



STATEMENT OF ENVIRONMENTAL EFFECTS

DEMOLITION OF EXISTING STRUCTURES AND CONSTRUCTION
OF AN ATTACHED DUAL OCCUPANCY DEVELOPMENT
FOLLOWED BY TORRENS TITLE SUBDIVISION

20 GAIL PLACE
BANKSTOWN NSW 2200
LOT 17 DP 223396

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1 INTRODUCTION

This Statement of Environmental Effects (SEE) has been prepared to support a Development Application for the demolition of existing structures and the construction of an attached dual occupancy development followed by Torrens Title Subdivision at 20 Gail Place, Bankstown. This SEE evaluates the proposed development for its compliance with the statutory controls embodied in various statutory planning instruments and demonstrates that the development is consistent with the aims and objectives of these instruments. In preparation of this document, consideration has been given to the following:

- The Environmental Planning and Assessment Act (1979) as amended.
- The Environmental Planning and Assessment Regulation.
- Bankstown Local Environmental Plan 2015 (BLEP 2015).
- Bankstown Development Control Plan 2015 (BDGP 2015).
- Canterbury Bankstown Draft Housing Strategy.
- Various State Environmental Planning Policies.

This report clearly and comprehensively addresses the statutory regime applicable to the application and demonstrates that the proposed development is complementary and compatible with the area. This SEE provides a description of the subject site and surrounds, an identification of the development proposed by this application and an assessment of the perceived impacts of this proposal for the matters contained within Section 4.15 of the Environmental Planning & Assessment Act, 1979 (EP&A Act), as amended. Specifically, this SEE provides the following information:

- **SECTION 2** provides a description of the subject site and surrounding locality.
- **SECTION 3** provides a detailed description of the proposed development.
- **SECTION 4** provides an assessment of the proposed development against the relevant planning objectives and controls in accordance with Section 4.15(1) of the EP&A Act.
- **SECTION 5** provides a summary and conclusion.

2 SITE ANALYSIS

2.1 CONTEXT ANALYSIS

The subject site at 20 Gail Place, Bankstown is located within the Canterbury-Bankstown Council Local Government Area (LGA). Residential development within Bankstown is not defined by a single architectural style, but instead ranges from original dwellings to more contemporary developments. The past few years have seen many new homes being constructed in Bankstown and older dwellings undergoing extensive renovations. Future residential development in the locality is to preserve and enhance the landscape setting of the area and achieve compatibility with the established low to high density residential characteristic.

While the immediate area is characterised predominately by low to high density residential development in the form of residential flat buildings, multi dwelling housing, dual occupancies and detached dwelling houses, the site is within close proximity to infrastructure such as schools, shops, transport and recreational facilities. As a result, the site is considered to be in an ideal location that enjoys ease of access to a variety of services that promote social and economic activity within Bankstown.

2.2 SITE ANALYSIS

The subject site is located at 20 Gail Place, Bankstown and is legally defined as Lot 17 DP 223396. The site is arranged on a north-south tangent and is orientated to address the site frontage of Gail Place to the south. The subject site slopes gently upwards from the front boundary to the rear and is relatively flat from east to west. The aerial image below shows the orientation of the subject site and its location relative to surrounding properties.



Figure 1: Aerial View of Subject Site and Surrounding Properties

The site is irregular in shape with a 12.19m frontage to Gail Place, a 26.29m eastern boundary, a 26.27m western boundary and a 38.10m rear boundary. The total site area is 38.10m². The site presently contains a single storey detached dwelling house with a single car garage and driveway access from Gail Place to the south. The existing dwelling house, ancillary structures and driveway access are to be demolished under this application. Images of the subject site are shown below.

