



## Statement of Environmental Effects

Dual Occupancy (attached)

19 Park Street, Campsie

24 November 2022

## ppd | planning consultants

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# CONTENTS

<b>1 Introduction .....</b>	<b>2</b>
<b>2 Site Analysis .....</b>	<b>3</b>
2.1 Site Location and Description .....	3
2.2 Urban Context .....	4
2.3 Previous Applications .....	6
<b>3 Strategic Planning Context.....</b>	<b>7</b>
3.1 Canterbury Bankstown Housing Strategy June 2020 .....	7
<b>4 Development Application.....</b>	<b>8</b>
4.1 Proposal .....	8
4.2 Overview .....	8
4.3 Cost Estimate.....	10
<b>5 Compliance Assessment.....</b>	<b>11</b>
5.1 Environmental Planning Instruments .....	11
5.2 Development Control Plans.....	13
5.3 Environmental Impacts .....	18
5.4 Suitability of the Site.....	22
5.5 Public Interest .....	23
<b>6 Conclusion .....</b>	<b>24</b>

## FIGURES

Figure 1.	Aerial view of subject site .....	4
Figure 2.	Street view of subject site .....	5
Figure 3.	Southern boundary of subject site .....	5
Figure 4.	Opposite corner of subject site .....	6
Figure 5.	Perspective views of proposed development North Elevation .....	9

## APPENDICES

Appendix 1 – LEP Compliance Table

Appendix 2 – DCP Compliance Table

## 1 Introduction

PPD Planning Consultants has been engaged to prepare this Statement of Environmental Effects (SEE) to accompany a development application for 'dual occupancy (attached)' at 19 Park Street, Campsie.

This SEE has been prepared pursuant to Section 4.15(1) of the Environmental Planning and Assessment Act 1979 and Clause 50 of the Environmental Planning and Assessment Regulation 2000.

In preparing the SEE, PPD Planning Consultants has relied upon the adequacy and accuracy of the assessments and advice contained in the reports, plans, diagrams, tables and so forth prepared by consultants engaged to provide necessary specialist advice in their respective fields of expertise.

This statement should be read in conjunction with the various professional reports and plans submitted with the Development Application (DA) as detailed in table below.

The DA has been prepared in accordance with Council's requirements for the submission of DAs.

Architectural Plans	GraphioAM
Landscape Plans	Libbey Birley Garden Designs
Arboricultural Impact Assessment	Horticultural Management Services
BASIX Assessment	Building & Energy Consultants Australia
Civil Design	Aidan Hogan
Construction Management	GraphioAM
Waste Management	GraphioAM
Quantity Survey	Newton Fisher Group
Survey	Daw & Walton

## 2 Site Analysis

### 2.1 Site Location and Description

<b>Street Address</b>	19 Park Street, Campsie
<b>Deposited Plan</b>	Lot 120 in Deposited Plan 3846
<b>Site Area</b>	614.33m <sup>2</sup> (Calculated)
<b>Brief Site Description</b>	<p>The site, outlined in red in <a href="#">Figure 1</a>, is located on the intersection between Park Street and Evaline Street, Campsie.</p> <p>The subject site is occupied by a free-standing single storey house with rendered masonry walls and tile roof and detached garage accessed off Evaline Street (refer <a href="#">Figure 2</a>).</p> <p>The site is rectangular in shape with a Park Street boundary of 14.095 metres and Evaline Street boundary of 43.585 metres (refer Survey Plan).</p>
<b>Heritage</b>	Not heritage listed and not in a heritage conservation zone.
<b>Topography</b>	<p>The <b>Survey Plan</b> that accompanies the development application shows the subject site has a cross fall of approximately 1.4m from the western side boundary to the Park Street boundary and relatively no cross fall from the southern boundary to the Evaline Street Boundary.</p> <p>There are no significant features identified on the site.</p>
<b>Services</b>	All relevant utility services including water, sewer, electricity, gas and telephone are available and connected to the subject property.
<b>Vegetation</b>	There are three (3) trees on site as identified in the <b>Survey Plan</b> .
<b>Public Transport</b>	The site has excellent accessibility to public transport services including bus routes operating along nearby Duke Street, Redman Street and Beamish Street and the Campsie train station that is within 800m walking distance.



## 2.2 Urban Context

Figure 1 provides an aerial view of the subject site, outlined in red, in the context of the immediate locality.

The site is located in the R4 High Density Residential zone and the primary objective of the zone is “to provide for the housing needs of the community within a high density residential environment”.

The site is characterised as an isolated site in accordance with the relevant provisions of Canterbury Development Control Plan 2012 because the property adjoins a site at 21 Park Street that was developed for residential flat building leaving this corner site with a frontage less than 15 metres and incapable of adequately accommodating housing in a high density residential environment in accordance with the primary objective of the R4 zone.

