STATEMENT OF ENVIRONMENTAL IMPACTS

Development Site:

88 Duke Street Campsie NSW 2194

Local Government:

City of Canterbury Bankstown Council

Property Owner:

Mrs. Yiwen SUN

Development Proposal:

Alteration and addition to an existing single dwelling to a 2 storey with attic building.

Prepared By:

Gary Teh Architects Pty Ltd

1 June 2022

1.0 Introduction.

This report has been prepared, on behalf of the owner of the subject site, Ms. Yiwen SUN. The purpose of this document is to describe the existing characteristics of the site, describe the proposed development, review the applicable planning controls relating to the proposal and site, assess the degree of compliance and examine the environmental impacts of the development when measured against the City of Canterbury Bankstown Council LEP 2012 and DCP 2012. This has been prepared in support of the development application to City of Canterbury Bankstown Council seeking consent for the addition of a 2 storey with attic extension at the rear of the single storey house. The garage is attached to the new addition at the rear of the existing dwelling facing the rear Uma lane. The new addition will be rendered and painted to match existing dwelling. The proposal is consistent with the R4 zoning for high density residential. The site is oriented along the North-east and South-west axis, with Duke Street located towards the North-east and Uma lane is located towards the South-west.

The proposed building works have the following merits:

- The proposal will provide a high quality architectural design that is sympathetic with the existing and future character of the streetscape;
- Not adversely impact on the neighbours to the site with respect to loss of privacy, overshadowing or outlook;
- The proposed new addition will provide a high level of residential amenity to occupants with appropriate private open space, landscaping and spatial distance in relation to existing adjoining residential development;
- Provide features consistent with ecologically sustainable development.

  The proposed design will provide an appropriate design within the context of the site and will present substantial benefits in terms of amenity.

2.0 Existing Site Features & Site Analysis

The subject site is legally identified as Lot B Section 957282 and is known as 88 Duke Street Campsie 2194.

The subject site is located on the eastern side of the Duke Street. Existing development in Duke Street typically comprises of single and two storey dwellings within the primary roof. Most roof forms in the street are hipped and gabled tiled roofs. Construction is generally face brick or rendered. The street comprises of Federation or Contemporary architectural style, ranging from freestanding homes and cottages.

The subject site is currently occupied by 1 single storey double brick home with terra cotta tiled roof. The site presently contains no trees.

The subject site is rectangular in shape with the following dimensions:

Primary frontage (North-east)	10.160m
Side Boundary (North-west)	44.525m
Side Boundary (South-east)	44.525m
Rear Boundary (South-west)	10.160m
Site area	448.9m2

The subject site has a gradual upward slope from the front (North-east) boundary towards the rear (South-west) of approximately 0.29m and slope downwards from (South-east) boundary towards (North-west) boundary of 0.1m to 0.17m.

The proposal fits into the character of the streetscape as there are many example of 1 storey at the front of the building with new a 2 storey addition at the rear. The paint on masonry finish with concrete tiled roof is part of the external finishes found in the surrounding properties.

