

Statement of Environmental Effects

New Dwelling

17 Anembo Avenue, Georges Hall NSW 2198

21 July 2022

Revision A

Rev	Description	DATE	AUTHOR	CHECKED
A	Issue for DA	21/07/2022	SZ	SL
B				

Zsquare Urban Pty Ltd
ABN 98 606 472 753

TABLE OF CONENTS

1	EXECUTIVE SUMMARY	4
2	SITE AND LOCALITY	5
	2.1 The Site.....	5
	2.2 Locality	7
3	THE PROPOSAL.....	10
4	PLANNING CONTROLS	12
	4.1 Environmental Planning and Assessment Act 1979	12
	4.2 State Environmental Planning Policies	13
	4.2.1 State Environmental Planning Policy (Resilience and Hazards) 2021.....	13
	4.2.2 State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004	14
	4.3 Bankstown Local Environmental Plan 2015	14
	4.3.1 Zoning and permissibility	14
	4.3.2 Height of Building	16
	4.4 Bankstown Development Control Plan 2015.....	17
5	ASSESSMENT OF ENVIRONMENTAL EFFECTS.....	25
	5.1 Statutory Planning Considerations	25
	5.2 Section 4.15(1)(b) – Environmental, Social and Economic Impacts	25
	5.2.1 Bushfire	25
	5.2.2 Stormwater Drainage	25
	5.2.3 Waste Management.....	25
	5.3 Section 4.15(1)(c) – The Suitability of the Site	26
	5.4 Section 4.15(1)(d) – Submissions	26
	5.5 Section 4.15(1)(e) – Public Interest.....	26
	5.6 Section 4.15(3A) – Development Control Plans	26
6	CONCLUSION.....	28

1 Executive Summary

This Statement of Environmental Effects (SEE) has been prepared by Zsquare Urban in support of a development application (DA) for construction of a new dwelling at 17 Anembo Avenue, Georges Hall NSW 2198. The SEE describes the site and locality, its existing condition, outlines the proposed development and assesses the suitability of the proposal having regard to the relevant environmental legislation and planning controls.

The subject site is legally described as Lot 25 DP 235447 and has an area of 961.1m².

The subject site is mapped as designated bush fire prone land by City of Canterbury Bankstown Council.

The subject site is not located within a heritage conservation area, nor is in close proximity to any heritage listed properties. The subject site is not affected by terrestrial biodiversity, riparian land, or flooding.

The DA comprises:

- A complete City of Ryde Council Development Application and owners' consent
- Stormwater Management Plan prepared by Stronghold Engineers
- Turning Path Analysis Plan prepared by Stronghold Engineers
- Cost Plan and Development Cost Summary Report
- Bushfire Assessment Report prepared by Bushfire Consulting Services Pty Ltd
- Landscape Plan prepared by Zisheng Lin Landscape Architect
- Architectural plans prepared by OIC Design Pty Ltd
- Survey Plan prepared by Shepherd Surveys
- BASIX Report prepared by LC Consulting Engineers
- Statement of Environmental Effects prepared by Zsquare Urban Pty Ltd

The proposal has been assessed having regard to the relevant matters for consideration under Section 4.15 of the Environmental Planning & Assessment Act 1979 (the Act) and has planning merit.

As a result of that assessment, it is concluded that the development of the site in the manner proposed is considered to be acceptable and is worthy of the support of the Council.

2 Site and Locality

2.1 The Site

The subject site (the site) is known as 17 Anembo Avenue, Georges Hall NSW 2198 and is legally described as Lot 25 in Deposited Plan 235447 in the City of Canterbury Bankstown Council local government area.

The site is located at the south end a cal-de-sac, being Anembo Avenue. The site is bounded by Anembo Avenue to the North, Rex Reserve to the Southwest and private allotments to the Northeast, Southeast and Northwest. To the West of the site is a public pedestrian pathway connecting Rex Reserve.

The allotment is in a irregular shape and has an area of 961.1m² with a frontage of 11.58m to Anembo Avenue.

The property is a gently sloping allotment having a fall from the site's rear (RL 39.64m) to the front northwest corner (RL 36.68m). The total fall over the site is approximately 3m.

The existing development on the site includes a dwelling house with lower ground level garage, basement storage and plantroom, a pond and an in-ground pool. The present landscaping consists of grass, small shrubs and trees.

Vehicular access to the property is currently via a concrete driveway off the cal-de-sac.



Figure 1: Site ariel map (Source: Sixmaps)



Figure 2: View to the existing dwelling house, as seen from Anembo Avenue. (Source: Google Map)



Photo 1: View to the existing dwelling at front yard



Photo 2: View to the existing in-ground pool to be retained

2.2 Locality

The site is situated within the well-established residential suburb of Georges Hall in the local government area of Canterbury Bankstown.

The adjoining locality is characterised by a low density and a mix of large detached dwelling houses. Buildings are generally one storey or two storeys with design, form and finishes varied. Some dwellings on Anembo Avenue in the immediate vicinity of the subject site represent a modified architectural form. Refer to **Photo 4** overleaf, viewing the dwelling at 14 Anembo Avenue.

To the southwest of the site is Rex Reserve zoned RE1 Public Reserve. To the further east across Rex Road is The Crest Reserve and a number of sport fields including The Crest Reserve, Bankstown Little Athletics, Cres Sporting Complex, The Crest Soccer Fields and etc.

The site is considered to be appropriately located in relation to accessing public space and public transport.