2.3 SITE IMAGES

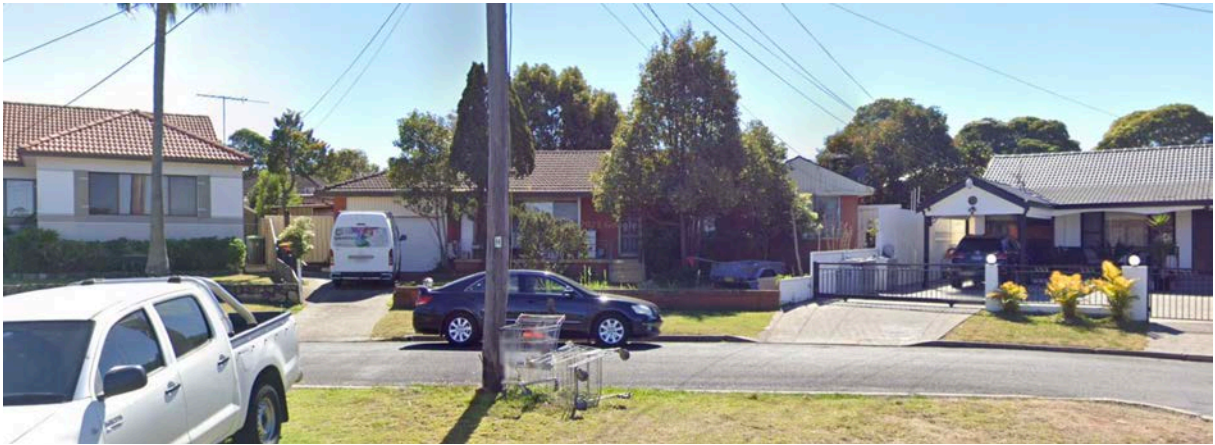


Figure 2: View of Subject Site from Gail Place



Figure 3: Aerial View of Subject Site

2.4 STREETScape ANALYSIS

The surrounding streetscape is predominately defined by single and two storey detached dwelling houses and dual occupancy developments in a variety of architectural styles. To the immediate east of the subject site at 19 Gail Place, Bankstown is a single storey detached dwelling house of architectural render construction with a pitched, tiled roof form and a projecting carport. The adjoining dwelling is shown at **Figure 4** below.



Figure 4: 19 Gail Place, Bankstown

To the immediate west of the subject site at 23 Gail Place, Bankstown is a single storey detached dwelling house of architectural render construction with a pitched, tiled roof form and a garage at the rear. The adjoining dwelling is shown at **Figure 5** below.



Figure 5: 23 Gail Place, Bankstown

A review of the surrounding streetscapes has identified that the predominant built form characteristics for dual occupancy developments in the Bankstown locality is two storey built forms in a combination of face brickwork, timber cladding and architectural render construction with a variety of flat and pitched roof forms and balconies to the front or rear elevations. Examples of some dual occupancies in the vicinity of the site are shown below, demonstrating that the development is highly compatible with the characteristics of the locality.