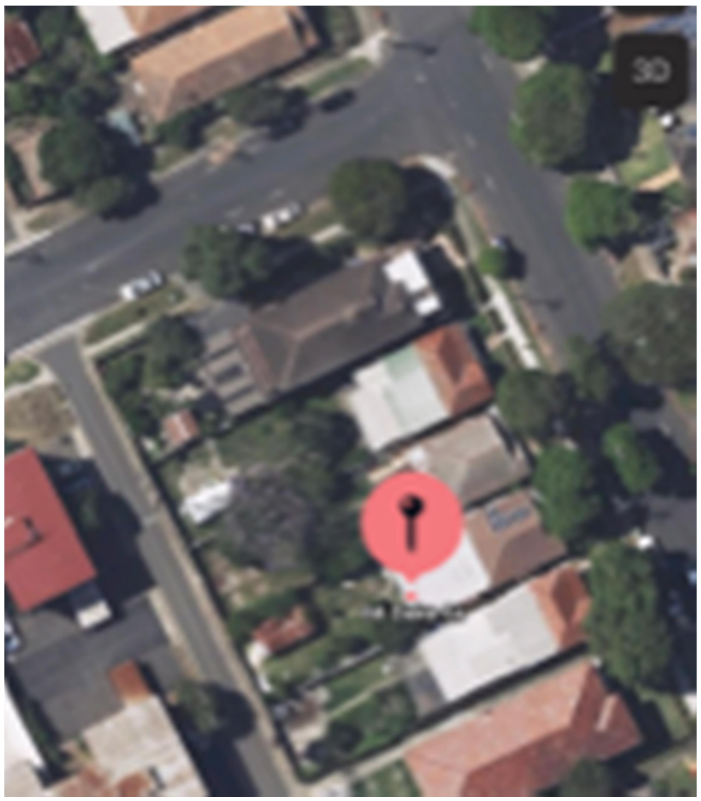

Figure 1: Location Plan

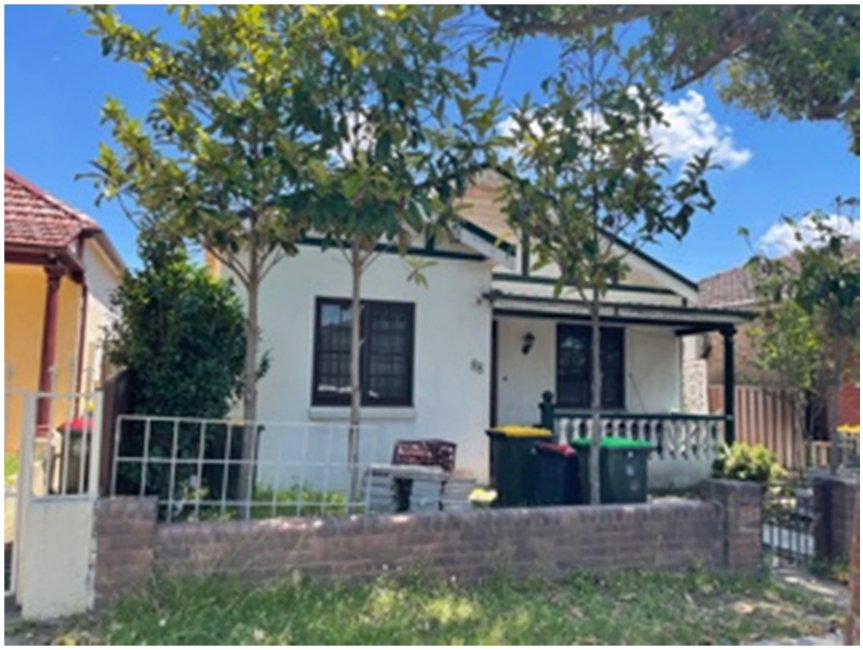

Figure 2: No.88 site viewed from Duke Street

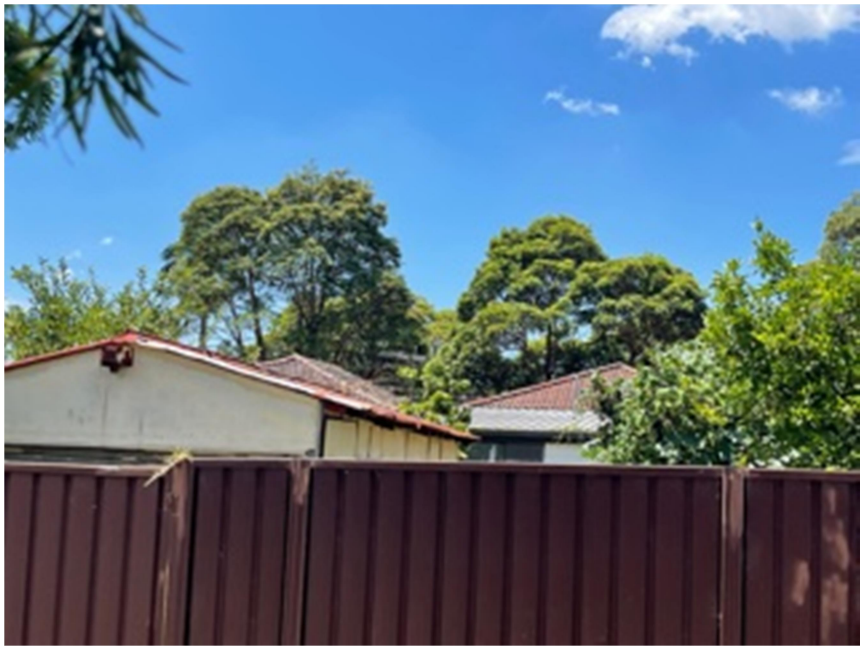

Figure 3: No. 88 viewed from Uma Lane

The existing floor area for the dwelling is 81.6m2. The total existing and new addition for the ground floor is 213.3m2, first floor is 128.2m2 and attic is 62.5m2. The total gfa is 404.0m2. The fsr is 0.9:1 which is the permissible fsr for this site. The built up floor area is consistent with the surrounding dwellings.

3.0 PROPOSED DEVELOPMENT.

The development as proposed is detailed as follows:

Demolition.

- Part of the existing rear wall.

Construction.

- New 2 storey extension at the rear of the existing single storey house with paint finish on masonry walls and concrete roof tiles.
- New garage.

4.0 ASSESSMENT CRITERIA

Pursuant to Section 78A of the Environmental Planning and Assessment Act 1979

- City of Canterbury Bankstown Council Local Environmental Plans 2012.
- City of Canterbury Bankstown Council DCP 2012.

4.1 STATE ENVIRONMENTAL PLANNING POLICIES (SEPP)

The following State Environmental Planning Policies are applicable to the subject site:

- SEPP No. 1 Development Standards
- SEPP No. 5 Housing for Older People or People with a Disability
- SEPP No. 10 Retention of Low-Cost Rental Accommodation
- SEPP No. 19 Bushland in Urban Areas
- SEPP No. 21 Caravan Parks
- SEPP No. 30 Intensive Agriculture

- SEPP No. 32 Urban Consolidation
- SEPP No. 33 Hazardous and Offensive Development
- SEPP No. 50 Canal Estate Development
- SEPP No.55 Remediation of Land
- SEPP No.64 Advertising and Signage
- SEPP No.65 Design Quality of Residential Flat Development
- SEPP No.71 Coastal protection
- SEPP (Housing for Seniors or People with a Disability) 2004
- SEPP (Major Development) 2005
- SEPP (Building Sustainability Index) " BASIX 2004"
- SEPP (Mining, Petroleum Production and Extraction Industries) 2007
- SEPP (Infrastructures) 2007
- SEPP (Exempt and Complying Development Codes) 2008
- SEPP (Affordable Rental Housing) 2009
- SEPP (State and Regional Development) 2011

Consideration has been given to the abovementioned policies, however apart from SEPP (Building Sustainability Index: BASIX) 2004, no additional requirements are considered relevant to the proposal.

