

360 Punchbowl Road, BELFIELD

STATEMENT OF ENVIROMENTAL EFFECTS

ADDITIONS AND ALTERATIONS

360 PUNCHBOWL ROAD, BELFIELD



360 Punchbowl Road , Belfield source: GoogleMaps

CANTERBURY BANKSTOWN COUNCIL

REPORT PREPARED FOR F.ROMAGNOLO

1.0 INTRODUCTION

1.1. TERMS OF REFERENCE

This report submitted to Canterbury Bankstown Council is in support of a development application which seeks approval additions and alterations, namely a walk in wardrobe to first floor level and extension to the ground floor living areas. The proposal also seeks to increase the existing garage to the boundary.

This Statement serves to outline the proposed works and to assess the possible impacts of the proposal on the environment.

This report has been prepared with reference to drawings ASA 230214, dated FEB 2023 which have been prepared by ASA Designs.

1.2 SITE ANALYSIS

Site Analysis plan/ Ground Floor plan prepared by ASA DESIGNS indicates, spot heights, existing vegetation, property boundaries, location of buildings and adjoining properties, the existing dwelling as well as the rear garden the proposed garage as well as services in the street such as kerb and gutter.

2.0 SUBJECT SITE CONTEXT

2.1 SITE DESCRIPTION

The site is located at 360 Punchbowl Road, Belfield, with the neighbouring properties to the West and South only. The site has a total area of 322.80m² and is bounded by Punchbowl road to the North and Seymour Parade to the East. Additional floor space is 57.35m² (habitable) with an additional 21m² of garage. NO further loss of landscaping is proposed.

360 Punchbowl Road, BELFIELD



360 Punchbowl Road , Belfield source: google maps



362 Punchbowl Road , Belfield showing the extent of the ground floor extension exceeding the extent of the proposed additions and alteration at 360 Punchbowl Road, Belfield source: google maps



Built to boundary carport attached to home located Seymour parade across from porposed garage to rear boudary Source :google maps

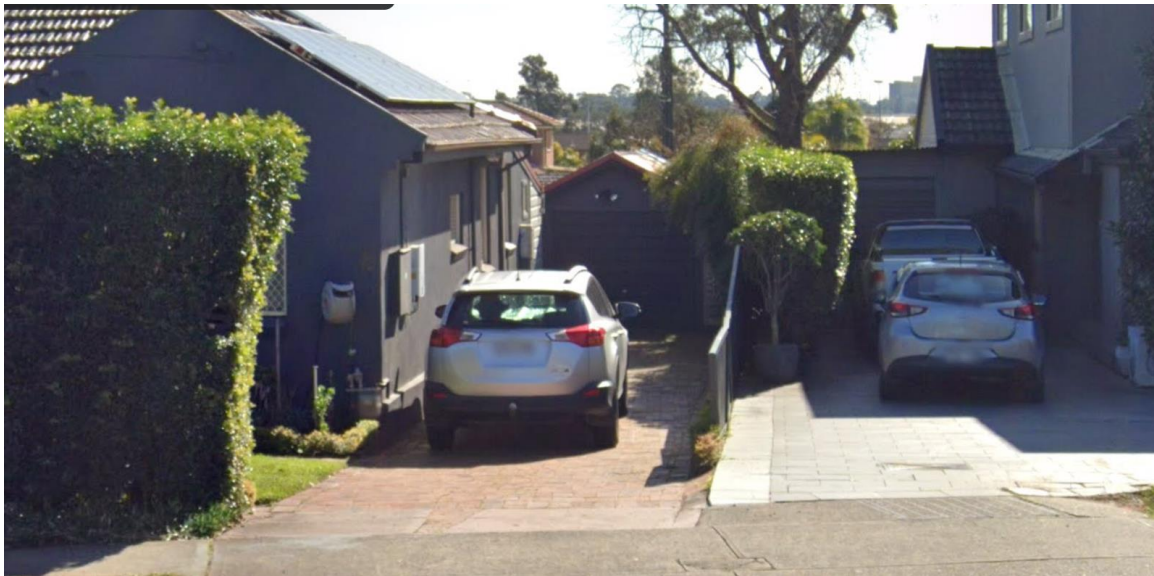


Current garage to be rebuilt with Skillion roof with NIL setback to rear boundary.
Neighbouring property carprot built to boundary Source :Google maps

360 Punchbowl Road, BELFIELD



Another exmaple on Seymour Parade built to side boudnary. Source : Google Maps



Another exmaple on 79Punchbowl Road – built to boudnary. Source : Google Maps

Development Proposal

Overview

The proposal is for a Development Application for alterations and additions to the existing dwelling at No. 360 Punchbowl Road, Belfield

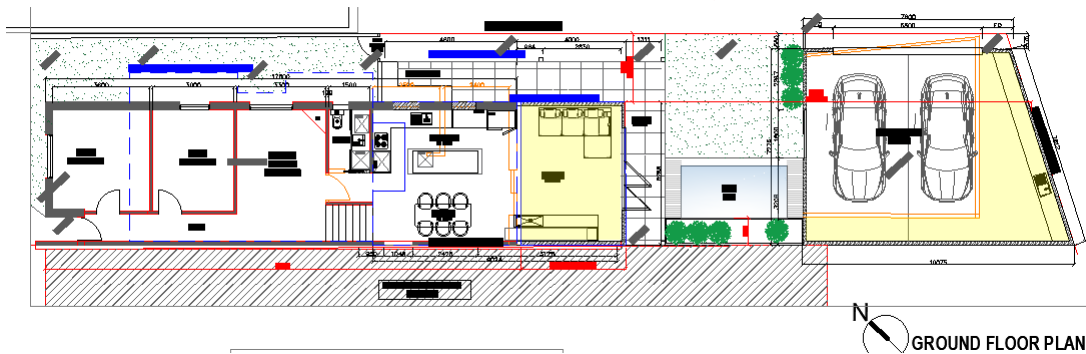
Table 1: Building Configuration and Mix

Element	Proposed
Site Area	322.8m ²
Existing Gross Floor Area	128.05m ²
Proposed Gross Floor Area	169.05m ²
Proposed Site Coverage	172m ² 53%
Height	6 max.
Storeys	Two (2)
Front Setback	No change
Side Setbacks	No change New additions to be setback further 2535mm Top floor side setback 3343mm
Rear Setback	Proposed : 15060mm First Floor : 19393mm
Car parking spaces	2 Parking spaces incorporated with additional storage area.