Figure 6: 11 Gail Place, Bankstown



Figure 7: 4 Macauley Avenue, Bankstown



Figure 8: 4 Macauley Avenue, Bankstown



Figure 9: 24 Boxley Crescent, Bankstown

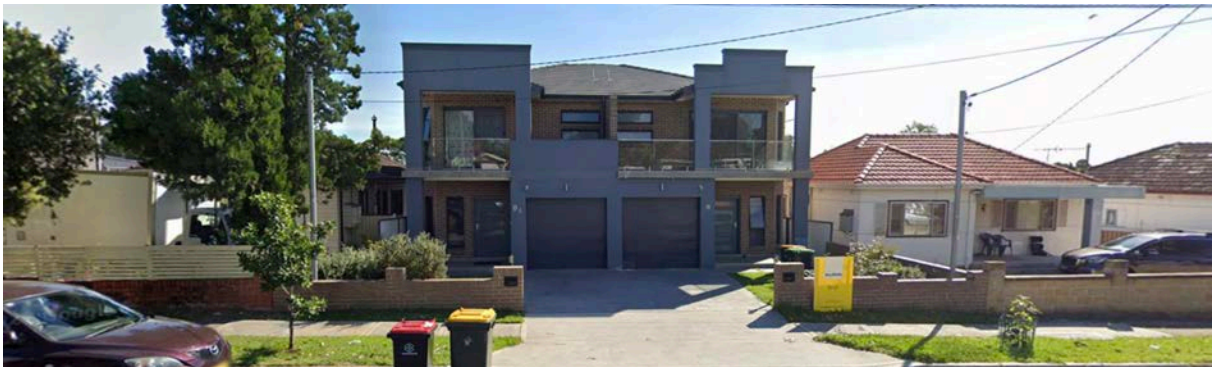


Figure 10: 11 Edgar Street, Bankstown

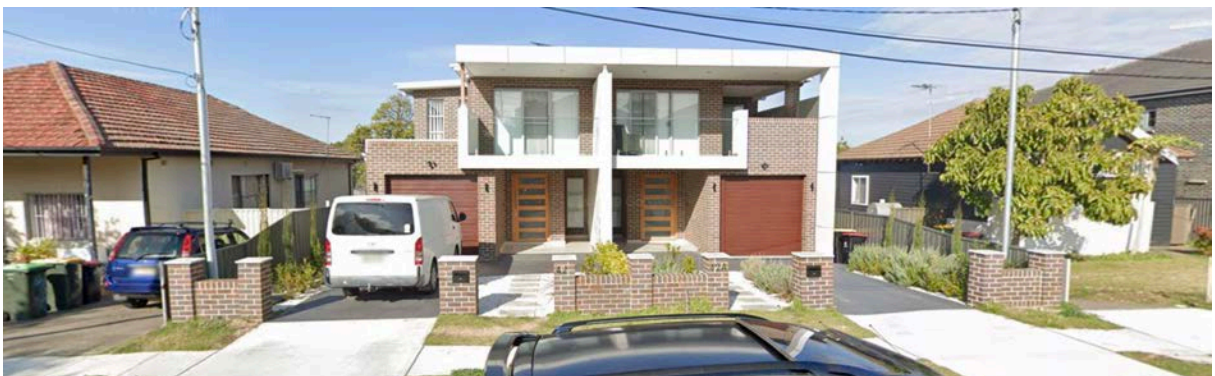


Figure 11: 42 Carnation Avenue, Bankstown

3 PROPOSED DEVELOPMENT

This Development Application is made for the demolition of the existing dwelling house and ancillary structures and construction of an attached dual occupancy development followed by Torrens Title Subdivision at 20 Gail Place, Bankstown. The proposed development is to be undertaken in accordance with the Architectural Plans submitted with this application. Specifically, the proposed development comprises the following works:

- Demolition of existing single storey dwelling house, garage and driveway access.
- Construction of side-by-side attached dual occupancy development.
- Construction of shared driveway access from Gail Place.
- Comprehensive site landscaping in accordance with the requirements of the BDCP 2015.
- Torrens Title Subdivision of the site into two separate allotments.

The intention of the proposed development is to achieve the development potential of the site and satisfy the needs of the population and land shortage, by providing two new dwellings on the one lot that are separate and private. The proposed development will not adversely affect the adjoining land or open spaces in terms of overshadowing, views, privacy or visual intrusion. The final design of the development will significantly improve the sites presentation to the streetscape as a result of modern architecture combined with appropriate landscaping works to ensure the development is consistent with the existing and desired future characteristics of Gail Place and the wider Bankstown locality.

3.1 DEMOLITION

To facilitate the proposed development, the existing single storey dwelling house, garage and driveway access are to be demolished in accordance with the Demolition Plan submitted with this application. Consideration will be given to the re-use of materials at construction stage.

3.2 PROPOSED LAND USE AND BUILT FORM

The proposal seeks development consent from Council for the construction of an attached dual occupancy development in accordance with the Architectural Plans submitted with this application. This includes the following elements within each dwelling:

GROUND FLOOR
<ul style="list-style-type: none"> • Shared driveway access from Gail Place • Single car garage • Porch entry feature • Living room • Laundry • Powder room • Open plan kitchen, living and dining area • Outdoor alfresco area • Landscaping
FIRST FLOOR
<ul style="list-style-type: none"> • Master bedroom with ensuite and walk-in-wardrobe • Three bedrooms • Bathroom • W/C

The proposed development has the following site dimensions:

AREA	CALCULATION
Site Area (Parent Lot)	556.40m ²

Subdivided Area (Lot 1)	278.20m ²
Subdivided Area (Lot 2)	278.20m ²
Gross Floor Area (Lot 1)	139.05m ²
Gross Floor Area (Lot 2)	139.05m ²
Total Gross Floor Area	278.10m ²
Floor Space Ratio	0.50:1
Landscaped Area (Lot 1)	159.78m ²
Landscaped Area (Lot 2)	159.41m ²
Total Landscaped Area	319.19m ²

3.3 LANDSCAPING WORKS

As detailed on the Architectural Plans submitted with this application, the proposed development involves deep soil landscaping and vegetation within the front setbacks to Gail Place, as well as the provision of landscaping along the side and rear boundaries of the site. A total of 319.19m² (57%) of landscaped area is provided on the site, including 159.78m² for Lot 1 and 159.41m² for Lot 2. Landscape treatment is commensurate with the proposed works and will help to soften the appearance of the built form and hardstand areas, whilst contributing to the well-maintained landscape characteristic of the locality.

3.4 SITE ACCESS AND CAR PARKING

Shared driveway access is proposed from Gail Place to the south to service the development. Each dwelling features a single car garage that is recessed behind the front building line to ensure that it does not dominate the streetscape. The creation of the proposed new driveways necessitates approval under the Roads Act 1993. Consent is therefore sought for the construction of the new driveway crossings to service the development.