4.1.1 SEPP (BUILDING SUSTAINABILITY INDEX:BASIX) 2004

The proposal is considered to be a "Basix Affected Building" and therefore subject to BASIX requirements for a dwelling. A copy of the BASIX certificate for the proposal is provided with the application.

4.2 LOCAL ENVIRONMENTAL PLANS (LEPs)

The following Local Environmental Plans are applicable to the subject site:

- The City of Canterbury Bankstown Council Local Environmental Plan 2012 – refer to section 4.2.1 below.

4.2.1 THE CITY OF CANTERBURY BANKSTOWN COUNCIL

The subject site is zoned R4 High Density Residential under the provisions of The City of Canterbury Bankstown Council LEP 2012.

Clause 2.3 – Land Use Table

Permitted with consent

Attached dwellings; Bed and breakfast accommodation; Boarding houses; Building identification signs; Business identification signs; Business premises; Car parks; Centre-based child care facilities; Community facilities; Dual occupancies; Dwelling houses; Environmental protection works; Exhibition homes; Flood mitigation works; Home-based child care; Home businesses; Hostels; Multi dwelling housing; Neighbourhood shops; Office premises; Oyster aquaculture; Places of public worship; Recreation areas; Residential flat buildings; Respite day care centres; Restaurants or cafes; Roads; Semi-detached dwellings; Serviced apartments; Shop top housing; Shops

Clause 2.3 of the LEP refers to the zone objectives and Land Use Table.

Land Use Zone and Objectives

The site is zoned "R4 High Density Residential" under the LEP.

- To provide for the housing needs of the community within a high density residential environment.
- To provide a variety of housing types within a high density residential environment.

• To enable other land uses that provide facilities or services to meet the day to day needs of residents.

Clause 4.3 – Height of Buildings

The maximum height of buildings must not exceed the maximum height identified in **the Height of Buildings Map** and Clause 4.3 of the City of Canterbury Bankstown Council Local Environmental Plan 2012.

Clause 4.3 of the LEP refers to Building Height controls. The height controls that apply to the development and according to the "Height of Buildings Map" allows for a maximum building height plane of 11.5m.

The proposed alteration and addition to the existing dwelling will have a maximum height of 9.93m, therefore it is compliant with building height permissible.

Clause 4.4 – Floor Space Ratio

The maximum floor space ratio for a building on any land is not to exceed the floor space ratio shown for the land on the **Floor Space Ratio Map.**

Clause 4.4 of the LEP refers to Floor Space Ratio controls, the floor space ratio for a building on land shown on the Floor Space Ratio Map permissible is 0.9:1. The proposed FSR is 0.9:1. Therefore the new proposal is within the permissible FSR for the City of Canterbury Bankstown Council LEP 2012.

The proposed alteration & addition of the existing dwelling will have a floor space ratio calculated as follows:

Floor Area Component	**Dwelling - Existing(m2)**	**Total(m2)**
Site Area		448.9
Existing Ground Floor	81.6	81.6
Propose New Ground Floor (garage excluded)	131.7	131.7
Propose New First Floor	128.2	128.2
Total Gross Floor Area	**341.5**	**341.5**

4.3 DEVELOPMENT CONTROL PLANS (DCPs)

The following Development Control Plans are applicable to the proposed development:

- The City of Canterbury Bankstown Council Comprehensive Development Control Plan – refer to section 4.4.1 below.

4.4.1 The City of Canterbury Bankstown Council Comprehensive Development Control Plan.

The City of Canterbury Bankstown Council Development Control Plan 2012(DCPs) outlines objectives and controls for development within the City of Canterbury Bankstown Council Local Government Area 2012 and relevant sections of the DCP 2012 applicable to the proposal and subject site are addressed below.

In accordance with Chapter C1 – Dwelling Houses and Outbuildings, the following Parts and Sections apply to the proposed development:

1. Part C1 – Development in Residential Zones.

Part C1 – DWELLING HOUSES AND OUTBUILDINGS.

2. Objectives and Controls		
1.2 Site Planning.		
Controls	*Proposed*	*Compliance*
C1.2.1. Minimum Lot Size and Frontage C1 The minimum primary street frontage width for dwelling houses is 15m.	Lot is 10.160m. Refer to C7.	Yes.
C2 Lots must be generally rectangular.	Lot is rectangular.	Yes.
C3 Internal and battle-axe blocks and lots with irregular dimensions or shallow depths must satisfy the objectives of the DCP.	N/A.	N/A.
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 (c) 5m when serving more than two lots.	N/A.	N/A.
C5 A right-of-carriageway is only permitted over an access corridor to an internal or battle-axe lot.	N/A.	N/A.
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:	N/A.	N/A.
(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.	N/A.	N/A.
(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.	N/A.	N/A.
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.	Noted.	Noted.
C1.2.2 Site Coverage.		
Controls	*.Proposed*	*Compliance*
C1 All development must comply with the numerical requirements contained in the table below: Site Area - Site Up to 449m2		
Maximum Area of Building Footprint - 300m2	Propose 280.6m2	Yes.
Maximum Floor Area of all Outbuildings - 30m2	N/A.	N/A.
Maximum Site Coverage of all Structures on a site	Propose 269.2m2 (59.9%)	Yes.