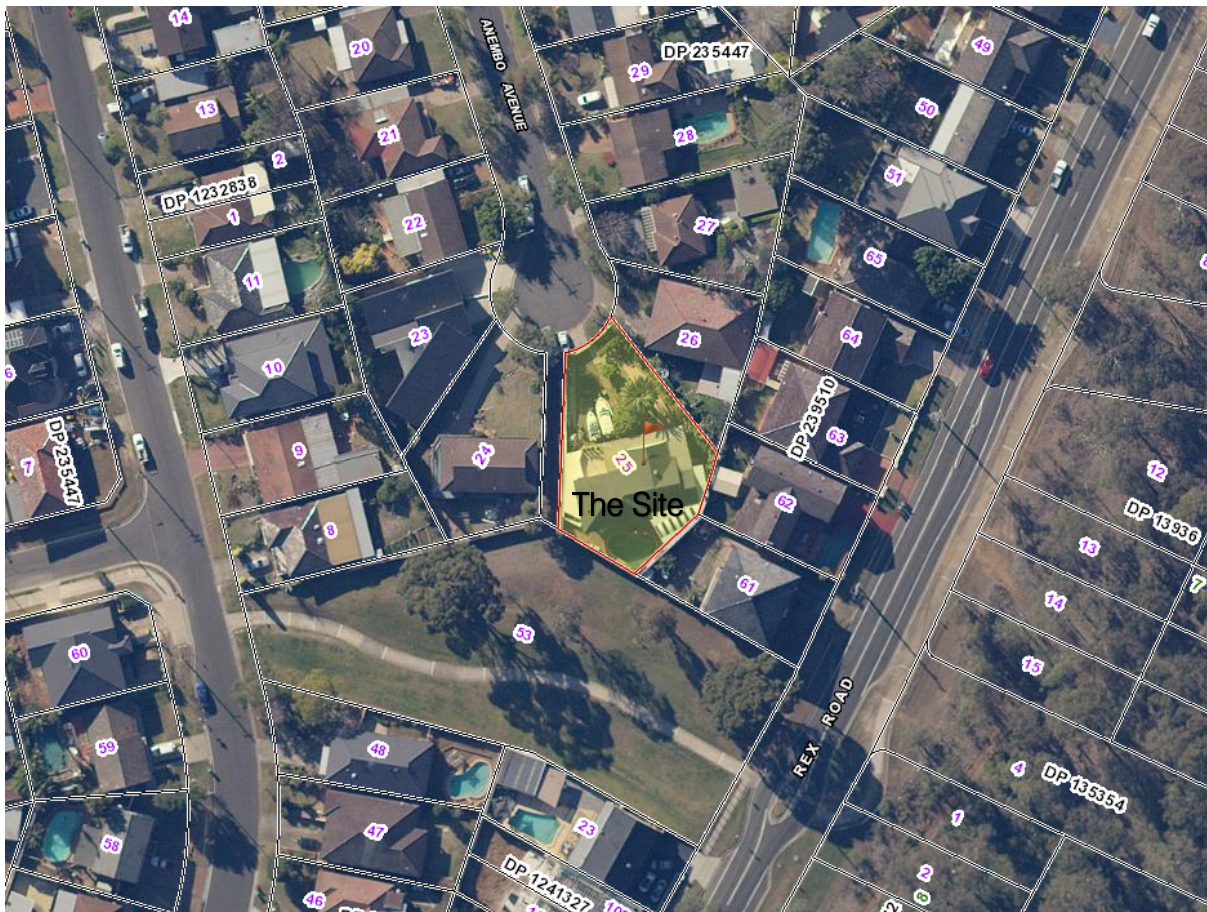


Figure 3: The site immediate locality (site marked), (Source: Sixmaps)



Photo 3: View the neighbouring dwellings to the southeast of the site



Photo 4: View the dwelling at 14 Anembo Avenue



Photo 5: View the Rex Reserve to the south of the site



Figure 4: View towards the properties to the south of the subject site at Rex Road. The land topography slopes from Rex Road towards Anembo Avenue.

3 The Proposal

As detailed in the accompanying architectural plans and landscape plans the proposal seeks approval for the retention of the existing in-ground pool, construction of a new dwelling, a lower ground level double garage with plant room, landscape and associated site work.

The proposed dwelling comprises the following:

- **Ground Level:** Entry foyer, one guest bedroom, laundry, bathroom, pantry, an open kitchen with dining room, living room, gym, man cave, terrace, deck;
- **First Floor:** 4 ensuite bedrooms (Master Bed with walk-in-robe and balcony), family sitting room and void to level below, and a non-trafficable green roof;
- **Lower Ground:** a double garage, basement storage and plant room.
- **External works:** landscape works. The existing in-ground proposed at the rear of the site to be retained.

The external treatment of the dwelling is provided with a high-quality design in a well-articulated building expression. Refer to schedule of external materials and finishes illustrated at Drawing DA100 of the architectural plans.

Vehicular access to the property is to be via a new driveway and crossing located at the northeast of the site, consistent with the location of the existing driveway and crossing.

The proposal incorporates the detailed landscaping of the site in accordance with the Landscape Plan. This plan includes garden bed planting together with boundary screen planting.

See Architectural Plans and Landscape Plans submitted with this DA.



Figure 5: Proposed Dwelling Artist Impression, prepared by OIC Design



Figure 6: Proposed Ground Floor Plan by OIC Design



Figure 7: Proposed First Floor Plan by OIC Design

4 Planning Controls

4.1 Environmental Planning and Assessment Act 1979

The Section 4.15(1) (a) matters of consideration ('the Planning Controls') are dealt with below and merit considerations (Section 4.15 (1) (b) to (e), (2), (3) and 3A) (as required) in Section 5 of this SEE. Together Sections 4 and 5 of the SEE comprise the statement of the environmental effect of the proposal.