3.5 PRIVATE OPEN SPACE

The proposed development has been designed to achieve numerical compliance with the BDCP 2015 requirements for private open space. Private open space is proposed at the rear of each dwelling in the form of an outdoor alfresco area with landscaped open space beyond. Fencing and landscape elements within the side and rear boundaries of the sites will provide for visual screening of the private open space areas from the streetscape and adjoining properties. The proposed location and configuration of private open space will provide a high level of amenity for future occupants whilst retaining the privacy and solar access of neighbouring properties.

3.6 EXTERNAL APPEARANCE AND DESIGN

The proposed development incorporates projecting porch entry features, recessed single car garages, variations in the pitched roof form and multiple windows on the building façades to provide visual interest and articulation when viewed from the public domain. A range of materials are proposed including face brickwork, horizontal timber cladding and Colorbond metal roof sheeting are proposed to provide further modulation and break up the visual bulk of the development. The external dwelling design ensures that there is no mirror reversing, but still maintains a coordinated approach to the design outcome and presents to the streetscape as a seamless development. The proposed colour scheme will ensure compatibility with the surrounding built and natural environment.

The proposed development has been sensitively designed to reflect the built form characteristics of other dual occupancy developments in the locality. As demonstrated in **Section 2.4** above, the predominant built form characteristics for dual occupancy developments in the vicinity of the site is a combination of face brickwork, architectural render and timber cladding, projecting porch entry features, recessed garages and a variety of roof profiles. This is entirely consistent with the architectural styling of the proposed development and as such, the development is considered to achieve the desired existing and future character of the area and will not set an undesirable precedence for future development.

4 PLANNING ASSESSMENT

4.1 CANTERBURY BANKSTOWN DRAFT HOUSING STRATEGY

The Canterbury Bankstown Draft Housing Strategy provides an overarching, city wide framework for the provision of housing across Canterbury Bankstown, aligning the approaches and strategies of the two former local government areas within the City. The Strategy identifies that new housing in Padstow Heights will provide a mix of dwelling types in a built form that is compatible with the local character. Additional housing will have good access to jobs and community facilities. The proposed development is consistent with the future desired character of Padstow Heights in providing a form of low impact residential development that retains the predominant built form characteristics of other dual occupancy developments in the vicinity of the site and creates a respectful dialogue with adjoining properties. The location of the subject site ensures that the residents can take advantage of nearby public transport, shopping, services and medical facilities.

4.2 STATE ENVIRONMENTAL PLANNING POLICY (RESILIENCE AND HAZARDS) 2021

The new State Environmental Planning Policy (Resilience and Hazards) 2021 (Resilience and Hazards SEPP) consolidates three SEPPs and is effectively a house keeping measure and does not introduce any substantive changes to the legal provisions. Chapter 4 of the Resilience and Hazards SEPP introduces planning controls for the remediation of contaminated land and requires an investigation to be made if land contamination is suspected. A review of historical aerial images has revealed that the site has historically been used for residential purposes. No evidence of fill, mines, sheep dips, mixing sheds or contaminating industrial activities are known to have been located on the site from the review of site history. As such, the site is considered highly unlikely to be contaminated and is suitable for the proposed development in accordance with the provisions of Chapter 4.

4.3 STATE ENVIRONMENTAL PLANNING POLICY – BUILDING SUSTAINABILITY INDEX: BASIX 2004

State Environmental Planning Policy – Building Sustainability Index: BASIX 2004 (BASIX SEPP) requires all residential development in New South Wales to achieve a minimum target for energy efficiency, water efficiency and thermal comfort. The proposed development has been assessed in accordance with the relevant provisions of the BASIX SEPP. It is demonstrated on the BASIX Certificate submitted with this application that the proposal achieves the required rating for energy efficiency, water efficiency and thermal comfort.

4.4 BANKSTOWN LOCAL ENVIRONMENTAL PLAN 2015

The Bankstown Local Environmental Plan 2015 (BLEP 2015) is the principal planning instrument that governs all development within the former Bankstown LGA. The objectives and provisions of the plan that relate to the proposed development are discussed below.

4.4.1 LAND USE ZONING

The subject site is zoned R2 - Low Density Residential under the BLEP 2015. The objectives of the R2 zone are as follows:

- *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.*

The proposed development achieves the objectives of the R2 zone by providing a form of low impact residential development to meet the housing demand of the locality. The proposed development does not require the removal of significant vegetation from the site and has been sensitively designed to respond to the natural

topography of the land to minimise excavation around the property boundaries as far as practicable. The design of the development is in keeping with the residential characteristics of other dual occupancy developments in the locality and will significantly improve the sites presentation as a result of modern architecture combined with appropriate landscaping works. The final development will set a desirable precedence for future development in Padstow Heights.