Figure 1. Aerial view of subject site



Source: Google Maps

The locality is characterised by a mix of 2, 3 and 4 storey residential flat buildings along with older style detached dwellings. Adjoining the southern boundary of the subject site is a 2 – storey residential flat building as shown in Figure 3. There is a 4 –storey residential flat building directly opposite the subject site (18 Park Street) as shown in Figure 4. The western boundary of the subject site adjoins a dwelling house.

Figure 2. Street view of subject site



Figure 3. Southern boundary of subject site





Figure 4. Opposite corner of subject site



## 2.3 Previous Applications

### DA-517/2018

On 7/07/2020 an application for “Demolition of existing structures and construction of a new boarding house containing 20 rooms including the onsite managers room and basement carparking” at 19 Park Street, Campsie was refused consent by the NSW Land and Environment Court.

## 3 Strategic Planning Context

### 3.1 Canterbury Bankstown Housing Strategy June 2020

The stated objectives of the housing study are to:

- Establish a vision for housing delivery across the Local Government Area
- Identify current opportunities and constraints influencing housing supply and demand across the LGA
- Identify the housing objectives strategies and actions that outline how the objective is to be achieved
- Develop a growth strategy to appropriately manage and deliver housing to meet the needs of the population
- Identify the planning mechanisms that may be used to ensure a full spectrum of housing across of the LGA
- Recommend ways to encourage diversity and choice in housing.

The proposed development will assist in meeting the strategic directions set in the strategy because it will:

- Help deliver additional housing to meet the 50,000 new dwellings target by 2036;
- Provide new housing in suburban area that is compatible with the local character.
- Provide additional choice of housing types and sizes to suite changing stage of life.
- Provide quality housing that is designed to maximise liveability and provide positive built form outcomes.

## 4 Development Application

### 4.1 Proposal

Approval is sought for

- demolition of existing house; and
- construction of 'dual occupancy (attached)' with associated car parking and landscaping.

Architectural Plans accompany this application and provide detail of the proposed development. The plans include:

- Site Analysis
- Site Plan
- Floor Plans
- Sections
- Calculations Plan
- Demolition Plan
- Driveway Drawings
- Finishes Schedule
- Shadow Diagrams
- Elevational Shadow Diagrams

### 4.2 Overview

In accordance with the definition in the Dictionary appended to the standard instrument:

- The development is defined as 'dual occupancy (attached)' because it comprises construction of 2 dwellings on one lot of land that are attached to each other.
- The development comprises three (3) levels with the upper level defined as an 'attic' because this level is a habitable space contained wholly within a roof above the ceiling line of the storey immediately below.

Each dwelling has a garage that accommodates 2 car parking spaces.

The development yields a total of approximately 463.372m<sup>2</sup> of gross floor area resulting in a 0.75:1 Floor Space Ratio (FSR).

Figure 5 provides perspective views of the proposed development.

**Figure 5.** Perspective views of proposed development North Elevation



### 4.3 Cost Estimate

A **Cost Estimate Report** accompanies this application and estimates the cost of development to be \$1,725,000 (including GST).



## 5 Compliance Assessment

Section 4.15(1) of the EP&A Act 1979 details the following matters of relevance that a consent authority is to take into consideration in determining a 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 Director-General 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 93F, or any draft planning agreement a developer has offered to enter into under s 93F, and*
- (iv) the regulations (to the extent that they prescribe matters for the purposes of this paragraph),*

*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.*

The following provides an assessment of how the proposed development complies with the relevant matters detailed in Section 4.15(1) of the EP&A Act 1979.

### 5.1 Environmental Planning Instruments

In accordance with the provisions of Section 4.15(1)(a)(i) of the EP&A Act 1979 the development proposal has been assessed for compliance with the provisions of the following relevant environmental planning instruments:

- Environmental Planning & Assessment Act 1979
- State Environmental Planning Policy (Resilience and Hazards) 2021
- State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004
- Canterbury Local Environmental Plan 2012

### 5.1.1 Environmental Planning & Assessment Act 1979

The objects of the Environmental Planning and Assessment Act are:

(a) to encourage:

- (i) the proper management, development and conservation of natural and artificial resources, including agricultural land, natural areas, forests, minerals, water, cities, towns and villages for the purpose of promoting the social and economic welfare of the community and a better environment,*
- (ii) the promotion and co-ordination of the orderly and economic use and development of land,*
- (iii) the protection, provision and co-ordination of communication and utility services,*
- (iv) the provision of land for public purposes,*
- (v) the provision and co-ordination of community services and facilities, and*
- (vi) the protection of the environment, including the protection and conservation of native animals and plants, including threatened species, populations and ecological communities, and their habitats, and*
- (vii) ecologically sustainable development, and*
- (viii) the provision and maintenance of affordable housing, and*

- (b) to promote the sharing of the responsibility for environmental planning between the different levels of government in the State, and*
- (c) to provide increased opportunity for public involvement and participation in environmental planning and assessment.*

The proposed development provides for orderly and economic use of the land in accordance with the objectives for the zone and the desired future character of the locality having due consideration to the isolation of the site.