In this instance the relevant Section 4.15 considerations of the EP&A Act are:

"4.15 Evaluation

(1) Matters for consideration—general

In determining a development application, a consent authority is to take into consideration such of the following matters as are of relevance to the development the subject of the development application:

- (a) the provisions of:*
 - (i) any environmental planning instrument, and*
 - (ii) any proposed instrument that is or has been the subject of public consultation under this Act and that has been notified to the consent authority (unless the Planning Secretary has notified the consent authority that the making of the proposed instrument has been deferred indefinitely or has not been approved), and*
 - (iii) any development control plan, and*
 - (iiia) any planning agreement that has been entered into under section 7.4, or any draft planning agreement that a developer has offered to enter into under section 7.4, and*
 - (iv) the regulations (to the extent that they prescribe matters for the purposes of this paragraph),*
 - (v) (Repealed)*

that apply to the land to which the development application relates,
- (b) the likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality,*
- (c) the suitability of the site for the development,*
- (d) any submissions made in accordance with this Act or the regulations,*

(e) *the public interest.*

(3A) Development control plans

If a development control plan contains provisions that relate to the development that is the subject of a development application, the consent authority:

- (a) *if those provisions set standards with respect to an aspect of the development and the development application complies with those standards—is not to require more onerous standards with respect to that aspect of the development, and*
- (b) *if those provisions set standards with respect to an aspect of the development and the development application does not comply with those standards—is to be flexible in applying those provisions and allow reasonable alternative solutions that achieve the objects of those standards for dealing with that aspect of the development, and*
- (c) *may consider those provisions only in connection with the assessment of that development application.*

In this subsection, **standards** include performance criteria.”

In relation to **Section 4.15(1)(a)(i)** and **(a)(iii)** of the EP&A Act, these matters are addressed in Section 4 of this SEE. Other Section 4.24 matters are dealt with in Section 5.

In relation to **Section 4.15(1)(a)(ii)**, there are no draft environmental planning instruments relevant to the proposed development.

In relation to **Section 4.15(1)(a)(iiia)**, no planning agreement is proposed.

In relation to **Section 4.15(1)(a)(iv)**, having regard to Clauses 92 to 94A of the Regulations, there are no additional matters relevant to the determination of this application.

4.2 State Environmental Planning Policies

4.2.1 State Environmental Planning Policy (Resilience and Hazards) 2021

State Environmental Planning Policy (Resilience and Hazards) 2021 Chapter 4 Remediation of Land provides that a consent authority must not consent to the carrying out of development on land unless it has considered whether the land is contaminated. The consent authority must consider whether the land is contaminated before determining an application.

The site has historically used for residential purposes for the last 30 years + and there is no material change of use proposed.

The proposal maintains the land use therefore no further investigation of the land is required.

Demolition of the existing structures is to be subject to the appropriate investigations and works practices in the future application.

This assessment is considered to satisfy chapter of the police and further detailed investigation is not warranted. Accordingly, the site is considered suitable for residential use.

4.2.2 State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004

The proposal complies with BASIX and a compliance certificate is provided with the DA.

4.3 Bankstown Local Environmental Plan 2015

The development's compliance with the provisions of the BLEP 2015 is summarised below.

Clause	Control	Assessment/Comment	Compliance (√/x)
Part 2 Permitted or Prohibited Development			
Land Use Table	R2 Low Density Residential	The proposal is a new dwelling house which is considered to be consistent with the objectives. See discussion below.	√
Part 4 Principal development standards			
4.3 Height of buildings (2) and (2B)(b)	- 9m - Despite subclause (2), the following restrictions apply to development on land in Zone R2 Low Density Residential— (b) for a dwelling house or a dual occupancy—the maximum wall height is 7 metres	The new works has a maximum building height of 8.6m from existing ground level to the highest point of the building. The proposed development will breach the 7m wall height limit by 0.22m when measuring from the natural ground level, but below 7m wall hall height limit when measuring from the existing built ground level. See discussion below.	See discussion below.
4.4 Floor Space Ratio Site Area 961.1m ²	FSR: 0.5:1 GFA: 480.55m ²	FSR: 0.47:1 GFA: 448.6m ²	√
Part 5 Miscellaneous provisions			
Clause 5.10 Heritage Conservation	Heritage listing permits sympathetic development of heritage places through to ensure it retains its significant appearance	The subject site is not identified as a heritage item or is not located within a Heritage Conservation Area. The proposal is therefore considered to be consistent with the requirements of Clause 5.10 of the LEP.	NA

4.3.1 Zoning and permissibility

The site is within the R2 Low Density Residential. Refer to the figure below.

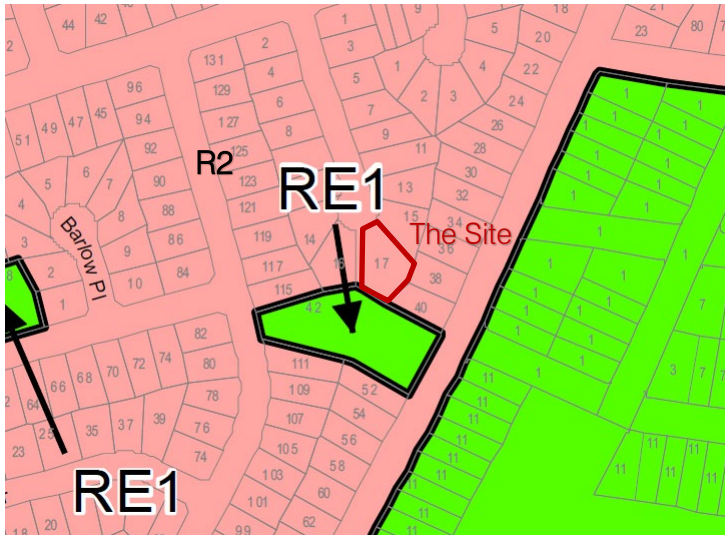


Figure 8: LEP 2015 Zoning Map – R2 Low Density Residential

The zoning table for the R2 zone is provided below (relevant objectives and land uses ***italic bold***):

The R2 zone objectives are:

“Zone R2 Low Density Residential

1 Objectives of zone

- *To provide for the housing needs of the community within a low density residential environment.*
- *To enable other land uses that provide facilities or services to meet the day to day needs of residents.*
- *To allow for certain non-residential development that is compatible with residential uses and does not adversely affect the living environment or amenity of the area.*
- *To allow for the development of low density housing that has regard to local amenity.*
- *To require landscape as a key characteristic in the low density residential environment.*

2 Permitted without consent

Home occupations

3 Permitted with consent

*Bed and breakfast accommodation; Boat sheds; Building identification signs; Business identification signs; Car parks; Centre-based child care facilities; Community facilities; Dual occupancies; **Dwelling houses**; Emergency services facilities; Environmental facilities; Environmental protection works; Exhibition homes; Flood mitigation works; Group homes; Health consulting rooms; Home-based child care; Home businesses; Hospitals; Information and education facilities; Jetties; Oyster aquaculture; Places of public worship; Pond-based aquaculture; Public administration buildings; Recreation areas; Respite day care centres; Roads; Secondary dwellings; Semi-detached dwellings; Seniors housing; Tank-based aquaculture; Water recreation structures; Water supply systems*

4 Prohibited

Any development not specified in item 2 or 3”

A dwelling house is a permissible use in the R2 zone and defined in the LEP as:

Dwelling house means a building containing only one dwelling.

4.3.2 Height of Building

Pursuant to Clause 4.3 (Height of buildings) of LEP, the maximum building height control for the site is 9m. The maximum height of the proposed development is 8.6m (RL 46.955) at the roof top and complies with the BLEP's Height of Building Standard.

BLEP Clause 4.3 (2B) prescribes that for a dwelling house the maximum wall height is 7 metres. The maximum height of wall proposed is 7.22m at the living room or northwest elevation of the proposal when measuring from the natural land level (refer to Figure 10 overleaf). This is a variation of 3.14%.

The site currently consists of an existing dwelling building with finished ground level of FL 41.03. Refer to Survey Plan provided by Shepherd Surveys. The existing finished level is higher than the proposed ground level by 0.775m.

BLEP Clause 4.3 (2C) states that 'In this clause, wall height means the vertical distance between ground level (existing) and the underside of the eaves at the wall line or the top of the parapet or the flat roof (whichever is the highest).'

The site has been established with an existing ground level of FL 41.03. When measuring from the existing built ground level, the proposed wall is below height limit. Refer to two sections plan below and overleaf.

The proposal by technical definition will not result in a non-compliance with BLEP 2015 wall height standard.

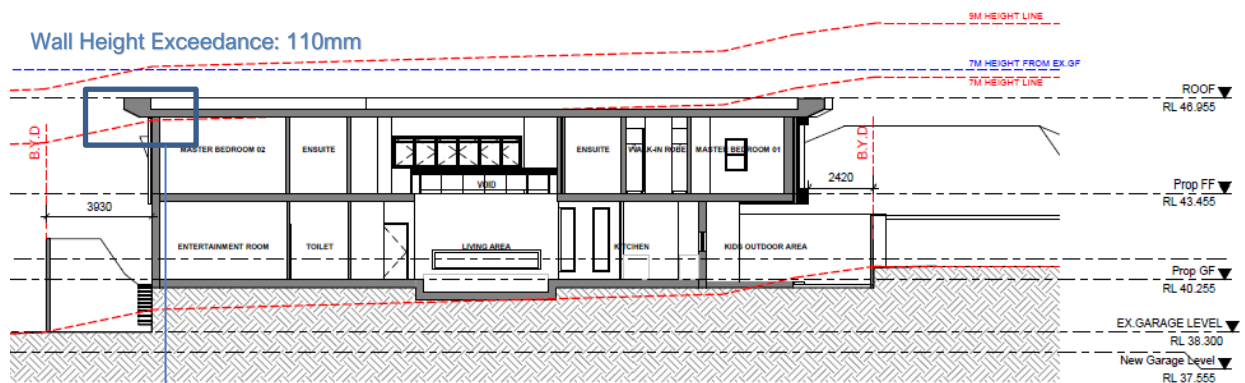
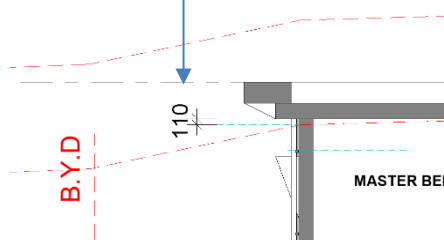


Figure 9: Section B, Wall Height Exceedance



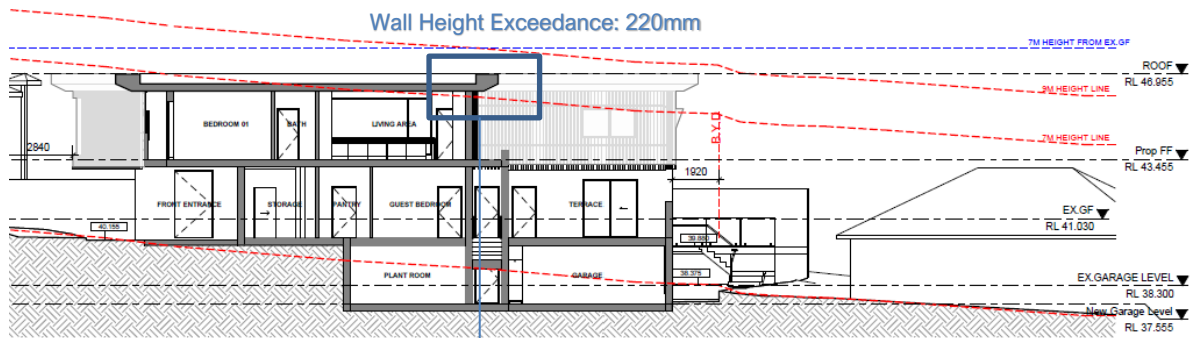


Figure 10: Section A, Wall Height Exceedance



4.4 Bankstown Development Control Plan 2015

The development's compliance with the DCP 2015 is summarised below.