Developments permitted with and without consent within the R2 zone are detailed in the table below. Dual occupancy developments are permitted within the R2 zone with development consent from Council.

Permitted without Consent	Home occupations
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

4.4.2 SUBDIVISION

Clause 2.6 of the BLEP 2015 development consent must not be granted for the subdivision of land on which a secondary dwelling is situated if the subdivision would result in the principal dwelling and the secondary dwelling being situated on separate lots, unless the resulting lots are not less than the minimum size shown on the Lot Size Map in relation to that land. The proposed subdivision is to be undertaken in accordance with Clause 4.1B discussed below.

4.4.3 DEMOLITION

Clause 2.7 of the BLEP 2015 requires that the demolition of a building or work may be carried out only with development consent. This document forms the written application for the demolition of the existing single storey dwelling house, garage and driveway access in accordance with the Demolition Plan submitted with this application.

4.4.4 MINIMUM LOT SIZES AND SPECIAL PROVISIONS FOR DUAL OCCUPANCIES

Clause 4.1A of the BLEP 2015 states that the following:

- 2) Development consent must not be granted to development for the following purposes—
 - a) a dual occupancy (attached) on a lot in Zone R2 Low Density Residential unless the lot has an area of at least 500 square metres and is at least 15 metres wide at the front building line,
 - b) a dual occupancy (detached) on a lot in Zone R2 Low Density Residential unless the lot has an area of at least 700 square metres and is at least 20 metres wide at the front building line,
 - c) a dual occupancy on a lot being land identified as "Area 2" on the Special Provisions Map.

The subject site is located in the R2 zone and has a lot size of 556.40m² and a frontage of 12.19m and as such, a Clause 4.6 Variation Statement is submitted with this application, demonstrating that the proposed development is suitable for the subject site despite the reduced allotment width and achieves an appropriate balance between the built form, landscaped areas and private open space.

- 3) *Despite subclause (2), development consent must not be granted to development for the purpose of a dual occupancy unless the consent authority is satisfied that each dwelling will have a frontage to a road.*

The proposed dual occupancy is located in a side-by-side configuration and each dwelling will have direct frontage to Gail Place.

- 4) *The consent authority may grant development consent for the subdivision of—*
- a dual occupancy (attached), if the size of each lot to be created will be at least 250 square metres, or*
 - a dual occupancy (detached), if the size of each lot to be created will be at least 350 square metres.*

Torrens Title Subdivision of the site is proposed following the construction of the attached dual occupancy development which will result in the following allotment sizes:

- Lot 1 – 278.20m²
- Lot 2 – 278.20m²

4.4.5 HEIGHT OF BUILDINGS

Clause 4.3 of the BLEP 2015 requires that the height of a building on any land is not to exceed the maximum height shown for the land of the Height of Buildings Map. The maximum building height for the subject site is 9m. The proposed development has a maximum building height of less than 9m above existing ground floor level and therefore complies with Clause 4.3.

4.4.6 FLOOR SPACE RATIO

Clause 4.4 of the BLEP 2015 requires that the maximum floor space for a building on any land is not to exceed the floor space ratio shown for the land on the Floor Space Ratio Map. The site is subject to a maximum floor space ratio of 0.50:1. The final development has a gross floor area of 278.10m² which equates to a compliant floor space ratio of 0.50:1.

4.4.7 HERITAGE CONSERVATION

Clause 5.10 of the BLEP 2015 states that development consent is required for any works impacting on a Heritage Item, Aboriginal object or Heritage Conservation Area identified on the Heritage Map. The subject site does not contain a Heritage Item or Aboriginal object and is not located within a Heritage Conservation Area.

4.4.8 BUSHFIRE HAZARD REDUCTION

Clause 5.11 of the BLEP 2015 makes provision relating to the carrying out of development on bush fire prone land. The subject site is not located on bushfire prone land.