### 5.1.2 State Environmental Planning Policy (Resilience and Hazards) 2021

Clause 4.6(1) of this Policy requires that a consent authority must not consent to the carrying out of any development on land unless it has considered whether the land is contaminated.

Historically the subject site has been used for residential purposes and the development does not propose a change in use.

It is considered that the risk of land being contaminated is very low and the site is suitable for the proposed development. However, should any signs of contamination be identified during site excavation works, Council will be informed immediately and appropriate investigations will be carried out in accordance with EPA assessment guidelines.

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

The NSW Government has established the BASIX scheme to encourage sustainable residential development.

A BASIX Certificate accompanies this application. Subject to carrying out development in accordance with the schedule of BASIX commitments for the proposed dwellings, the project scores for the development are as follows:

Water	40% (Target 40%)
Thermal Comfort	Pass (Target Pass)
Energy	56% (Target 50%)

Subject to carrying out development in accordance with the schedule of BASIX commitments, the proposed development will provide for sustainable residential development.

### 5.1.4 Canterbury Local Environmental Plan 2012

An assessment of the proposed development's compliance with the relevant clauses of the Canterbury Local Environmental Plan 2012 has been undertaken and is provided at [Appendix 1](#).

This assessment confirms the proposed development complies with all the relevant provisions of the LEP.

## 5.2 Development Control Plans

In accordance with the provisions of Section 4.15(1)(a)(iii) of the EP&A Act 1979 the development proposal has been assessed for compliance with the relevant provisions of the Canterbury Development Control Plan (CDCP) 2012. A copy of the compliance table is provided at [Appendix 2](#).

It is noted that the DCP includes provisions to allow flexibility in the application of development control standards, particularly in relation to allowing alternative solutions to otherwise strict numeric compliance to achieve the objectives of the DCP control.

This is in general compliance with Section 4.15(3A) of the EP&A Act, 1979, that provides requirements which govern the application of controls within Development Control Plans and seeks to provide flexibility and an outcome based approach to the achievement of the objectives expressed by specific controls. Section 4.15(3A) provides the following requirements:

### **(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.*

The proposed development has been designed to comply with the relevant development control standards in the DCP where possible. Where the proposed development does not fully comply with the standards the following justification is provided for a variation to the non-compliance with the development control standard (numbered, underlined and highlighted in bold).

#### **C2.2.1 Minimum Lot Size and Frontage**

##### **Non-compliance**

Development has a 43.585m frontage to Evaline Street and a 14.095m frontage to Park Street and does not comply with the minimum 15m width for the short boundary required by the DCP controls.

##### **Justification**

The subject site is existing and consequently is incapable of being developed for higher density development without non-compliance with minimum lot frontage requirements. The non-compliance is 0.905m (6%) and considered to be minor. Notwithstanding, the proposal is still able to achieve the objectives expressed by the specific minimum lot frontage control because:

- the land is of an adequate size and shape to accommodate the proposed development whilst providing adequate amenity for occupants of the site and surrounds;

- there is adequate area for vehicle access and parking; and
- the site has sufficient dimensions to accommodate adequate landscaped open spaces.

### **C2.3.3 Setbacks**

#### **Non-compliance**

Proposed development has a varying setback of 1.7m and 2.35m from Evaline Street and does not comply with the setback requirement of 3.5m to the longer secondary street frontage ie Evaline Street.

#### **Justification**

An analysis of the subject site's immediate locality shown in [Figure 1](#) identifies the following existing setbacks where Evaline Street is the secondary street frontage.

Street Address	Approx. Setback (to Evaline Street)
16 Park Street	1.5m
17 Park Street	2.0m
25 Duke Street	1.0m
27 & 27A Duke Street	2.5m

The northern side of Evaline Street, in the immediate locality of the subject site, has a significant number of established setbacks that are less than the 3.5m desired spatial proportions identified in the DCP. The provision in the proposal of varying 1.7m and 2.35m setbacks from Evaline Street is generally in keeping with the established character of setbacks in the locality.

With the provision of varying setbacks from Evaline Street the proposal is still able to achieve the objectives expressed by the setback controls because:

- Given the existing predominant side boundary setbacks from Evaline Street in the immediate locality of the subject site are generally not reflective of the DCP's desired spatial proportions for the street, strict compliance with the side boundary setback by the proposed



development is considered unnecessary because it will not help define a new desired street edge.

- The proposed development complies with the street edge along Evaline Street that is defined by existing development.
- Sufficient landscaped open space is provided around the development to limit the scale and bulk of development.
- The Landscape Plans show how adequate space has been retained around the site to provide for new trees and conserve existing visually prominent trees in the public domain.
- Setbacks between buildings and adjacent land comply with the relevant DCP requirements and subsequently provide sufficient separation to limit the visual, environmental and likely potential amenity impacts of the development.
- Setbacks from Evaline Street are predominantly deep soil areas (no below ground car parking etc.) that will facilitate rainwater infiltration and minimise stormwater run-off.