Control	Control description	Assessment/Comment	Compliance (✓/X)
Part B1 Residential Development			
Section 1- Introduction			
Desired character			
<p>The prevailing suburban character of the residential zones includes the subdivision pattern, front and side building setbacks, off-street parking behind the front building line and the landscaping of front yards with canopy trees and deep soil plantings.</p> <p>The desired characters for the residential zones are:</p> <p>(a) To have a low density residential environment in Zone R2 where the typical features are dwelling houses and dual occupancies within a generous landscaped setting.</p> <p>The site cover and building form of development must be compatible with the prevailing suburban character and amenity of this zone.</p> <p>This zone is also the most restrictive in terms of other permitted uses that are considered suitable. These are generally restricted to facilities and</p>		<p>The proposed development is a single residential dwelling. The proposal provides for a design outcome which is consistent with both the existing and desired future character for development within this locality.</p> <p>The proposed building is of reasonable scale of the dwelling. A site analysis is provided at DA200 of the architectural plans.</p> <p>The design and setbacks applied to the dwelling are considered to have a positive relationship to the scale, layout and character of the streetscape.</p>	✓

Control	Control description	Assessment/Comment	Compliance (√/X)
services that meet the day-to-day needs of residents.			
<p>Section 2- Dwelling Houses</p> <p>Storey limit (not including basements)</p> <p>2.3 The storey limit for dwelling houses is 2 storeys.</p> <p>2.4 The siting of dwelling houses and landscaping works must be compatible with the existing slope and contours of the allotment and any adjoining property.</p> <p>Council does not allow any development that involves elevated platforms on columns; or excessive or unnecessary terracing, rock excavation, retaining walls or reclamation.</p> <p>2.5 Any reconstituted ground level on the allotment must not exceed a height of 600mm above the ground level (existing) of an adjoining property except where:</p> <p>(a) the dwelling house is required to be raised to achieve a suitable freeboard in accordance with Part B12 of this DCP; or</p> <p>(b) the fill is contained within the ground floor perimeter of the dwelling house to a height no greater than 1 metre above the ground level (existing) of the allotment.</p>		<p>The proposal is a 2-storey dwelling with lower ground level garage and basement storage and plant room. The proposal presents as 2 storeys at any location.</p> <p>The site slopes from rear to front, steppingstones are provided to as footpath between street entry and building entry. Landscape planting follows the land topography.</p> <p>Garage is located at the lower ground level to respond the site condition.</p> <p>The site topography slopes from rear to front by approximately 3m. To avoid internal steps on each level, land cut and fill is not inevitable.</p> <p>The proposed finished ground level is greater than 1m above the natural ground level at the middle of the site, where is the plant room located. However, comparing with the existing ground level (RL 41.03m), the proposed level has been dropped by 0.775m (current proposed ground level is RL 40.255m).</p> <p>If measuring from the existing built ground floor of the dwelling on site, the proposed ground floor is below the existing ground level. As such, the proposal is considered to be reasonable as a reduction of landfill is proposed.</p>	<p>√</p> <p>√</p> <p>√</p>
<p>Setback restrictions</p> <p>2.6 The erection of dwelling houses is prohibited within 9 metres of an existing animal boarding or training establishment.</p> <p>Setbacks to the primary and secondary road frontages</p> <p>2.7 The minimum setback for a building wall to the primary road frontage is:</p>		<p>The site is not adjacent to any animal boarding or training establishment.</p> <p>The proposed dwelling sits greater than 6.5m to the front boundary on all levels.</p>	<p>NA</p> <p>√</p>

Control	Control description	Assessment/Comment	Compliance (√/X)
	<p>(a) 5.5 metres for the first storey (i.e. the ground floor); and (b) 6.5 metres for the second storey.</p> <p>Setbacks to the side boundary 2.9 For the portion of the building wall that has a wall height less than or equal to 7 metres, the minimum setback to the side boundary of the allotment is 0.9 metre.</p> <p>2.10 For the portion of the building wall that has a wall height greater than 7 metres, the minimum setback to the side boundary of the allotment is 1.5 metres.</p> <p>Council may vary this requirement where a second storey addition to an existing dwelling house demonstrates it must use the ground floor walls for structural support.</p> <p>2.11 The basement level must not project beyond the ground floor perimeter of the dwelling house.</p>	<p>The proposed side setbacks to the side boundaries are 0.9m on ground level and 1.5m on first level.</p> <p>The proposed side setbacks comply with the requirement.</p> <p>The basement is located within the footprint of the dwelling house. The lower ground level garage is project beyond the building front elevation however a terrace is proposed above the garage which is considered as part of the dwelling house.</p>	<p>√</p> <p>√</p>
<p>Private open space</p>	<p>2.12 Dwelling houses must provide a minimum 80m² of private open space behind the front building line. This may be in the form of a single area or a sum of areas provided the minimum width of each area is 5 metres throughout.</p>	<p>Two private open spaces are provided with a minimum area in excess of 80m² and both private open spaces are provided with a minimum depth of 5m.</p>	<p>√</p>
<p>Access to sunlight</p>	<p>2.13 At least one living area must receive a minimum 3 hours of sunlight between 8.00am and 4.00pm at the mid-winter solstice. Council may allow light wells and skylights to supplement this access to sunlight provided these building elements are not the primary source of sunlight to the living areas.</p> <p>2.14 At least one living area of a dwelling on an adjoining allotment must receive a minimum 3 hours of sunlight between 8.00am and 4.00pm at the mid-winter solstice. Where this requirement cannot be met, the development must not result with additional overshadowing on the affected living areas of the dwelling.</p>	<p>The residence of the subject site will continue to receive at least 3 hours of solar access between 8am – 4pm on 21st June. Refer to Shadow Diagram (DA700) prepared by OIC Design.</p> <p>Refer to Shadow Diagram (DA700), the properties to the East and South of the site are able to receive at least 3 hours solar from early morning till early afternoon. No. 38 and No. 40 Rex Road will be overshadowed in the front private open space by the proposed development at 2pm and afterwards, however 4+hours solar access is able to be achieved.</p>	<p>√</p> <p>√</p>