4.5 CANTERBURY DEVELOPMENT CONTROL PLAN 2012

The Bankstown Development Control Plan 2015 (BDCP 2015) provides more detailed objectives and controls to guide the form of development across the former Bankstown LGA. The development achieves the objectives for dual occupancy developments under the BDCP 2015 in the following ways:

- The final development ensures that there is adequate space for the dwellings, suitable setbacks to adjoining residential land, landscaped areas, open space, driveways, vehicle manoeuvring areas and the like.
- The proposed building design is highly compatible with the surrounding streetscape and the prevailing suburban character of the residential area.
- The final building design ensures a high level of amenity for the future residents in terms of private open space, access to sunlight and privacy.
- The proposed development will not adversely impact on the amenity of neighbouring properties in terms of visual bulk, access to sunlight and privacy.
- A recessed, single car garage is proposed for each dwelling to minimise the visual impact of off-street parking on the streetscape.

The table below provides a compliance assessment of the proposed development against the relevant controls of the BDCP 2015.

BANKSTOWN DEVELOPMENT CONTROL PLAN 2015

PART B1 – RESIDENTIAL DEVELOPMENT		
DCP CONTROL	ASSESSMENT	COMPLIANCE
SUBDIVISION		
The two dwellings forming a dual occupancy (attached) may be subdivided to a minimum lot size of 250m ² per dwelling.	<p>Torrens Title Subdivision of the site is proposed following the construction of the attached dual occupancy development which will result in the following allotment sizes:</p> <ul style="list-style-type: none"> • Lot 1 – 278.20m² • Lot 2 – 278.20m² 	Yes
STOREY LIMIT		
The storey limit for dual occupancies is 2 storeys.	The proposed development is two storeys in form.	Yes
The siting of dual occupancies, and landscaping works must be compatible with the existing slope and contours of the allotment and any adjoining property. Council does not allow any development that involves elevated platforms on columns; or excessive or unnecessary terracing, rock excavation, retaining walls or reclamation.	The subject site is relatively flat and so minimal excavation is required to facilitate the proposed development. The building envelope does not require the removal of any trees or vegetation and achieves a suitable balance with surrounding landscaped areas.	Yes
<p>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> <ol style="list-style-type: none"> the dual occupancy is required to be raised to achieve a suitable freeboard in accordance with Part B12 of this DCP; or the fill is contained within the ground floor perimeter of the dual occupancy to a height no greater than 1 metre above the ground level (existing) of the allotment. 	The subject site is relatively flat and so excavation is not proposed to exceed 600mm.	N/A
SETBACK RESTRICTIONS		
The erection of dual occupancies is prohibited within 9 metres of an existing animal boarding or training establishment.	The subject site is not located within 9m of an existing animal boarding or training establishment.	Yes
SETBACKS TO THE PRIMARY AND SECONDARY ROAD FRONTAGES		
<p>The minimum setback for a building wall to the primary road frontage is:</p> <ol style="list-style-type: none"> 5.5 metres for the first storey (i.e. the ground floor); and 6.5 metres for the second storey. 	<p>The proposed development has the following front setback distances:</p> <ul style="list-style-type: none"> • Front building line (ground floor) – 5.5m • Front building line (first floor) – 6.5m • Garage – 5.945m 	Yes
<p>The minimum setback to the secondary road frontage is:</p> <ol style="list-style-type: none"> 3 metres for a building wall; and 	The subject site is not a corner lot.	N/A

b) 5.5 metres for a garage or carport that is attached to the building wall.		
SETBACKS TO THE SIDE BOUNDARY		
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. Council may increase the minimum setback to reduce any impact on the amenity of an adjoining dwelling or to avoid the drip line of a tree on an adjoining property.	The proposed development is setback 905mm from the side boundaries on the ground floor level.	Yes
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.	The proposed development is setback a minimum of 1.54m from the eastern side boundary and 1.953m from the western side boundary.	Yes
The minimum setback between a dual occupancy and the side boundary must be clear of obstacles such as a hot water unit, waste storage area, storage shed and the like.	The proposed side setbacks are clear of any structures or obstacles.	Yes
The basement level must not project beyond the ground floor perimeter of the dual occupancy.	A basement level is not proposed.	N/A
PRIVATE OPEN SPACE		
Dual occupancies must provide a minimum 80m ² of private open space per dwelling behind the front building line. This may be in the form of a single area or a sum of areas per dwelling provided the minimum width of each area is 5 metres throughout.	85.06m ² of private open space is proposed for Lot 1 and 87m ² is proposed for Lot 2. Private open space is provided in the form of an outdoor alfresco area with landscaped open space beyond at the rear of each dwelling. The private open space areas are located on flat land and are accessed directly from the internal living areas on the ground floor level.	Yes
ACCESS TO SUNLIGHT		
At least one living area of each dwelling 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.	The Shadow Diagrams submitted with this application demonstrate that the internal living area of each dwelling receives the minimum required solar access.	Yes
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.	The Shadow Diagrams submitted with this application demonstrate that the internal living areas of adjoining dwellings receive the minimum required solar access.	Yes
A minimum 50% of the private open space required for each dwelling 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.	The Shadow Diagrams submitted with this application demonstrate that the private open space areas on the site and of adjoining dwellings receive the minimum required solar access.	Yes
Development should avoid overshadowing any existing solar hot water system, photovoltaic panel or other solar collector on the allotment and neighbouring properties.	The proposed development will not result in overshadowing of any existing solar hot water system, photovoltaic panel or other solar collector on neighbouring properties.	Yes