#### **C2.3.4 Building Depth**

##### **Non-compliance**

The building depth from the primary street frontage is 37.585m and exceeds the maximum 35m building depth prescribed in the DCP.

##### **Justification**

The building depth from the primary street frontage exceeds the maximum 35m building depth prescribed in the DCP by a very minor 2.585m (or 7.4%).

Applying a minimal degree of flexibility to the DCP's building depth numerical provision and allowing a reasonable alternative solution that results in a building that is an additional 2.585m in building depth will still achieve the objects of the building depth standards because:

- The levels of residential amenity for both the new and existing development, particularly in relation to preserving sunlight, privacy and general amenity will not be noticeably improved when comparing the proposed development and a complying development that is 2.585m less in depth.
- the proposed development presents as a scale that is visually compatible with:
  - adjacent 2 and 4 storey residential flat buildings,
  - character of the area that is highlighted by having 'potential' for redevelopment for medium to high density , and

- the objectives of the zone to provide housing in a higher density residential environment.

### **C2.5.1 Solar Access and Overshadowing**

#### **Non-compliance**

Principle areas of private open space for the dwelling fronting Park Street does not 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.

#### **Justification**

In relation to the proposal's direct access to sunlight, due consideration needs to be given to the subject site constraints, particularly;

- the predominant east-west orientation of the site;
- the size of the site (ie non-complying frontage to Park Street) and
- being an existing isolated site.

Shadow diagrams that accompany this application show how the dwelling fronting Evaline Street will receive sunlight between 10.00am and 2.00pm on 21 June to at least 50% of the open space surface area.

The dwelling fronting Park Street will receive sunlight to the open space surface area from 8am to midday but this will be less than the required 50% of the open space surface area. Given the constraints of the site, the proposed development has been designed to balance achieving the maximum practicable amount of sunlight to private open space with providing an orderly and economic development of the site.

Having due regard to all practicalities of proving medium to high density development on the site in accordance with the objectives of the R4 zone, the proposed development will achieve the objects of the solar access and overshadowing standards because:

- All habitable rooms have reasonable access to daylight;
- There is no overshadowing of primary living areas;
- As much as practicable given the constraints of the site, private open space has adequate access to sunlight;
- There is no overshadowing of solar roof top systems; and
- Given the significant amount of daylight that is accessible to north facing living areas fronting Evaline Street, occupants can adjust the quantity of daylight to suit their needs.

## 5.3 Environmental Impacts

In accordance with the provisions of Section 4.15(1)(b) of the EP&A Act 1979 the development proposal has been assessed for the likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality.

### 5.3.1 Heritage

The subject site is not located in the vicinity of a heritage item or within a heritage conservation zone.

### 5.3.2 Landscaping

A **Landscaping Plan** accompanies this application and provides details of how the proposal will comply with the landscape controls prescribed in Council's DCP.

Landscaping Plan provides detail of:

- Existing trees to be retained
- new trees, shrubs and ground covering (new turf areas),
- planting to provide privacy screening; and
- schedule of plant material

Implementation of the Landscape Plan will:

- Contribute to streetscape character and the amenity of the public domain.
- Foster attractive outlooks, privacy and open space areas of high aesthetic quality.
- Improve the microclimate within the development.
- Contribute to water and stormwater efficiency by providing significant deep soil areas.

The landscaping on the site will result in a high aesthetic quality and amenity for the occupants of the development and neighbours. The landscaping is of high quality and contributes positively to its context and site.

### 5.3.3 Trees

An **Arboricultural Impact Assessment** report accompanies the application. The main purpose of this report is:

- to identify the trees within and or adjoining the site;
- provide information on the trees current health and condition;

- determine the trees remaining life expectancy and significance in the landscape; and
- assess the trees suitability for retention/preservation or removal.

The scope of the report includes the allocation of SULE ratings (Safe Useful Life Expectancy), and identification of arboricultural work required.

Site observations noted "a mixture of introduced (planted) exotic and native/remnant vegetation. The herbaceous or grass vegetation consists of a mixture of introduced pastoral grasses/weed species due to the site's location within a residential precinct". No trees were identified on adjoining properties that will be affected by this development.

The assessment supports:

- Retention of four (4) adjoining trees that are sufficiently distanced to be safely retained and protected.
- Removal of (3) three trees on-site and some minor shrubs.

The trees to be removed will be replaced as part of the overall landscape plan for the site.

#### 5.3.4 Water Management

A **Stormwater Management Plan (SMP)** accompanies the application and provides details on how the impacts of urban stormwater on the subject site and adjoining properties will be adequately managed.