Control	Control description	Assessment/Comment	Compliance (√/X)
	<p>2.15 A minimum 50% of the private open space required for the dwelling house and a minimum 50% of the private open space of a dwelling on an adjoining allotment must receive at least 3 hours of sunlight between 9.00am and 5.00pm at the equinox. Where this requirement cannot be met for a dwelling on an adjoining allotment, the development must not result with additional overshadowing on the affected private open space.</p> <p>2.16 Development should avoid overshadowing any existing solar hot water system, photovoltaic panel or other solar collector on the allotment and neighbouring properties.</p>	<p>Due to the allotment orientation and building siting, the rear private open space will be overshadowed naturally. The front private open space of the subject site the subject site and neighbouring dwellings will continue to receive at least 3 hours of solar access between 9am – 3pm on 21st June.</p> <p>Neighbouring dwellings will continue to receive at least 4 hours of solar access. The proposal is compliant with the controls as demonstrated by the Shadow Diagrams accompanying the application.</p>	√
<p>Visual privacy</p> <p>2.17 Where development proposes a window that directly looks into the living area or bedroom window of an existing dwelling, the development must:</p> <p>(a) offset the windows between dwellings to minimise overlooking; or</p> <p>(b) provide the window with a minimum sill height of 1.5 metres above floor level; or</p> <p>(c) ensure the window cannot open and has obscure glazing to a minimum height of 1.5 metres above floor level; or</p> <p>(d) use another form of screening to the satisfaction of Council.</p> <p>2.18 Where development proposes a window that directly looks into the private open space of an existing dwelling, the window does not require screening where:</p> <p>(a) the window is to a bedroom, bathroom, toilet, laundry, storage room, or other non-habitable room; or</p> <p>(b) the window has a minimum sill height of 1.5 metres above floor level; or</p> <p>(c) the window has translucent glazing to a minimum height of 1.5 metres above floor level; or</p> <p>(d) the window is designed to prevent overlooking of more than 50% of the private open space of a lower-level or adjoining dwelling.</p> <p>2.19 Council may allow dwelling houses to have an upper floor side or rear balcony solely where</p>	<p>The positioning and orientation of windows offset with neighbours are considered acceptable. Aluminium batten screens are provided to Master Bedroom window, Bedroom 01 window and balcony when potential visual privacy may occur.</p> <p>Also, the proposed building is provided with an adequate building separation to its adjacent dwellings, such as an approximately 11m from Level 1 master bedroom window to the windows at No 38 Rex Road, and 17m to No 40 Rex Road.</p> <p>As such, the proposal will not adversely impact the privacy of the subject site or adjoining dwellings.</p> <p>As Figure 4 in Section 2.2 illustrated, the land topography in the locality slopes from Rex Road towards Anembo Avenue, the proposed windows at the ground level will be lower than the adjacent lands to the rear of the site and will not overlook the neighbouring.</p> <p>On level 1, the roof at the rear of the building is non-trafficable. The windows towards are located away from the boundary to minimise overlooking.</p> <p>The upper floor side balcony is provided with screen to mitigate overlooking. The rear balcony is only</p>	√	

Control	Control description	Assessment/Comment	Compliance (√/X)
	<p>the balcony is not accessible from a living area or hallway, and the balcony design:</p> <p>(a) does not have an external staircase; and</p> <p>(b) does not exceed a width of 1.5 metres throughout; and</p> <p>(c) incorporates a form of screening to the satisfaction of Council such as partially recessing the balcony into the building.</p> <p>2.20 Council does not allow dwelling houses to have roof-top balconies and the like.</p>	<p>accessible from master bedroom with low frequency of use and is recessed into the building. In principle, privacy between neighbours is maintained.</p> <p>Roof top balconies or terraces is not proposed.</p>	NA
<p>Building design</p> <p>2.21 The maximum roof pitch for dwelling houses is 35 degrees.</p> <p>2.22 Council may allow dwelling houses to have an attic provided the attic design:</p> <p>(a) accommodates no more than two small rooms (for the purposes of a bedroom and/or study) and a bathroom plus an internal link to the storey below; and</p> <p>(b) ensures the attic does not give the external appearance of a storey.</p> <p>2.23 The design of dormers must:</p> <p>(a) be compatible with the form and pitch of the roof; and</p> <p>(b) must not project above the ridgeline of the main roof; and</p> <p>(c) must not exceed a width of 2 metres; and</p> <p>(d) the number of dormers must not dominate the roof plane.</p> <p>2.24 Development in the foreshore protection area (refer to map in Appendix 1) must use non-reflective materials that are compatible with the natural characteristics and colours of the area (such as olive green, grey and dark brown).</p>		<p>The proposed dwelling is provided with flat roof.</p>	NA
<p>Building design (car parking)</p> <p>2.26 Development must locate the car parking spaces behind the front building line with at least one covered car parking space for weather protection. Despite this clause, Council may allow one car parking space to locate forward of the front building line provided:</p> <p>(a) the car parking space forward of the front building line is uncovered and located in a stacked arrangement on the driveway in front of the covered car parking space; and</p>		<p>The proposed lower ground level garage is architecturally integrated with the development. The design of the garage is sympathetic with the style of the main residence and will not dominate the street façade.</p>	√