VISUAL PRIVACY		
Where development proposes a window that directly looks into the living area or bedroom window of an existing dwelling, the development must: a) offset the windows between dwellings to minimise overlooking; or b) provide the window with a minimum sill height of 1.5 metres above floor level; or c) ensure the window cannot open and has obscure glazing to a minimum height of 1.5 metres above floor level; or d) use another form of screening to the satisfaction of Council.	Windows on the first floor levels have been carefully sited, offset and feature increased sill heights where necessary to avoid direct view into adjoining properties. It is noted that dwellings to the immediate east and west are both single storey in form and so the development will not provide direct view into any first floor habitable rooms.	Yes
Where development proposes a window that directly looks into the private open space of an existing dwelling, the window does not require screening where: a) the window is to a bedroom, bathroom, toilet, laundry, storage room, or other non-habitable room; or b) the window has a minimum sill height of 1.5 metres above floor level; or c) the window has translucent glazing to a minimum height of 1.5 metres above floor level; or d) the window is designed to prevent overlooking of more than 50% of the private open space of a lower-level or adjoining dwelling.	The proposed development is situated within the established building envelope on the site and does not provide for overlooking into adjoining private open space areas. The proposed rear windows on the first floor level feature increased sill heights.	Yes
Council may allow dual occupancies to have an upper floor side or rear balcony solely where the balcony is not accessible from a living area or hallway, and the balcony design: a) does not have an external staircase; and b) does not exceed a width of 1.5 metres throughout; and c) incorporates a form of screening to the satisfaction of Council such as partially recessing the balcony into the building.	Balconies are not proposed.	N/A
Council does not allow dual occupancies to have roof-top balconies and the like.	Roof-top balconies are not proposed.	N/A
BUILDING DESIGN		
Development for the purpose of dual occupancies must demolish all existing dwellings (not including any heritage items) on the allotment.	It is proposed to demolish the existing dwelling house on the site to facilitate the proposed dual occupancy development.	Yes
The design of dual occupancies must ensure: a) the street facade of dual occupancies (attached) adopt an asymmetrical design to provide each dwelling with an individual identity when viewed from the street; or b) the street facade of dual occupancies (attached) or dual occupancies (detached) incorporate architectural elements that are compatible with the asymmetrical appearance of neighbouring dwelling houses, particularly where a pattern is established by a group of adjoining dwelling houses; and	The proposed development achieves the controls in the following ways: a) A unique symmetrical design is proposed for each dwelling to ensure that there is no mirror reversing, but still maintains a coordinated approach to the design outcome and presents to the streetscape as a seamless development. b) The proposed development incorporates a range of architectural elements that are compatible with the characteristics of the streetscape including projecting porch entry features with brickwork posts, pitched roof forms and staggering of the building envelope.	Yes