The application is accompanied by a **Civil Design Certificate** that confirms the stormwater plans and associated detail plans are in accordance with normal engineering practice and meet the requirements of the Building Code of Australia, CANTERBURY DCP PART B and relevant Australian Standards, particularly AS3500.3:2015 and AS2890.1:2004.

#### 5.3.5 Energy and Water Efficiency

Subject to carrying out development in accordance with the recommendations of the BASIX commitments, the proposed development will provide for ecologically sustainable development.

#### 5.3.6 Waste Management

A **Waste Management Plan (WMP)** accompanies this application and provides detail on

- how waste will be managed during the demolition of the existing building; and
- how waste will be managed during construction of the new dwellings.

### 5.3.7 Acid Sulfate Soils

The subject site is classified as Class 5 land as shown on the Acid Sulfate Soils Map and is within 500 metres of Class 4 lands.

Development will not disturb, expose or drain acid sulfate soils and cause environmental damage because works are not below 5 metres Australian Height Datum and the water table is not likely to be lowered below 1 metre Australian Height Datum on the adjacent Class 4 lands.

An Acid Sulfate Soils Management Plan is not required.

### 5.3.8 Earthworks

A **Construction Management Plan** accompanies this application and provides details on how the erosion and sediment associated with the construction of the proposed development will be managed to ensure there is no detrimental impact on environmental functions and process, neighbouring uses, or features of the surrounding land

### 5.3.9 Traffic and Parking

Development provides for car parking in accordance with the relevant parking provision rates in the DCP.

The daily vehicular trips generated by the proposed development are minor.

Subsequently, the impacts of the proposed development in relation to parking and traffic is very minor and further traffic impact assessment is identified as not being necessary.

### 5.3.10 Noise

Potential noise impacts have been addressed through design of the dwelling units, including (where practicable):

- grouping noisy or quiet activity spaces together;
- locating windows or doors away from sources of noise;
- a buffer space or spaces between quiet and noisy spaces (ie wardrobe)
- mass and insulation into external walls.

Noise control has been considered alongside other factors such as orientation for passive heating and cooling, views, privacy, and ventilation.

The proposed development will achieve a very satisfactory accommodation environment consistent with the intended high quality of the building design and relevant standards.



### 5.3.11 Privacy

Privacy is maintained with thoughtful design of common open space, location and screening of private open space and maximising setbacks as much as practicable. In particular, private open space areas are located at ground level and screened with landscaping.

### 5.3.12 Security and Safety

The design of the dwelling has had consideration to achieving the principles of Crime Prevention Through Environmental Design, specifically by:

- Enhancing safety by reducing opportunities for crime to occur;
- Improving observation of public and private spaces; and
- Promoting the design of safe, accessible and well-maintained building and spaces.

Key features of the development that will specifically increase safety and security include:

#### 1. Site and building layout

- The design of the development allows for natural surveillance to and from both Park Street and Evaline Street and the public domain.
- Entry to each dwelling is clearly visible.
- Blind corners are avoided as much as practicable in the external building design.
- Car park has been designed to ensure clear sight lines, ease of access and safety at the entrance.

#### 2. Lighting

Movement sensor lighting will be provided throughout the site that enhances the amenity and safety of the site after dark and will increase opportunities for casual surveillance, deterring unauthorised access and reducing feelings of fear and vulnerability of legitimate site users.

#### 3. Landscaping

A Landscaping Plan accompanies this application and provides detail on how landscaping has been designed to reinforce territorial/space management.

#### 4. Security

- Development has been designed with safety in mind.
- Development will be managed with surveillance in mind.

- Development has been designed with unimpeded sightlines to key places in mind and to avoid “blind spots” as much as practical.
- CPTED principles will be supported with electronic surveillance.
- Access to garages will be limited by remote keyless entry.
- Development will provide for well-lit areas along all street frontages.

The proposed development is seen to conform to the principles outlined in Crime Prevention Through Environmental Design.

#### 5.3.13 Social Impacts

The proposed development will provide an additional range of housing options to meet the diverse and changing needs of the community while minimising any negative social impacts on the locality.

#### 5.3.14 Economic Impacts

Potential economic benefits of the proposed development include:

- the provision of more diverse housing to accommodate growing needs of the community;
- increased property values from new development that is well designed and makes a positive impact on the character of the locality; and
- additional investment in the local area.

### 5.4 Suitability of the Site

In accordance with the provisions of Section 4.15(1)(c) of the EP&A Act 1979 the suitability of the site for the proposed development has been assessed. The site is considered suitable for the proposed development because:

- It is adequately serviced by roads, utilities, and stormwater infrastructure;
- It is large enough to accommodate the proposed development;
- It is well located in an established residential neighbourhood that is undergoing transition from low density residential development to medium density residential development;
- It is not constrained by contamination issues; and
- It is zoned by Council to accommodate higher density housing.

## 5.5 Public Interest

In accordance with the provisions of Section 4.15(1)(e) of the EP&A Act 1979 the development proposal has been assessed for the public interest.