Control	Control description	Assessment/Comment	Compliance (√/X)
	<p>(b) the covered car parking space is setback a minimum 6 metres from the primary and secondary frontages.</p> <p>2.28 Where development proposes a garage with up to two car parking spaces facing the street, Council must ensure the garage architecturally integrates with the development and does not dominate the street facade.</p>		
<p>Landscaping</p> <p>2.30 Development must retain and protect any significant trees on the allotment and adjoining allotments. To achieve this clause, the development may require a design alteration or a reduction in the size of the dwelling house.</p> <p>2.31 Development must landscape the following areas on the allotment by way of trees and shrubs with preference given to native vegetation endemic to the City of Bankstown (refer to Appendix 4 and Appendix 5 for a list of suitable species):</p> <p>(a) a minimum 45% of the area between the dwelling house and the primary road frontage; and</p> <p>(b) a minimum 45% of the area between the dwelling house and the secondary road frontage; and</p> <p>(c) plant at least one 75 litre tree between the dwelling house and the primary road frontage (refer to Appendix 5 for a list of suitable trees in the City of Bankstown or Appendix 6 for allotments that adjoin the Hume Highway);</p>		<p>Existing mature trees are retained on site.</p> <p>Refer to the Landscape Plan for the planting schedules.</p> <p>The landscape front garden is provided with at least 45% of the area and will continue to be the dominant element.</p>	<p>√</p> <p>√</p>
Part B4 Sustainable Development			
Section 2- Water Conservation Controls		A stormwater management plan prepared by Stronghold Engineers accompanies the application.	√
Section 3- Energy Minimisation Controls		A BASIX Certificate and assessment prepared LC Consulting accompanies the application.	√
Part B5- Parking			
<p>Off-street parking spaces</p> <p>Dwelling houses 2 car spaces per dwelling behind the front building line.</p>		A double garage is provided.	√
<p>Section 4- Off street parking access and circulation</p> <p>Access driveway width and design</p>			

Control	Control description	Assessment/Comment	Compliance (√/X)											
<p>4.1 The location of driveways to properties should allow the shortest, most direct access over the nature strip from the road.</p> <p>4.2 The appropriate driveway width is dependent on the type of parking facility, whether entry and exit points are combined or separate, the frontage road type and the number of parking spaces served by the access facility.</p> <p>4.3 Driveway widths for existing dwellings and extensions to the existing properties are assessed on their merits.</p> <p>4.4 For new residential development, necessary clear driveway widths are provided in the following table:</p> <table border="1" data-bbox="209 846 799 920"> <thead> <tr> <th>Driveway width</th> <th>Minimum Clear Width</th> </tr> </thead> <tbody> <tr> <td>One-way</td> <td>3.0 m</td> </tr> <tr> <td>Two-way</td> <td>5.5m</td> </tr> </tbody> </table> <p>4.5 Driveway widths will need to be increased adjacent to parking bays according to AS 2890.1 to provide adequate turning circles</p>	Driveway width	Minimum Clear Width	One-way	3.0 m	Two-way	5.5m		<p>The new driveway remains the same location of the existing driveway with new pavement. The crossing at kerb remains unchanged.</p> <p>Driveway width remain unchanged as per the existing. Turning path is provided. Refer to Turning Path Analysis Plan provided by Stronghold Engineers.</p>	<p>√</p> <p>√</p>					
Driveway width	Minimum Clear Width													
One-way	3.0 m													
Two-way	5.5m													
<p>Part B13 Waste Management and Minimisation</p>														
<p>Section 3- Standard Service Specifications for Residential Development</p> <p>Table 1: Waste generation rates per residential development type</p> <table border="1" data-bbox="209 1263 783 1346"> <thead> <tr> <th rowspan="2">Development Type</th> <th colspan="3">Waste generation rates per dwelling</th> </tr> <tr> <th>General Waste</th> <th>Recycling</th> <th>Garden Organics</th> </tr> </thead> <tbody> <tr> <td>Dwelling houses and dual occupancies</td> <td>120L per week</td> <td>120L per week</td> <td>120L per week</td> </tr> </tbody> </table>		Development Type	Waste generation rates per dwelling			General Waste	Recycling	Garden Organics	Dwelling houses and dual occupancies	120L per week	120L per week	120L per week	<p>The waste management will be remained as the existing practice.</p>	<p>√</p>
Development Type	Waste generation rates per dwelling													
	General Waste	Recycling	Garden Organics											
Dwelling houses and dual occupancies	120L per week	120L per week	120L per week											
<p>Section 4- Residential Development</p> <p>All residential development types</p> <p>2.1 Each dwelling is to have a waste storage cupboard in the kitchen capable of holding two days waste and recycling and be sufficient to enable separation of recyclable materials.</p> <p>2.2 Development must provide a bin storage area. The bin storage area must be of adequate size to accommodate all allocated bins.</p> <p>2.3 The location of the bin storage area should not adversely impact on the streetscape, building presentation or amenity of occupants and adjoining dwellings.</p> <p>2.4 The location of the bin storage area should ensure this area:</p> <p>(a) is screened or cannot be viewed from the public domain; and</p>		<p>The proposed kitchen is capable to hold daily waste and recycling.</p> <p>Bins will be located at the west side and next to the garage. Bins are located away from street and as boundary fence are provided, bins will not be visible from the street or neighbouring properties.</p> <p>Bins can be wheeled to the street kerb from side path and driveway for collection.</p>	<p>√</p>											

Control	Control description	Assessment/Comment	Compliance (√/X)
	<p>(b) is away from windows of habitable rooms to reduce adverse amenity impacts associated with noise and odour.</p> <p>2.5 The location of the bin storage area is to be convenient to use for the dwelling occupants, through reducing the bin travel distance from the bin storage area to the nominated kerbside collection point. The bin-carting route from the bin storage area to the collection point must not pass through any internal rooms of the dwelling and must avoid stairs or slopes.</p>		

5 ASSESSMENT OF ENVIRONMENTAL EFFECTS

5.1 Statutory Planning Considerations

In determining the DA, the consent authority is required to consider the matters listed in Section 4.15 of the EP&A Act. Section 4.15 (1)(a) of the EP&A Act matters are addressed in Section 4 (the Planning Controls) of this SEE, the remaining Section 4.15 considerations are discussed below.

