscaping</div>	<div>Complies</div>
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%									
<div>C1.2.5 Layout and Orientation</div> <div>C1 Orientate development to maximise solar access and natural lighting, without unduly increasing the building’s heat load.</div> <div>C2 Site the development to avoid casting shadows onto a neighbouring dwelling’s primary living area, private open space and solar cells.</div> <div>C3 Coordinate design for natural ventilation with passive solar design techniques.</div> <div>C4 Site new development and private open space to avoid existing shadows cast from nearby buildings.</div> <div>C5 Site a building to take maximum benefit from cross-breezes and prevailing winds.</div> <div>C6 Do not compromise the creation of casual surveillance of the street, communal space and parking areas, through the required orientation.</div>	<div>The rear extension has a South orientation allowing larger windows to capture the views of the rear garden without absorbing excessive heat loads.</div> <div>The extension does not cast excessive shadows to its neighbouring properties. Please refer to shadow diagrams</div> <div>Each room in the proposed extension is cross ventilated</div> <div>The north facing kitchen window allows casual surveillance to the primary street and the site’s driveway</div>	<div>Complies</div>								
<div>C1.3 Building Envelope</div>										
<div>C1.3.1 Floor Space Ratio</div> <div>Floor space ratio (FSR) is a measure that assists in controlling the mass, bulk and scale of a development. FSR functions in</div>	<div>Complies on Merit</div>	<div>Complies on Merit</div>								

<p>conjunction with building height, site coverage and setback controls to define the three dimensional space within which a development may occur. This is referred to as the building envelope.</p> <p>FSR is expressed as a ratio of the permissible gross floor area to the site area, as defined under the LEP.</p> <p>The maximum permissible FSR for any development is prescribed in the LEP.</p>		
<p>C1.3.2 Height</p> <p>Height</p> <p>Development for the purposes of dwelling houses must not exceed the following numerical requirements:</p> <p>A maximum two storey built form.</p> <p>A maximum external wall height of 7m where the maximum height of buildings standard under the LEP is 8.5m.</p> <p>A maximum external wall height of 8m where the maximum height of building standard under the LEP is 9.5m.</p> <p>Finished ground floor level is not to exceed 1m above the natural ground level. Note: Skillion and flat roof forms will be considered on merit.</p> <p>Basement and Sub-floor Projection</p> <p>Any part of a basement or sub-floor area that projects greater than 1m above ground level comprises a storey.</p> <p>Attics and Roof Terraces</p>	<p>The entirety of the existing and proposed building is below 8.5m.</p> <p>The proposed rear extension highest point is approx. 5m above natural ground level.</p> <p>The Ground Floor level remains unchanged and is approx. 150mm above natural ground level at the rear.</p>	<p>Complies</p>

<p>C3 Attics and mezzanine floors do not comprise a storey.</p> <p>C4 Roof top terraces are not acceptable on any building or outbuilding in any residential zone.</p> <p>Basement and Sub-floor</p> <p>C5 Dwelling houses may provide basement or subfloor parking where site constraints warrant and it can be demonstrated that there will be no adverse impacts on amenity, streetscape or public domain.</p> <p>C6 Basement and sub-floor parking is only suitable where compliance with Chapter B1 Transport and Parking of this DCP can be demonstrated.</p> <p>Retaining Walls – Development Without Basement Parking</p> <p>C7 Walls that would enclose a sub-floor area:</p> <p>(a) Maximum 2m for steeply sloping land; and</p> <p>(b) Maximum 1m for all other land.</p> <p>C8 Retaining walls that would be located along, or immediately adjacent to, any boundary:</p> <p>(a) Maximum 3m for steeply sloping land, but only to accommodate a garage that would be located at street level; and</p> <p>(b) Maximum 1m for all other land.</p>		
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<p>Cut and fill – Development Without Basement Parking</p> <p>C9 Maximum 1m cut below ground level where it will extend beyond an exterior wall of the building.</p> <p>C10 No limit to cut below ground level where it will be contained entirely within the exterior walls of a building, however, excavated area is not to accommodate any habitable room that would be located substantially below ground level.</p> <p>C11 Maximum 600mm fill above ground level where it would extend beyond an exterior wall of a building.</p> <p>C12 If proposed cut and fill, or a retaining wall, would be deeper or higher than 1m, structural viability must be confirmed by suitably qualified engineers' reports.</p>		
<p>C1.3.3 Setbacks</p> <p>Front, Side and Rear Setbacks</p> <p>Development, including basement and sub-floor areas, fronting a major road must have a minimum front setback of 9m.</p> <p>Development must comply with the minimum front, side and rear setbacks as detailed in the following tables:</p>	<p>The Eastern side setbacks follows the existing eastern setback being 1200mm</p> <p>The Western side setback is 2000m.</p> <p>No change to the front setback.</p> <p>The rear setback is approx. 23000mm</p> <p>The new proposed carport is 3m wide and 5.5m depth. The carport is setback 5600mm from the front boundary</p>	<p>Complies</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.