<ul style="list-style-type: none"> c) the front porch and one or more living area or bedroom windows to each dwelling face the street; and d) the garage, driveway and front fence do not dominate the front of the building and front yard; and e) the two dwellings on a corner allotment each face a different frontage. 	<p>The development incorporates a variety of materials and finishes to break up the visual bulk of the built form when viewed from the public domain.</p> <ul style="list-style-type: none"> c) A projecting porch entry feature and multiple windows are proposed to each dwelling façade to provide casual surveillance of the streetscape. d) A recessed single car garage with shared driveway access is proposed for each dwelling to ensure that the off-street parking does not dominate the building or the streetscape. e) The subject site is not a corner lot. 	
The maximum roof pitch for dual occupancies is 35 degrees.	The proposed roof pitch is 22.5 degrees.	Yes
<p>Council may allow dual occupancies to have an attic provided the attic design:</p> <ul style="list-style-type: none"> 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 b) ensures the attic does not give the external appearance of a storey. 	Attics are not proposed.	N/A
<p>The design of dormers must:</p> <ul style="list-style-type: none"> a) be compatible with the form and pitch of the roof; and b) must not project above the ridgeline of the main roof; and c) must not exceed a width of 2 metres; and (d) the number of dormers must not dominate the roof plane. 	Dormers are not proposed.	N/A
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).	The subject site is not located in the foreshore protection area.	N/A
BUILDING DESIGN (CAR PARKING)		
<p>Development on land bounded by Birdwood Road, Bellevue Avenue and Rex Road in Georges Hall must:</p> <ul style="list-style-type: none"> a) comply with the road pattern shown in Appendix 2; and b) ensure vehicle access from Balmoral Crescent to land at Nos. 107–113 Rex Road in Georges Hall is provided for no more than 10 dwellings as shown in Appendix 3. 	Not applicable.	N/A
<p>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 per dwelling to locate forward of the front building line provided:</p> <ul style="list-style-type: none"> 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 	A single car garage is proposed for each dwelling that is recessed greater than 1m behind the front building line of the porch entry feature and maintains a setback distance of 5.945m to the site frontage.	Yes

b) the covered car parking space is setback a minimum 6 metres from the primary and secondary frontages.		
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. Council does not permit internal stacked or tandem garages.	A single car garage is proposed for each dwelling.	N/A
Where development proposes a garage with more than two car parking spaces facing the street, Council must consider the architectural merit of the development and may allow the garage provided: <ul style="list-style-type: none"> a) the building is at least 2 storeys in height, and b) the garage is architecturally integrated with the upper storey by: <ul style="list-style-type: none"> i. ensuring the garage does not project more than 3 metres forward of the upper storey street facade; and (ii) designing a covered balcony, rooms or other architectural features of the upper storey to extend over the garage roof. 	A single car garage is proposed for each dwelling.	N/A
LANDSCAPING		
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 dual occupancy.	The proposed development does not require the removal of any significant trees or vegetation.	N/A
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): <ul style="list-style-type: none"> a) a minimum 45% of the area between the dual occupancy and the primary road frontage; and b) a minimum 45% of the area between the dual occupancy and the secondary road frontage; and c) plant at least one 75 litre tree between the dual occupancy 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); and d) for development in the foreshore protection area (refer to map in Appendix 1), plant native trees with a mature height greater than 12 metres adjacent to the waterbody. 	319.19m ² of landscaped area is proposed for each dwelling, including greater than 45% within the site frontage. Specific landscaping is to be designed to future detail at Construction Certificate stage.	Yes

5 CONCLUSION

The proposed development at 20 Gail Place, Bankstown involves the demolition of the existing dwelling house and ancillary structures on the site and the construction of an attached dual occupancy development followed by Torrens Title Subdivision. The intention of the proposed works is to achieve the development potential of the site and provide a form of low impact residential development that is in keeping with the built form characteristics of the streetscape and will contribute to the demand for housing in Bankstown

The impact of the proposed development has been assessed in accordance with the provisions of Section 4.15 of the EP&A Act and is found to be satisfactory. The proposal has also been assessed against the relevant provisions of the Bankstown Local Environmental Plan 2015 (BLEP 2015) and the Bankstown Development Control Plan 2015 (BDCP 2015) and is considered to be appropriate for the subject site for the following reasons:

- The proposed development has been sensitively designed to complement the established characteristics of buildings on the surrounding streetscape and other dual occupancy developments in the locality. The development features projecting porch entry features, recessed single car garages, a pitched and varied roof form and a range of architectural finishes that work together seamlessly to provide articulation and visual interest.
- The proposed development provides a sufficient amount of landscaped open space and deep soil zoning to reflect the well-maintained landscaped setting of the area and maintain a high level of amenity and visual privacy on the site and for adjoining properties.
- The proposed development generally complies with the relevant guiding objectives and provisions for dual occupancy development under the BLEP 2015 including land use zoning, minimum subdivision lot size, maximum building height and floor space ratio. A Clause 2.4 Variation Statement is submitted with this application in relation to the reduced site frontage of 12.19m and demonstrates that the final development achieves an appropriate balance between the built form, landscaped areas and private open space.
- The proposed development generally complies with the guiding principles of the BDCP 2015 including car parking and access, building form, landscaped area, solar access and private open space.

The site is therefore considered to be suitable for the proposed development and will generally have acceptable environmental, social and economic impacts on the immediate area. The proposal is unlikely to result in adverse impacts on the amenity of the locality and accordingly, the proposal is considered to be in the public interest and worthy of Council's support.