- 60%		
C1.2.3 Isolated Sites.		
Controls	*Proposed*	*Compliance*
N/A.	N/A.	N/A.
C1.2.4 Landscaping.		
Controls	*Proposed*	*Compliance*
C1 Deep soil permeable areas must be provided in accordance with the table below: Site Area Minimum Deep Soil Area - Up to 449m2 (% of site area) - 15% (67.3m2) C2 Deep soil areas must have a minimum dimension of 2.5m.	 21.5% (96.9m2) Noted.	 Yes. Yes.
C1.2.5 Layout and Orientation.		
Controls	*Proposed*	*Compliance*
C1 Orientate development to maximise solar access and natural lighting, without unduly increasing the building's heat load. C2 Site the development to avoid casting shadows onto a neighbouring dwelling's primary living area, private open space and solar cells. C3 Coordinate design for natural ventilation with passive solar design techniques. C4 Site new development and private open space to avoid existing shadows cast from nearby buildings. C5 Site a building to take maximum benefit from cross-breezes and prevailing winds. C6 Do not compromise the creation of casual surveillance of the street, communal space and parking areas, through the required orientation.	Building is oriented along north-east and south-west. New addition is proposed to minimise overshadowing of the adjoining properties. Cross ventilation is designed into the building with windows on opposite sides. POS is located at the middle and rear of the site. Building is originally oriented along north-east and south-west axis. Window openings are along these façade to facilitate cross-breezes and prevailing winds. Existing formal living area is located at the existing single storey dwelling at the front of the building. This will assist in casual surveillance of the street. Garage is located at the rear to maintain rear lane surveillance.	Yes. Yes. Yes. Yes. Yes. Yes.
C1.3 Building Envelope.		
Controls	*Proposed*	*Compliance*
Floor space ratio (FSR) is a measure that assists in controlling the mass, bulk and scale of a development. FSR functions in 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. FSR is expressed as a ratio of the permissible gross floor area to the site area, as	Please refer to clause 4.3 building height, 4.4 fsr, C1.2.2 site coverage and C1.3.3 setbacks.	Yes.

defined under the LEP.		
C1.3.2 Height.		
Controls	*Proposed*	*Compliance*
Height. C1 Development for the purposes of dwelling houses must not exceed the following numerical requirements:		
(a) A maximum two storey built form.	Propose new 2 storey addition.	Yes.
(b) A maximum external wall height of 7m where the maximum height of buildings standard under the LEP is 8.5m.	Maximum height under CLEP2012 is 11.5m for maximum height.	N/A.
(c) A maximum external wall height of 8m where the maximum height of building standard under the LEP is 9.5m.	As above.	N/A.
(d) Finished ground floor level is not to exceed 1m above the natural ground level.	Floor level is based on flood PMF level of RL18.200.	Yes.
Basement and Sub-floor Projection. C2 Any part of a basement or sub-floor area that projects greater than 1m above ground level comprises a storey.	N/A.	N/A.
Attics and Roof Terraces. C3 Attics and mezzanine floors do not comprise a storey.	Propose attic space.	Yes.
C4 Roof top terraces are not acceptable on any building or outbuilding in any residential zone.	N/A.	N/A.
Basement and Sub-floor. 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.	N/A.	N/A.
C6 Basement and sub-floor parking is only suitable where compliance with Chapter B1 Transport and Parking of this DCP can be demonstrated.	N/A.	N/A.
Retaining Walls – Development Without Basement Parking. C7 Walls that would enclose a sub-floor area:		
(a) Maximum 2m for steeply sloping land; and	N/A.	N/A.
(b) Maximum 1m for all other land.	New addition floor is 1m above natural ground level.	Yes.

C8 Retaining walls that would be located along, or immediately adjacent to, any boundary:		
(a) Maximum 3m for steeply sloping land, but only to accommodate a garage that would be located at street level; and	N/A.	N/A.
(b) Maximum 1m for all other land.	N/A.	N/A.
<u>Cut and fill – Development Without Basement Parking.</u>		
C9 Maximum 1m cut below ground level where it will extend beyond an exterior wall of the building.	N/A.	N/A.
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.	N/A.	N/A.
C11 Maximum 600mm fill above ground level where it would extend beyond an exterior wall of a building.	N/A.	N/A.
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.	N/A.	N/A.

C1.3.3 Setbacks.

Controls	*Proposed*	*Compliance*
<u>Front, Side and Rear Setbacks:</u>		
Development, including basement and sub-floor areas, fronting a major road must have a minimum front setback of 9m.	N/A.	N/A.
Development must comply with the minimum front, side and rear setbacks as detailed in the following tables:		
<u>Front Setback</u>		
• Minimum setback of 5.5m from the front boundary.	No change.	Yes.
• Maximum 2m recess for the main entrance from the front building line.	No change.	Yes.
• Where the existing front setback is less than 5.5m, further encroachments by alterations and additions are not acceptable.	No change.	Yes.
<u>Side Setbacks</u>		
• Minimum setback of 900mm from side boundaries.	Propose 900mm. Refer to floor plans.	Yes.