Table C1.3: Dwelling Houses with frontage of 12.5m or less

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.

Table C1.4: Dwelling Houses with frontages widths of 12.5m or greater

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.

Table C1.5: Outbuildings (including alterations and additions)

1. Exceptions and Other Requirements

C3 External walls that enclose rooms, storage areas and/or garages are not to encroach beyond the specified setbacks.

C4 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.

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.

Swimming pools must not be located within any front setback.

One garage or carport may be constructed with a nil rear setback for sites that adjoin a rear laneway. The garage or carport must not comprise more than 50% of the rear boundary

<p>frontage to a lane and not be wider than 6m.</p> <p>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</p> <p>Terraces above basement parking that are no higher than 1m above ground level (except dwelling houses, semi-detached dwellings and dual occupancy).</p>		
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<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. Accommodate only entrance lobby, stairway, car parking or storage, but do not accommodate any habitable room.</p> <p>Are not capable of future alteration to accommodate any habitable room.</p>		
<p>C1.3.4 Building Separation</p> <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>	<p>The proposed Ground Floor extension has a modern simple design with strong characteristic to differentiate from the existing brick house.</p> <p>Although, it represents a design of its period, the bulk and scale, and materials compliments the existing Federation style cottage.</p>	Complies
<p>C1.4 Building Design</p> <p>Contemporary Built Form</p> <p>1. C1 Contemporary architectural designs may be acceptable if:</p> <p>1. (a) A heritage listing does not apply to the existing dwelling</p>	<p>The proposed Ground Floor extension has a modern simple design with strong characteristic to differentiate from the existing brick house.</p>	Complies

<p>or to its immediate neighbours.</p> <p>2. (b) The proposed addition is not visually prominent from the street or from a public space.</p> <p>3. (c) Extensive remodelling of existing facades is proposed in accordance with controls of this DCP.</p> <p>2. C2 New building forms and design features shall not mimic traditional features, but should reflect these in a contemporary design.</p> <p>3. C3 Access to upper storeys must not be via external stairs.</p> <p>4. C4 All dwellings must contain one kitchen and laundry facility.</p> <p>5. C5 Retain and extend prominent elements of the existing roof (such as gables, hips or longitudinal ridges that run parallel to a street boundary).</p> <p>6. C6 Contemporary roof forms may be acceptable on additions at ground floor level if concealed substantially behind the existing dwelling, and not visible from the street or other public space.</p>	<p>Although, it represents a design of its period, the bulk and scale, and materials compliments the existing Federation house.</p> <p>The existing site is located in general zone, and has no heritage value</p>	
<p>Building Entries</p> <p>7. C7 Entries to residential buildings must be clearly identifiable.</p> <p>8. C8 The front door to a dwelling house may face a side boundary, or may be located beneath a carport, provided it is clearly identified by a porch or awning, and pathways.</p> <p>9. C9 A minimum of one habitable room must be oriented towards the street to promote positive social interaction and community safety.</p>	<p>No changes to the existing building entries</p>	<p>Complies</p>

10. C10 Sight lines to the street from habitable rooms or entrances must not be obscured by ancillary structures.		
<p>Internal Dwelling Layout</p> <p>11. C11 Design interiors to be capable of accommodating the range of furniture that is typical for the purpose of each room.</p> <p>12. C12 The primary living area and principal bedroom must have a minimum dimension of 3.5m.</p> <p>13. C13 Secondary bedrooms must have a minimum dimension of 3m.</p> <p>14. C14 Provide general storage in addition to bedroom wardrobes and kitchen cupboards.</p>	<p>The proposed rear extension comprises of the following:</p> <ul style="list-style-type: none"> - New open plan kitchen and dining, with views and access to the rear garden - New laundry - New bathroom - New study 3.5m x 2.8m with views to the rear garden - <p>All new rooms allow ample storage</p>	Complies
<p>Facade Treatment</p> <p>15. C15 Development on corner lots must address both street frontages through facade treatment and articulation of elevations.</p> <p>16. C16 Use non-reflective materials, do not randomly mix light and dark coloured bricks, and treat publicly accessible wall surfaces with anti-graffiti coating.</p> <p>17. C17 Facade design should reflect the orientation of the site using elements such as sun shading devices, light shelves and bay windows.</p> <p>18. C18 Facades visible from the street should be designed as a series of articulating panels or elements.</p>	<p>Only small parts of the rear extension can be viewed from the primary streetscape</p> <p>The extension uses earth tone to colours such as timber cladding on dark FC sheeting. The new material compliments the existing dark brick federation style cottage</p>	Complies