5.2 Section 4.15(1)(b) – Environmental, Social and Economic Impacts

Section 4.15(1)(b) requires the consent authority to consider:

“(b) the likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality”

The relevant matters not discussed elsewhere in this SEE are addressed below.

5.2.1 Bushfire

The subject site is mapped as designated bushfire prone land by Canterbury-Bankstown Council and is located within 100m of bushfire prone (hazardous) vegetation land. The bush fire attack level (BAL) has been assessed as BAL 12.5.

A bushfire assessment report is prepared by Bushfire Consulting Services Pty Ltd to accompany this development application.

The report made a number of recommendations including managing the entire site as an Inner Protection Area (IPA) Asset Protection Zone, complying with construction standards, managing electricity services, gas services, fence and gates. The report also made recommendation for the new landscaping to comply with the NSW RFS 'Asset protection zone standards' and occupants to complete a Bush Fire Safety Plan on the NSW RFS Website.

5.2.2 Stormwater Drainage

The subject site has fall towards Anembo Avenue. The stormwater from the proposed allotments is capable of being discharged to the existing infrastructure in Anembo Avenue. Refer to the Stormwater Plan prepared by Stronghold Engineers.

The stormwater management plan prepared for the development includes the concept stormwater design and erosion and sediment control plan. The report was prepared considering relevant standards and development controls applicable to stormwater management in accordance with Council's DCP.

Full details can be found in the Stormwater Management Plan prepared by Stronghold Engineers.

5.2.3 Waste Management

5.2.4.1 Residential waste

The proposed development will be serviced by Council's standard residential waste service.

Bins will be located at the west of the site and next to the garage. These bins will not be visible from the streetscape nor neighbouring sites and can be wheeled to the street for collection.

5.2.4.2 Demolition and Construction Waste

A waste management form accompanies this application and provides estimated waste volumes and suggested disposal methods and location. It is sought to minimise waste disposal and recycle and reuse materials wherever possible.

5.3 Section 4.15(1)(c) – The Suitability of the Site

Section 4.15(1)(c) requires the consent authority to consider:

“(c) the suitability of the site for the development”

The subject site is zoned R2- Low Density Residential under the Bankstown Local Environmental Plan 2015. The construction of a new dwelling and associated works is permissible with the consent of the Council.

5.4 Section 4.15(1)(d) – Submissions

Section 4.15(1)(d) requires the consent authority to consider:

“(d) any submissions made in accordance with this Act or the regulations”

Any relevant submissions will need to be considered by Council in the assessment and determination of the development application. It is expected that the proposal will be notified and advertised in accordance with Council's policy.

5.5 Section 4.15(1)(e) – Public Interest

Section 4.15(1)(e) requires the consent authority to consider:

“(e) the public interest.”

The public interest is best served by the orderly and economic use of land for permissible purposes in a form which is cognisant of and does not unreasonably impact on development on surrounding land. The proposal is consistent with this approach and provides for renewal and investment in the existing dwelling house. The proposal will improve the amenity of the dwelling and improve the environmental efficiency of the building. The proposed building represents a new looking and new architectural design standard to the street but is consistent with the streetscape. Development that improves the amenity of a place with negligible impact is in the public interest.

5.6 Section 4.15(3A) – Development Control Plans

Section 4.15(3A) requires the consent authority to consider:

“(3A) Development control plans If a development control plan contains provisions that relate to the development that is the subject of a development application, the consent authority:

- (a) *if those provisions set standards with respect to an aspect of the development and the development application complies with those standards—is not to require more onerous standards with respect to that aspect of the development, and*
- (b) *if those provisions set standards with respect to an aspect of the development and the development application does not comply with those standards—is to be flexible in applying those provisions and allow reasonable alternative solutions that achieve the objects of those standards for dealing with that aspect of the development, and*
- (c) *may consider those provisions only in connection with the assessment of that development application.*

In this subsection, standards include performance criteria.”

This SEE includes a compliance table assessing the development against the relevant DCP controls. The proposal is consistent with the DCP objectives. Where minor variations from the standard DCP controls arise, they arise due to the particulars of the site and the existing dwelling on the site. The proposal improves the overall quality and environmental performance of the existing dwelling and achieves a good planning outcome through discrete interventions into the existing site development.

6 CONCLUSION

The proposal seeks approval for the demolition of existing dwelling house and construction of a two-storey single dwelling, landscape and associated site works at 17 Anembo Avenue, Georges Hall. The proposal has been assessed against the requirements of Section 4.15(1) of the Act, the Bankstown Local Environmental Plan 2015 and the relevant Council plans and policies, and is found to be satisfactory. The proposal is permissible with the consent of Council.

The beneficial effects of the proposal include:

- The proposed is permissible and meets the objectives of its R2 zone.
- The proposed dwelling is well-designed to provide for excellent internal and external amenity and outlooks, whilst maintaining privacy between neighbours.
- A more efficient and orderly development on the land that is of high quality architectural design which maximises the site's development potential in an established residential area.
- A development that respects the relationship to adjoining and adjacent properties.
- A development that is compatible with Council's planning objectives for the site and the locality.

Having regard to the above, and in light of the relevant heads of consideration listed under Section 4.15 of the Environmental Planning and Assessment Act, 1979, the proposal is considered to be reasonable, appropriate and worthy of support by City of Canterbury Bankstown Council.