• Alterations and additions may be in line with the existing ground level walls.	N/A.	N/A.
<u>Rear Setbacks</u>		
• Minimum setback of 6m from the rear boundary.	Rear dwelling setback is 8.825m.	Yes.
<u>Exceptions and Other Requirements:</u>		
C3 External walls that enclose rooms, storage areas and/or garages are not to encroach beyond the specified setbacks.	Garage is setback 3.05m from the rear boundary.	Yes.
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.	N/A.	N/A.
C5 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.	N/A.	N/A.
C6 Swimming pools must not be located within any front setback.	N/A.	N/A.
C7 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 frontage to a lane and not be wider than 6m.	Garage is located with 3.05m from rear boundary. Garage width is 4.53m (44%).	Yes.
C8 For a residential building that does not have basement parking lightweight carports may extend beyond the required side boundary setback.	N/A.	N/A.
C9 Car parking structures must satisfy BCA requirements.	Garage based on BCA requirements.	Yes.
C10 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.	N/A.	N/A.
C11 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:	N/A.	N/A.
(a) One carport that is not wider than 6m.	N/A.	N/A.
(b) On sites that rise from the street frontage, one	N/A.	N/A.

garage that is not wider than 6m and no higher than 3m above street level. The following minor building elements may project up to 1m into the minimum side setback area: (a) Roof eaves, awnings, pergolas and patios; (b) Stair or ramp access to the ground floor; (c) Rainwater tanks; and (d) Terraces above basement parking that are no higher than 1m above ground level (except dwelling houses, semi-detached dwellings and dual occupancy). C12 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. On steeply sloping land basements and basement parking are acceptable only if they: (a) Do not extend beyond the exterior walls or ground floor patios of the dwelling. (b) Accommodate only entrance lobby, stairway, car parking or storage, but do not accommodate any habitable room. (c) Are not capable of future alteration to accommodate any habitable room.	Propose eaves. Propose ramp. N/A. Propose terraces/balcony above garage. N/A. N/A. N/A. N/A.	Yes. Yes. N/A. Yes. N/A. N/A. N/A. N/A.
C1.3.4 Building Separation.		
Controls	*Proposed*	*Compliance*
The following controls apply to alterations and additions to dwelling houses: (a) The top storey of any two-storey building should be designed, as a series of connected pavilion elements. (b) Pavilion elements shall have a depth between 10m to 15m. (c) Articulate pavilion elements by an additional side boundary setback, and identified by separate roofs.	New 2 storey addition is located on the rear of the existing single storey with an internal courtyard to break the bulk and shape. Propose rear addition has a depth of 15-19m. Pitched roof with setback next to internal courtyard will reduce the bulk of the building.	Yes. Part compliying. Yes.
C1.4 Building Design.		
Controls	*Proposed*	*Compliance*
Contemporary Built Form C1 Contemporary architectural designs may be acceptable if:		

(a) A heritage listing does not apply to the existing dwelling or to its immediate neighbours.	Not heritage. No change.	Yes.
(b) The proposed addition is not visually prominent from the street or from a public space.	New addition is attached to the rear of the existing single storey dwelling.	Yes.
(c) Extensive remodelling of existing facades is proposed in accordance with controls of this DCP.	No change.	Yes.
C2 New building forms and design features shall not mimic traditional features, but should reflect these in a contemporary design.	Propose contemporary architectural design is utilised for the new addition.	Yes.
C3 Access to upper storeys must not be via external stairs.	N/A.	N/A.
C4 All dwellings must contain one kitchen and laundry facility.	Propose one kitchen and one laundry. Refer to floor plans.	Yes.
C5 Retain and extend prominent elements of the existing roof (such as gables, hips or longitudinal ridges that run parallel to a street boundary).	Propose pitched roof for new addition to reflect the existing pitched of the single storey roof.	Yes.
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.	N/A.	N/A.
<u>Building Entries.</u>		
C7 Entries to residential buildings must be clearly identifiable.	No change.	Yes.
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.	No change.	Yes.
C9 A minimum of one habitable room must be oriented towards the street to promote positive social interaction and community safety.	Retain existing formal living space at the front of the building.	Yes.
C10 Sight lines to the street from habitable rooms or entrances must not be obscured by ancillary structures.	No change.	Yes.
<u>Internal Dwelling Layout</u>		
C11 Design interiors to be capable of accommodating the range of furniture that is typical for the purpose of each room.	Generous room sizes to accommodate room furniture as per floor plan.	Yes.
C12 The primary living area and principal bedroom must have a minimum dimension of 3.5m.	Propose living and main bedroom has a minimum of 3.5m width. Refer to floor plans.	Yes.
C13 Secondary bedrooms must have a minimum dimension of 3m.	Propose secondary bedrooms have a minimum width of 3m.	Yes.