<p>19. C19 The width of articulating panels should be consistent with the scale and rhythm characteristic of bungalows.</p> <p>20. C20 The width of articulating panels shall be in accordance with the numerical requirements below:</p> <table border="1" data-bbox="247 600 791 645"> <thead> <tr> <th>Facade</th><th>Street Elevation</th><th>Side Elevation</th></tr> </thead> <tbody> <tr> <td>Width of articulating panels</td><td>4m to 6m</td><td>10m to 15m</td></tr> </tbody> </table> <p>Table C1.6: Width of articulating panels</p> <p>15. C21 Avoid long flat walls along street frontages – stagger the wall alignment with a step (not a fin wall of other protruding feature) of at least 0.5m for residential buildings.</p> <p>16. C22 Vary the height of modules so they are not read as a continuous line on any one street between 2 – 4 storeys, step-back to the middle component and again at the top.</p> <p>17. C23 Incorporate contrasting elements in the facade – use a harmonious range of high quality materials, finishes and detailing.</p> <p>18. C24 Screen prominent corners with awnings, balconies, terraces or verandas that project at least 1 m from the general wall alignment.</p>	Facade	Street Elevation	Side Elevation	Width of articulating panels	4m to 6m	10m to 15m		
Facade	Street Elevation	Side Elevation						
Width of articulating panels	4m to 6m	10m to 15m						
<p>Pavilions</p> <p>25. C25 The top storey of any two-storey dwelling should be designed as a series of connected pavilion elements to minimise scale and bulk.</p> <p>26. C26 Facades that exceed 25m in length shall be indented to create the appearance of multiple pavilion elements.</p> <p>27. C27 Pavilion elements shall have a depth between 10-15m.</p>	<p>The entirety of the building is 9m in length.</p> <p>The new roof extension is separate from the existing roof, creating a distinct language between the old and the new.</p>	<p>Complies</p>						

28. C28 Articulate upper storey pavilions with an additional side boundary setback, and identify by separate roofs.		
<p>Windows</p> <p>29. C29 Large windows should be located at the corners of a building and may be designed as projecting bay-windows.</p> <p>30. C30 Large windows should be screened with blinds, louvres, awnings or pergolas and be draft insulated.</p> <p>31. C31 Windows must be rectangular.</p> <p>32. C32 Square, circle and semi-circle windows are acceptable in moderation.</p> <p>33. C33 Vertical proportioned window openings can include multi-panel windows or multi-panel doors.</p> <p>34. C34 Windows and openings shall be appropriately located and shaded to reduce summer heat load and maximise sunlight in winter.</p> <p>35. C35 Dormer windows on buildings in the residential zone do not appear as additional storey must comply with the following design requirements:</p> <p>Individual dormers are no wider than 1.5m in width; Provide a minimum 2.5m separation between dormers; and Dormers do not extend encroach above the ridgeline of the building.</p>	<p>Large windows are south facing located at the rear of the extension facing the private rear garden.</p> <p>The large windows have awnings above to assist with shade and wet weather.</p> <p>Only one medium sized window is located at the west with operable louvres to assist with viewing and cross ventilation.</p> <p>All new windows are double glazed to assist with heat loss and heat transfer.</p>	Complies
<p>Ventilation</p> <p>36. C36 Incorporate features to facilitate natural ventilation and convective currents – such as opening windows, high vents and grills, high level ventilation (ridge and roof vents) in</p>	All rooms in the new extension iares cross ventilated.	Complies