The proposal is consistent with the relevant provisions, objectives and aims of Council's planning controls and is therefore considered to be in the public interest. Specifically, the proposal provides for new higher density housing that is well designed and compliments the future desired character of the area.

## 6 Conclusion

Subject to Section 4.15(1) of the EP&A Act 1979, the proposed development has been assessed having regard to the relevant matters that a consent authority is to take into consideration in determining a development application.

Based on our assessment, the proposed development.

- Is a permissible development with consent in the R4 zone;
- Is consistent with the objectives of the R4 zone;
- Meets the relevant development controls/objectives set down in the development control plan;
- Has no significant adverse impacts on both the natural and built environments;
- Has positive social and economic impacts in the locality;
- Is suitable for the site; and
- Is in the public interest.

In conclusion, it is considered that this application for dual occupancy (attached) development is the most practicable development solution for the subject site and fits comfortably within the desired future character of a locality that is zoned to provide higher density development.

The proposal for dual occupancy (attached) development at 19 Park Street, Campsie warrants Council approval.

## **APPENDIX 1**

### LEP Compliance Table



## CANTERBURY LEP 2012 COMPLIANCE TABLE

Relevant Clause	Comments	Compliance
<b>2.2 Zoning of land to which Plan applies</b>	For the purposes of this Plan, the subject site is located within the R4 High Density Residential zone shown on the Land Zoning Map.	✓
<b>2.3 Zone objectives and land use table</b>	<p>The proposed development comprises development that is defined as <i>'dual occupancy (attached)'</i> and is identified as being permissible development with consent in the R4 zone.</p> <p>In accordance with the relevant objectives of the R4 zone, the proposed development will provide for:</p> <ul style="list-style-type: none"> <li>the housing needs of the community within a high density residential environment.</li> <li>a variety of housing types and densities in the form of 2-storey dwellings with attic space within a high density residential environment.</li> </ul>	✓
<b>2.7 Demolition requires development consent</b>	This application seeks development consent for the demolition of the existing building on the subject site. A <b>Demolition Plan</b> accompanies this application and provides details on how the proposed development will be managed to ensure there is no detrimental impact on environmental functions and process, neighbouring uses, or features of the surrounding land.	✓
<b>4.3 Height of buildings</b>	The height of the proposed building is 9.6m above natural ground level and does not to exceed the maximum 11.5-metre height limit shown for the land on the Height of Buildings Map.	✓
<b>4.4 Floor space ratio</b>	The proposed FSR is 0.75:1 and does not exceed the 0.90:1 maximum FSR shown for the land on the Floor Space Ratio Map.	✓
<b>4.5 Calculation of floor space ratio and site area</b>	The FSR has been calculated in accordance with the provisions of this clause (refer Architectural Plans accompanying this application).	✓
<b>7.1 Acid sulfate soils</b>	Refer s5.3.7 of the SEE.	✓
<b>6.2 Earthworks</b>	Refer s5.3.8 of the SEE.	✓
<b>6.4 Stormwater management</b>	Refer s5.3.4 of the SEE.	✓
<b>7.6 Essential services</b>	<p>The following services essential for the development are available—</p> <ul style="list-style-type: none"> <li>(a) the supply of water,</li> <li>(b) the supply of electricity,</li> <li>(c) the disposal and management of sewage,</li> <li>(d) stormwater drainage or on-site conservation,</li> <li>(e) suitable vehicular access.</li> </ul>	✓

## **APPENDIX 2**

### DCP Compliance Table

## CANTERBURY DCP 2012 COMPLIANCE TABLE

### Part A Introduction

#### A2 Development Applications

Section	Comments	Compliance
A2.1 Introduction	Noted.	
A2.2 Documentation Requirements	The application documentation has had consideration to the minimum lodgement requirements for supporting information specified in Part 1 of Schedule 1 of the EP&A Regulation and additional requirements provided in the relevant DA guides (including checklists).	✓





### Part B General Controls

#### B1 Transport and Parking





Section	Comments	Compliance
B1.2 Transport and Parking Requirements	Refer s5.3.9 of the SEE.	✓
B1.3 Parking Provision Rates	Development provides 2 car parking spaces per dwelling in accordance with the relevant parking provision rates in the DCP.	✓
B1.4 Design of Parking Facilities	All parking, and associated infrastructure is designed to comply with relevant Australian Standard 2890 Parking Facilities and the relevant DCP requirements.	✓
	Garages are setback at least 1m behind the outermost alignment of external walls, verandas or balconies	✓
	Each dwelling has a maximum of one double garage per dwelling.	✓
B1.5 Parking Engineering & Technical Requirements	<b>Driveway Drawings</b> accompany this application and detail how all parking engineering and technical requirements are provided in accordance with the relevant DCP requirements.	✓

#### B2 Landscaping

Section	Comments	Compliance
B2.2 Landscape Plan	A <b>Landscape Plan</b> accompanies this application.	✓

B2.3 Landscape Design	Landscaping is designed in accordance with the DCP requirements and will complement the existing street landscaping and improve the quality of the streetscape.  An <b>Erosion and Sediment Control Plan</b> accompanies this application.	 
B2.4 Environment and Biodiversity	Landscape Plan has due regard to the relevant provisions of the DCP.	
B2.5 Native Planting Guides	Landscape Plan has due regard to the relevant provisions of the Native Planting Guide in the DCP.	