C14 Provide general storage in addition to bedroom wardrobes and kitchen cupboards.	Propose dedicated study, hallway and work office to accommodate general and specified storage types.	Yes.
<u>Façade Treatment:</u>		
C15 Development on corner lots must address both street frontages through façade treatment and articulation of elevations.	N/A.	N/A.
C16 Use non-reflective materials, do not randomly mix light and dark coloured bricks, and treat publicly accessible wall surfaces with anti-graffiti coating.	New masonry panels with painted finish is utilised to match the existing painted masonry walls.	Yes.
C17 Facade design should reflect the orientation of the site using elements such as sun shading devices, light shelves and bay windows.	Internal courtyard is created to give sun shading element to the north-west part of the building.	Yes.
C18 Facades visible from the street should be designed as a series of articulating panels or elements.	Propose first floor addition is stepped to articulate the street facing façade with deep shadow and shape.	Yes.
C19 The width of articulating panels should be consistent with the scale and rhythm characteristic of bungalows.	The stepped addition is consistent with the scale and rhythm of the contemporary residential streetscape.	Yes.
C20 The width of articulating panels shall be in accordance with the numerical requirements below: Width of articulating panels		
Facade Street Elevation 4m to 6m	Propose 3.6 – 4.7m articulating panels.	Yes.
Side Elevation 10m to 15m	Propose 15 – 19m articulating panels.	Yes.
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.	Propose 3.8m step in the wall on the first floor addition.	Yes.
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.	New addition is located behind the existing single storey building.	Yes.
C23 Incorporate contrasting elements in the facade - use a harmonious range of high quality materials, finishes and detailing.	Propose painted Hebel panels or similar to match existing painted masonry wall finish.	Yes.
C24 Screen prominent corners with awnings, balconies, terraces or verandas that project at least 1 m from the general wall alignment.	Propose privacy screen for balcony above the garage. Refer to schedule of external finishes.	Yes.
<u>Pavilions:</u>		

C25 The top storey of any two-storey dwelling should be designed as a series of connected pavilion elements to minimise scale and bulk.	The 2 storey addition is attached to the rear of the existing single storey dwelling to create a pavilion type shape.	Yes.
C26 Facades that exceed 25m in length shall be indented to create the appearance of multiple pavilion elements.	No façade that exceed 25m in length.	Yes.
C27 Pavilion elements shall have a depth between 10-15m.	The pavilion element is between 15-19m depth.	Partly complying.
C28 Articulate upper storey pavilions with an additional side boundary setback, and identify by separate roofs.	The upper level pavilion is defined by the indentation of the deep central courtyard.	Yes.
<u>Windows.</u>		
C29 Large windows should be located at the corners of a building and may be designed as projecting bay-windows.	No large windows utilised.	Yes.
C30 Large windows should be screened with blinds, louvres, awnings or pergolas and be draft insulated.	No large windows utilised.	Yes.
C31 Windows must be rectangular.	Propose windows are rectangular.	Yes.
C32 Square, circle and semi-circle windows are acceptable in moderation.	N/A.	N/A.
C33 Vertical proportioned window openings can include multi-panel windows or multi-panel doors.	N/A.	N/A.
C34 Windows and openings shall be appropriately located and shaded to reduce summer heat load and maximise sunlight in winter.	Propose windows of reasonable size to maximise sunlight and also reduce summer heat.	Yes.
C35 Dormer windows on buildings in the residential zone do not appear as additional storey must comply with the following design requirements: (a) Individual dormers are no wider than 1.5m in width; (b) Provide a minimum 2.5m separation between dormers; and (c) Dormers do not extend encroach above the ridgeline of the building.	N/A.	N/A.
<u>Ventilation.</u>		
C36 Incorporate features to facilitate natural ventilation and convective currents	Windows on opposite location to facilitate natural cross ventilation and convective currents.	Yes.
- such as opening windows, high vents and grills,	Windows openings are utilised to	Yes.

high level ventilation (ridge and roof vents) in conjunction with low-level air intake (windows or vents).	create high ventilation.	
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.	Natural ventilation is utlilised in this design to facilitate energy efficient ventialtion.	Yes.
C1.4.2 Roof Design and Features.		
Controls	*Proposed*	*Compliance*
C1 Use a simple pitched roof that accentuates the shape of exterior walls, and minimises bulk and scale.	Pitched roof is utilised in the addition part to blend with the existing single storey and also to minimise bulk and scale.	Yes.
C2 Avoid complex roof forms such as multiple gables, hips and valleys, or turrets.	As per C1.	Yes.
C3 Roof pitches are to be compatible and sympathetic to nearby buildings.	Propose roof pitch is to reflect the adjoining and existing single storey roof pitch and shape.	Yes.
C4 Parapet roofs that increase the height of exterior walls are to be minimised.	N/A.	N/A.
C5 Use minor gables only to emphasise rooms or balconies that project from the body of a building.	N/A.	N/A.
C6 Mansard roofs (or similar) are not permitted.	N/A.	N/A.
C7 Pitched roofs should not exceed a pitch of 30 degrees.	Propose roof pitch is approximately 28 degree.	Yes.
C8 Relate roof design to the desired built form and context.	Propose pitch roof accentuate the current design of the single storey house roof and fit the context.	Yes.
C9 Roofs with greater pitches will only be considered on merit taking into account matters such as streetscape, heritage value and design integrity.	N/A.	N/A.
C1.5 Amenity.		
C1.5.1 Solar Access and Overshadowing.		
Controls	*Proposed*	*Compliance*
<u>Solar Access to Proposed Development.</u>		
C1 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.	Primary living area has a minimum of 3 hours of sunlight between 8am and 4pm on 21 June is achieved.	Yes.
C2 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.	Principle POS area has a minimum of 3 hours of sunlight between 8am and 4pm on 21 June is achieved.	Yes.