<p>conjunction with low-level air intake (windows or vents).</p> <p>37. C37 Where natural ventilation is not possible, energy efficient ventilation devices such as ceiling fans should be considered as an alternative to air conditioning. Explore innovative technologies to naturally ventilate internal building areas or rooms.</p>		
<p>C1.4.2 Roof Design and Features</p> <p>Controls</p> <p>Use a simple pitched roof that accentuates the shape of exterior walls, and minimises bulk and scale.</p> <p>Avoid complex roof forms such as multiple gables, hips and valleys, or turrets.</p> <p>Roof pitches are to be compatible and sympathetic to nearby buildings.</p> <p>Parapet roofs that increase the height of exterior walls are to be minimised.</p> <p>Use minor gables only to emphasise rooms or balconies that project from the body of a building.</p> <p>Mansard roofs (or similar) are not permitted. Pitched roofs should not exceed a pitch of 30 degrees.</p> <p>Relate roof design to the desired built form and context.</p> <p>Roofs with greater pitches will only be considered on merit taking into account matters such as streetscape, heritage value and design integrity.</p>	<p>The rear roof extension has a 27-degree roof pitch towards the south.</p> <p>The highest roof ridge faces the northerly and has highlight windows to capture the natural northern lights.</p> <p>The larger roof has a clear separation to the existing roof allowing a distinct language between the old and the new.</p>	<p>Complies</p>

<p>C1.5.1 Solar Access and Overshadowing</p> <p>Solar Access to Proposed Development</p> <p>Where site orientation permits at least primary living areas of dwellings must receive a minimum of 3 hours of sunlight between 8.00am and 4.00pm on 21 June.</p> <p>Principle areas of private open space must receive a minimum of 3 hours of sunlight between 8.00am and 4.00pm on 21 June to at least 50% of the open space surface area.</p> <p>Dwellings must comply with the following:</p> <ol style="list-style-type: none"> 1. (a) At least one living room window and at least 50% or 35m² with minimum dimension of 2.5m (whichever is the lesser), of ground level private open space. 2. (b) Receive a minimum of 3 hours sunlight between 8:00 am and 4:00 pm on 21 June. 3. (c) Where existing overshadowing by buildings and fences is already greater than this control, sunlight is not to be reduced by more than 20%. <p>Solar Access to Neighbouring Development</p> <p>Proposed development must retain a minimum of 3 hours of sunlight between 8.00am and 4.00pm on 21 June for existing primary living areas and to 50% of the principal private open space.</p> <p>If a neighbouring dwelling currently receives less than 3 hours of sunlight, then the proposed development must not reduce the existing level of solar access to that property.</p>	<p>Refer to Solar Analysis Plans</p>	<p>Complies</p>
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<p>Sunlight to solar hot water or photovoltaic systems on adjoining properties must comply with the following:</p> <ol style="list-style-type: none"> 1. (a) Systems must receive at least 3 hours of direct sunlight between 8.00am and 4.00pm on 21 June. 2. (b) If a system currently receives less than 3 hours sunlight, then the proposed development must not reduce the existing level of sunlight. <p>Clothes drying areas on adjoining residential properties must receive a minimum of 3 hours of sunlight on 21 June.</p> <p>Shading Devices</p> <p>Windows and openings shall be appropriately located and shaded to reduce summer heat load and maximise sunlight in winter.</p> <p>Use shading devices to allow direct sunlight to enter and heat a building in winter and prevent direct sunlight entering and heating the building in summer. Devices include eaves, awnings, shutters, louvres, pergolas, balconies, colonnades or external planting.</p> <p>Provide horizontal shading to north-facing windows and vertical shading to east or west windows.</p> <p>Use moveable shading devices on large windows facing east and west, that are capable of covering 100% of glazed areas. Eaves shall be a minimum of 350mm wide and allow for an overhang of approximately 65 degrees above the horizontal.</p>		
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<p>Avoid reducing internal natural daylight or interrupting views with shading devices.</p> <p>Use double-glazing, solar coated windows, curtains, or internal shutters to prevent heat loss and provide extra summer protection.</p> <p>Use high performance glass with a reflectivity below 20%.</p> <p>Minimise external glare by avoiding reflective films and use of tint glass. Use of draft insulation around windows and doors.</p>		
<p>C1.5.2 Visual Privacy</p> <ol style="list-style-type: none"> 1. C1 Locate and orient new development to maximise visual privacy between buildings, on and adjacent to the site. 2. C2 Minimise direct overlooking of rooms and private open space through the following: <ol style="list-style-type: none"> 1. (a) Provide adequate building separation, and rear and side setbacks; and 2. (b) Orient living room windows and private open space towards the street and/or rear of the lot to avoid direct overlooking between neighbouring residential properties. 3. C3 If living room windows or private open spaces would directly overlook a neighbouring dwelling: <ol style="list-style-type: none"> (a) Provide effective screening with louvres, shutters, blinds or pergolas; (b) Use windows that are less than 600mm wide or have a minimum sill height of at least 1.5m above the associated floor level. 	<p>All proposed windows are located away from the primary habitable space of its surrounding neighbours. The windows do not impede on the visual privacy of its surrounding neighbours</p> <p>The Westerly window has an operable louvred screen and the eastern windows have a fixed louvred screen to assist with shading.</p>	<p>Complies</p>