### B3 Tree Preservation

Section	Comments	Compliance
B3.2 Tree Works Requiring Council Approval	Refer s5.3.3 of the SEE.	
B3.3 List of Undesirable Tree Species	Noted.	
B3.4 Information Required with Applications	Noted.	
B3.5 Matters for Consideration	Noted.	

### B4 Accessible and Adaptable Design

Section	Comments	Compliance
B4.2 General Controls	Development has been designed to comply with the following: <ul style="list-style-type: none"> <li>The Building Code of Australia access requirements; and</li> <li>The Disability Discrimination Act 1992.</li> </ul>	

### B5 Stormwater and Flood Management

Section	Comments	Compliance
B5.2 Submission Requirements	A <b>Stormwater Drainage Plan</b> accompanies this application and details how stormwater runoff from the site will be managed.	
B5.5 On-Site Detention (Requirements by Type of Development)	Gravity fed system is proposed (refer <b>OSD Checklist</b> that accompanies this application).	

B5.7 Disposal of Runoff from Property	Disposal of runoff from the property is detailed in the <b>Stormwater Drainage Plan</b> and is in accordance with the relevant requirements of the DCP.	✓
B5.9 Rainwater Tanks	2000L Slimline rainwater reuse tanks are provided to each dwelling.	✓
B5.12 Overland Flow Path	Surface overland flow paths have been considered at the design stage of the stormwater system.	✓

## B6 Energy and Water Conservation

Section	Comments	Compliance
B6.2 Passive Energy Design	The orientation, size and shading of windows comply with the DCP requirements as much as practicable.	✓
B6.3 Water and Energy Efficiency	Efficient water heating, water saving devices and efficient appliances will form part of the BASIX provisions and significantly affect energy consumption.	✓
	Thermal insulation will be provided in accordance with the provisions of the DCP.	✓
	Natural ventilation is facilitated through the location of opening windows and sliding doors at opposite ends of the buildings on all levels.	✓
B6.3 Water and Energy Efficiency	Efficient water heating, water saving devices and efficient appliances form part of the BASIX provisions and significantly affect energy consumption.	✓
B6.4 Active Energy	Development will address DCP requirements.	✓

## B7 Crime Prevention and Safety

Control	Comments	Compliance
B7.2 All Development Types	Refer s5.3.12 of the SEE.	✓

## B9 Waste Management

B9.2 Waste Management Plan (Demolition and Construction Phases)	Application is accompanied by a <b>Waste Management Plan</b> in relation to the waste that will be generated in the demolition and construction phase – refer s5.3.6 of the SEE.	
B9.3 Waste Management Plan (Ongoing Use)	A Waste Management Plan for the ongoing use of the development once completed will be submitted to Council prior to the issue of Construction Certificate (to be condition of consent).	

B9.4 Waste Storage and requirements for Residential Accommodation	The required 1 x 140l bin and 2 x 240l bins will be stored in the garages.	
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## Part C Residential Accommodation

### C2 Dual Occupancies and Semi-detached Dwellings

Section	Comments	Compliance
C2.2 Site Planning	<u>Minimum Lot Size and Frontage</u> Development has a 43.585 frontage to Evaline Street and a 14.095m frontage to Park Street and does not comply with the minimum 15m width required by the DCP controls.	X
	<u>Isolated Sites</u> The subject site is an existing isolated site because of its location on the corner, it is narrower than required to be developed and is not capable of accommodating the high density form of redevelopment envisaged by the R4 zoning of the site. The proposed development does not detract from the character of the streetscape that is highlighted by a mix of residential development types and densities.	✓
	<u>Private Open Space</u> Each dwellings has a frontage of 7.5m or greater and provides <ul style="list-style-type: none"> <li>a minimum of 50m<sup>2</sup> of private open space.</li> <li>One area of private open space with a minimum dimension in any direction of 4m.</li> <li>one area at least 2.5m x 2.5m suitable for outdoor dining facilities.</li> </ul> The design of the private open space areas: <ul style="list-style-type: none"> <li>Is located at ground level to the rear of the allotment.</li> <li>Is located adjacent to the main living areas.</li> <li>has a maximum gradient of 1:50.</li> </ul> The principal area of open space for each dwelling is designed as much as practicable <ul style="list-style-type: none"> <li>to prevent direct overlooking from a public place or from neighbouring buildings;</li> <li>to accommodate both recreation and service activities;</li> <li>to Include a suitably screened area for clothes drying facilities; and</li> <li>to be oriented to provide maximum exposure to midwinter sunlight whilst optimising privacy.</li> </ul>	✓