C3 Dwellings must comply with the following:		
(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.	One living room is facing the POS and a minimum of 35m2 of POS is located on the ground level.	Yes.
(b) Receive a minimum of 3 hours sunlight between 8:00 am and 4:00 pm on 21 June.	The proposal will receive a minimum of 3 hours of sunlight between 8am and 4pm on 21 June.	Yes.
(c) Where existing overshadowing by buildings and fences is already greater than this control, sunlight is not to be reduced by more than 20%.	N/A.	N/A.
<u>Solar Access to Neighbouring Development.</u>		
C4 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.	A minimum of 3 hours of sunlight can be retained between 8am to 4pm on 21 June for the existing primary living area and the principal POS.	Yes.
C5 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.	Current adjoining dwelling receives more than 3 hours of sunlight.	Yes.
C6 Sunlight to solar hot water or photovoltaic systems on adjoining properties must comply with the following:	N/A.	N/A.
(a) Systems must receive at least 3 hours of direct sunlight between 8.00am and 4.00pm on 21 June.		
(b) If a system currently receives less than 3 hours sunlight, then the proposed development must not reduce the existing level of sunlight.		
Clothes drying areas on adjoining residential properties must receive a minimum of 3 hours of sunlight on 21 June.	Clothes drying on adjoining properties do receive a minimum of 3 hours of sunlight between 8am and 4pm on 21 June.	Yes.
<u>Shading Devices.</u>		
C8 Windows and openings shall be appropriately located and shaded to reduce summer heat load and maximise sunlight in winter.	Refer to Basix for compliance.	Yes.
C9 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.	See C8.	Yes.
C10 Provide horizontal shading to north-facing	Refer to C8.	Yes.

windows and vertical shading to east or west windows.		
C11 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.	Refer to C8.	Yes.
C12 Avoid reducing internal natural daylight or interrupting views with shading devices.	Refer to C8.	Yes.
C13 Use double-glazing, solar coated windows, curtains, or internal shutters to prevent heat loss and provide extra summer protection.	Refer to C8.	Yes.
C14 Use high performance glass with a reflectivity below 20%.	Refer to C8.	Yes.
C15 Minimise external glare by avoiding reflective films and use of tint glass.	Refer to C8.	Yes.
C16 Use of draft insulation around windows and doors.	Refer to C8.	Yes.
C1.5.2 Visual Privacy.		
Controls	*Proposed*	*Compliance*
C1 Locate and orient new development to maximise visual privacy between buildings, on and adjacent to the site.	Living area is located on the ground level to protect visual privacy between buildings on and adjacent to the site.	Yes.
C2 Minimise direct overlooking of rooms and private open space through the following:		
(a) Provide adequate building separation, and rear and side setbacks; and	Side and rear setback complies with CDCP 2012.	Yes.
(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.	Living room windows and private open space are located on the rear part of the building to avoid direct overlooking between adjoining properties.	Yes.
C3 If living room windows or private open spaces would directly overlook a neighbouring dwelling: (a) Provide effective screening with louvres, shutters, blinds or pergolas; and/or (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. C4 Screening of bedroom windows is optional and dimensions are not restricted.	N/A.	N/A.
C1.5.3 Acoustic Privacy.		
Controls	*Proposed*	*Compliance*

C1 Protect sensitive rooms, such as bedrooms, from likely sources of noise such as major roads and neighbouring' living areas.	New bedrooms are located at the new addition at the rear of the property to minimise noise privacy.	Yes.
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.	N/A.	N/A.
C3 Screen balconies or windows in living rooms or bedrooms that would face a driveway or basement ramp.	Privacy screen is proposed next to balcony above the garage.	Yes.
C4 Address all requirements in 'Development Near Rail Corridors and Busy Roads - Interim Guideline (2008)' published by the NSW Department of Planning.	N/A.	N/A.
C1.6 Fences and Ancillary Development.		
C1.6.1 Fences		
Controls	*Proposed*	*Compliance*
C1 Provide boundary definition by construction of an open fence or hedge to the front street boundary.	No change.	Yes.
C2 Front fences within the front boundary setback are to be no higher than 1.2m.	No change.	Yes.
C3 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 change.	Yes.
C4 On corner sites where the façade of a building presents to two street frontages, fences are to be no higher than 1.2m.	N/A.	N/A.
C5 Front fences shall not be taller than 1.2m.	N/A.	N/A.
C6 Screens with a minimum of 50% transparency may be up to 1.8m high along the front boundary.	N/A.	N/A.
C7 Landscaping should not include visually solid hedges that may conceal intruders.	N/A.	N/A.
C1.6.2 Outbuildings and Swimming Pools.		
Controls	*Proposed*	*Compliance*
N/A.	N/A.	N/A.
C1.6.3 Building Services.		
Controls	*Proposed*	*Compliance*
C1 All letterboxes be installed to meet Australia Post standards.	No change.	Yes.
C2 Design and provide discretely located mailboxes at the front of the property.	No change.	Yes.
C3 Integrate systems, services and utility areas with the design of the whole development –	N/A.	N/A.