C4 Screening of bedroom windows is optional and dimensions are not restricted.		
C1.5.3 Acoustic Privacy Controls <ol style="list-style-type: none"> 1. C1 Protect sensitive rooms, such as bedrooms, from likely sources of noise such as major roads and neighbouring' living areas. 2. C2 Bedroom windows in new dwellings that would be located at or close to ground level are be raised above, or screened from, any shared pedestrian pathway. 3. C3 Screen balconies or windows in living rooms or bedrooms that would face a driveway or basement ramp. 4. C4 Address all requirements in 'Development Near Rail Corridors and Busy Roads – Interim Guideline (2008)' published by the NSW Department of Planning. 	All proposed windows are double glazed to assist with acoustic control	Complies
C1.6 Fences and Ancillary Development Controls Provide boundary definition by construction of an open fence or hedge to the front street boundary. Front fences within the front boundary setback are to be no higher than 1.2m. Side fences may be 1.8m high to the predominant building line. Forward of the building line, side fences must taper down to the height of the front fence at a height no greater than 1.2m.	No changes to existing fence	Complies

<p>On corner sites where the façade of a building presents to two street frontages, fences are to be no higher than 1.2m.</p> <p>Front fences shall not be taller than 1.2m.</p> <p>Screens with a minimum of 50% transparency may be up to 1.8m high along the front boundary.</p> <p>Landscaping should not include visually solid hedges that may conceal intruders.</p>		
<p>C1.6.2 Outbuildings and Swimming Pools</p> <p>Outbuildings</p> <p>C1 Development for the purposes of outbuildings must not exceed the following numerical requirements:</p> <p>A maximum height of building of 4.8m for any outbuilding.</p> <p>A maximum external wall height of 3.5m for any outbuilding.</p> <p>Swimming Pools</p> <ol style="list-style-type: none"> 2. C2 Swimming pools must not be located within any front setback. 3. C3 Minimum setback of 1m from any side or rear boundary for swimming pools and associated terraces. <p>Landscaping shall be provided in the setback area to screen the pool from neighbours.</p>	N/A	N/A
<p>C1.6.3 Building Services</p> <p>All letterboxes be installed to meet Australia Post standards.</p>		

<p>Design and provide discretely located mailboxes at the front of the property.</p> <p>Integrate systems, services and utility areas with the design of the whole development – coordinate materials with those of the building and integrate with landscaping.</p> <p>Facilities should not be visually obtrusive and should not detract from soft- landscaped areas that are located within the required setbacks or building separations.</p> <p>Appliances that are fitted to the exterior of a building, and enclosures for service meters, do not detract from the desired architectural quality of new building, or the desired green character of streetscapes.</p> <p>Unscreened appliances and meters should not be attached to any facade that would be visible from a street or driveway within the site:</p> <ol style="list-style-type: none"> 1. (a) Screen air conditioning units behind balcony balustrades; 2. (b) Provide screened recesses for water heaters rather than surface – mounting them on exterior walls; and 3. (c) Locate meters in service cabinets. <p>Screen or treat air conditioning units, TV antennae, satellite dishes, ventilation ducts and other like structures so they are not visible on the street elevation.</p> <p>Coordinate and integrate building services, such as drainage pipes, with overall façade and balcony design.</p> <p>Location and design of service areas should include:</p>		
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<p>1. (a) Screening of clothes drying areas from public places; and</p> <p>2. (b) Space for storage that is screened or integrated with the building design.</p> <p>Minimise visual impact of solar hot water systems by:</p> <p>Placing the system as unobtrusively as possible, both to the street and neighbouring properties;</p> <p>Using a colour that is consistent with the colour of roof materials; Designing solar panels, where possible, as part of the roof;</p> <p>Setting the solar panels back from the street frontage and position below the ridgeline; and</p> <p>Separate the water storage tank from the solar collectors and place on a less visually obtrusive part of the roof, or within the building (for example, the roof space or laundry).</p>		
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4. Conclusion

The proposed alterations and additions are sympathetic to the current development in its surrounding. The proposed design takes into consideration of its surrounding neighbours and does not have an adverse effect to its surrounding allotments. We seek Councils' approval for our proposed design.