	<p><u>Layout and Orientation</u></p> <p>Given the size of the lot there is little flexibility in orientating development on the lot. However, the development has been designed, as much as practicable, to:</p> <ul style="list-style-type: none"> <li>• maximise solar access and natural lighting, without unduly increasing the building's heat load;</li> <li>• avoid casting shadows onto neighbouring dwelling's primary living area, private open space and solar cells;</li> <li>• maximise natural ventilation;</li> <li>• site new development and private open space to avoid existing shadows cast from nearby buildings;</li> <li>• maximum benefit from cross-breezes and prevailing winds; and</li> <li>• not compromise the creation of casual surveillance of the street.</li> </ul>	✓
C2.3 Building Envelope	<p><u>Floor Space Ratio</u></p> <p>The proposed FSR is 0.75:1 and does not exceed the 0.90:1 maximum FSR shown for the land on the Floor Space Ratio Map.</p> <p><u>Height</u></p> <p>Development does not exceed the following numerical requirements:</p> <ul style="list-style-type: none"> <li>• A maximum two storey built form – 60% of the building has a third level that can be best described as an attic where habitable rooms are predominantly contained within the roof space; and</li> <li>• Finished ground floor level does not to exceed 1m above the natural ground level.</li> </ul> <p>There is no applicable maximum external wall height because the maximum height of building standard under the LEP is 11.5m.</p> <p>No retaining walls or cut and fill is proposed that does not comply with the DCP requirements.</p> <p><u>Setbacks</u></p> <p>Development has the following setbacks:</p> <p><b>Front Setback</b> (to Park Street) – 6m</p> <p><b>Side Setback</b> (to Evaline Street) – 1.7m and 2.35m</p> <p><b>Side Setback</b> (to 21 Park Street) – 2.37m</p> <p><b>Rear Setback</b> (to 8 Evaline Street) – 6m</p> <p>Proposed development does not comply with the setback requirement of 3.5m to Evaline Street (longer secondary street frontage)</p> <p><u>Building Depth</u></p> <p>The building depth from the primary street frontage is 37.585m and exceeds the maximum 35m building depth prescribed in the DCP.</p>	<p>✓</p> <p>✓</p> <p>X</p> <p>X</p>

<b>C2.4 Building Design</b>	<p><u>C2.4 Building Design</u></p> <p>Building form and design features do not mimic traditional features, but reflect these in a contemporary design particularly in relation to the attic roof design and choice of external finishes.</p> <p>Access to upper storeys is not via external stairs.</p> <p>All dwellings contain one kitchen and laundry facility.</p> <p>Entries to both buildings are clearly identifiable.</p> <p>A minimum of one habitable room is oriented towards the street to promote positive social interaction and community safety.</p> <p>Sight lines to the street from habitable rooms and entrances are not be obscured by ancillary structures.</p> <p>Interiors are designed to be capable of accommodating the range of furniture that is typical for the purpose of each room.</p> <p>The primary living area and principal bedroom have a minimum width of 3.5m. Secondary bedrooms have a minimum width of 3m.</p> <p>General storage in addition to bedroom wardrobes and kitchen cupboards is provided in the garages.</p> <p>Development is on a corner lot and is designed to address both street frontages through facade treatment and articulation of elevations.</p> <p><u>Roof Design and Features</u></p> <p>Roof design:</p> <ul style="list-style-type: none"> <li>• uses a simple pitched roof that accentuates the shape of exterior walls, and minimises bulk and scale; and</li> <li>• is compatible and sympathetic to nearby buildings.</li> </ul> <p><u>Fencing</u></p> <p>All boundary fencing to both street frontages will be a combination of masonry fencing and metal flat bar fencing that is no higher than 1.2m. Remaining boundaries have existing fencing.</p> <p><u>Building Services</u></p> <p>All building services will be provided/installed in accordance with the relevant provisions of the DCP.</p>	✓
<b>C2.5 Amenity</b>	<p><u>Solar Access and Overshadowing</u></p> <p>Primary living areas of dwellings are designed to front the northern elevation so they can receive a minimum of 3 hours of sunlight between 8.00am and 4.00pm on 21 June (refer Shadow Diagrams that accompany this application).</p> <p>Principle areas of private open space do not receive a minimum of 3 hours of sunlight between 8.00am and 4.00pm on 21 June to at least 50% of the open space surface area.</p> <p>Proposed development retains 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 to neighbouring development.</p>	<p>✓</p> <p>X</p> <p>✓</p>

	<u>Visual Privacy</u> There is no direct overlooking to adjoining development from living room windows.	✓
	<u>Acoustic Privacy</u> Refer s5.3.10 of the SEE.	✓