coordinate materials with those of the building and integrate with landscaping.		
C4 Facilities should not be visually obtrusive and should not detract from softlandscaped areas that are located within the required setbacks or building separations.	N/A.	N/A.
C5 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.	N/A.	N/A.
C6 Unscreened appliances and meters should not be attached to any facade that would be visible from a street or driveway within the site:	N/A.	N/A.
(a) Screen air conditioning units behind balcony balustrades;	N/A.	N/A.
(b) Provide screened recesses for water heaters rather than surface - mounting them on exterior walls; and	N/A.	N/A.
(c) Locate meters in service cabinets.	N/A.	N/A.
C7 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.	N/A.	N/A.
C8 Coordinate and integrate building services, such as drainage pipes, with overall façade and balcony design.	N/A.	N/A.
C9 Location and design of service areas should include:		
(a) Screening of clothes drying areas from public places; and	Locate at the rear of the property.	Yes.
(b) Space for storage that is screened or integrated with the building design.	N/A.	N/A.
C10 Minimise visual impact of solar hot water systems by:	N/A.	N/A.
(a) Placing the system as unobtrusively as possible, both to the street and neighbouring properties;		
(b) Using a colour that is consistent with the colour of roof materials;		
(c) Designing solar panels, where possible, as part of the roof;		
(d) Setting the solar panels back from the street frontage and position below the ridgeline; and		

(e) 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).		
2.17 Cut and fill.		
Controls	*Proposed*	*Compliance*
C1. Development shall be designed and constructed to integrate with the natural topography of the site.	Due to PMF level, new slab for the floor has to be raised as per section.	Yes.
C2. Cut and fill shall not create a detrimental impact on the overland flow of the site.	Edge beam utilised.	Yes.
C3. Fill, up to 300mm, is permitted within 900mm of side or rear boundaries.	As per C2.	Yes.
C4. Fill, 600mm or greater, is to be contained within the building envelope.	As per C2.	Yes.
C5. Where fill is more than 150mm deep, it shall not occupy more than 50% of the landscaped area.	As per C2.	Yes.
C6. Cut is permitted to a maximum of 1m (excluding basements).	N/A.	N/A.
C7. Cut is to be limited to 450mm where it is within 900mm of the rear or side boundaries.	N/A.	N/A.
C8. Where cut and fill is proposed, applicants are to ensure that the privacy and amenity of the development and surrounding dwellings is not affected.	N/A.	N/A.
C9. Excavation or fill is not to result in the loss of significant mature trees within the side, front or rear boundary setbacks.	N/A.	N/A.
2.18 Car parking and site access.		
Controls	*Proposed*	*Compliance*
C1. Car parking and site access will comply with the provisions set out in Part G3 of this DCP.	Refer to driveway details drawing for parking.	Yes.
2.19 Garages and carports.		
Controls	*Proposed*	*Compliance*
C1. Garage and carports will comply with the provisions set out in Part G3 of this DCP.	Refer to driveway details drawing for parking.	Yes.
2.20 Outbuildings.		
Controls	*Proposed*	*Compliance*
Area. C1. The total combined amount of enclosed floor space (with roof and walls) for outbuildings shall not exceed 25m2. C2. Outbuildings are included as part of maximum	N/A.	N/A.

site coverage calculations. Height. C3. The height of outbuildings shall not exceed the following: - Sheds 2.4m; - Gazebos 2.7m; - Cabanas 2.7m; and - Garages 2.7m. C4. The maximum building height of a new outbuilding or the alterations and additions to an existing outbuilding is 4.8m above existing ground level. Setbacks. C5. Outbuildings shall be setback behind the front building line. Outbuildings are to be setback a minimum of 900mm of the property boundary. C6. The external wall of outbuildings cannot extend across more than 50% of the rear property boundary. C7. Where adjoining properties contain an outbuilding on the property line, it may be appropriate for an outbuilding to be built along the shared party wall. Landscaped area. C8. Outbuildings shall be positioned to optimise private open space.		

2.21 Secondary dwellings.		
Controls	Proposed	Compliance
N/A.	N/A.	N/A.

6.0 CONCLUSION.

The proposed alteration and addition of an existing single storey dwelling is permissible with consent and is compliant with development standards under the City of Canterbury Bankstown Council LEP 2012. It is also generally consistent with the planning objectives for the R4 High Density Residential Zone under the provisions of the City of Canterbury Bankstown Council Local Environmental Plan 2012 subject to development consent.

Compliance is demonstrated with the relevant controls as outlined in the development controls and guidelines for the City of Canterbury Bankstown Council Comprehensive Development Control Plan 2012.

The proposed works have been designed to ensure its size and scale compliments the existing character of the area without having adverse impact on the amenity, privacy and existing levels of solar access currently enjoyed by the neighbouring properties.

The proposal fits into the surrounding residential context. The density in this area is low and there is scope to increase the population to better utilize the amenities provided by the council. The design is sympathetic to the character of the streetscape and will enhance it more with this proposal and upgrade the quality of the surrounding area.

In light of the significant merits of the proposal and the absence of any adverse environmental impacts, it is recommended that Council grant consent to this development, subject to appropriate conditions of consent.