Detailed Description

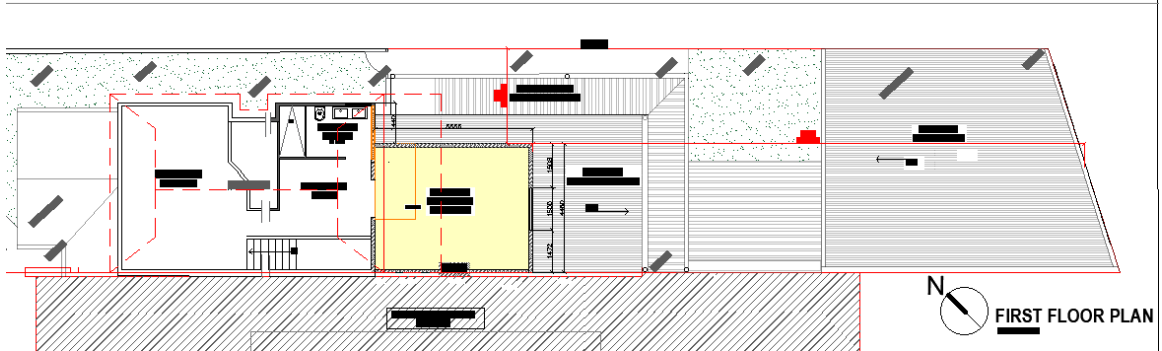
The proposal specifically seeks consent for the following:

Ground Floor Plan



- Extension to family room
- Extension of garage to side and rear boundary
- Proposed spa (to be installed in the future)

First Floor Plan



- Removal of first floor balcony
- Extension of first floor bedroom to incorporate walk in robe.

Bulk, Mass and Scale

The proposed alterations and additions will retain the existing building envelope however proposes alterations and additions to create an additional extension to the family room at the rear. The proposed rear first floor addition is set behind the existing roof pitch and is a subtle addition that cannot be viewed from the streetscape. The proposed application will retain the front façade and provide a sympathetic addition to the rear. The proposed alterations and additions are common throughout dwellings on Punchbowl Road and Seymour Parade and the overall locality to achieve increased habitable space on small lots.

Materials and Finishes

The proposal includes cladding , brick and glass to create a palette of colours and finishes that are compatible with other existing features located to the rear of the site.

Details of the proposed colours, materials and finishes are shown within the attached Schedule of Finishes.

Access and Parking

The proposal maintains the pedestrian access from Punchbowl Road to the front door. The current parking is located off Seymour parade and does not follow the splay of the rear boundary. The proposed additions and alterations seeks to accommodate the a double garage to the boundary (rear and side) whilst providing additional storage area which would be achievable by means of a shed , that of which cannot be housed on the current site, hence additional storage space is proposed within the new garage.

Landscaping

The proposal does not include additional landscaping. All landscaping to remain as is.

The alterations are to the first floor and are to follow the ground floor footprint of existing impervious areas. Areas behind the existing garage and to the side of such have not been taken into account as landscaping given they are less than 2.5m in width.

Waste Management

The building will be subject to normal residential waste disposal. A Waste Management Plan has been provided to detail the operation of ongoing waste management.

Cut and Fill

N/A

Privacy

The proposal maintains the same height level as the adjoining dwelling however the subject proposal aims at increasing the privacy for the occupants of both the

subject dwelling and the adjoining dwelling through the positioning of windows and privacy screens if required by council.

Solar Access

The height of the dwelling remains the same as existing and the scale of the development is consistent with the adjoining dwelling. The proposed dwellings within the development site and adjoining properties are by no means affected by the over shadowing of this property , given the location and the siting of such. There is NO overshadowing to neighbours, nor to any private open space.

Streetscape Impact

As discussed above the front façade is proposed to be retained.

Statutory Planning Framework

Inner Canterbury LEP 2012

Zoning

The site is zoned R3 Medium Density Residential

Flood

This property is not flood affected.

Heritage

This property is not heritage listed

Bushfire

This property is not bush fire prone.

OUTLINE OF DEVELOPMENT APPLICATION

3.1 DETAILS OF PROPOSAL

CONTROL	EXISTING	PROPOSED																				
<div>C1.2.2 Site Coverage</div> <table><tr><th>Site Area</th><th>Maximum Area of Building Footprint</th><th>Maximum Floor Area of all Outbuildings</th><th>Maximum Site Coverage of all Structures on a Site</th></tr><tr><td>Up to 449m²</td><td>300m²</td><td>30m²</td><td>60%</td></tr><tr><td>450m² to 599m²</td><td>330m²</td><td>45m²</td><td>50%</td></tr><tr><td>600m² to 899m²</td><td>380m²</td><td>60m²</td><td>40%</td></tr><tr><td>900m² or above</td><td>430m²</td><td>60m²</td><td>40%</td></tr></table>	Site Area	Maximum Area of Building Footprint	Maximum Floor Area of all Outbuildings	Maximum Site Coverage of all Structures on a Site	Up to 449m ²	300m ²	30m ²	60%	450m ² to 599m ²	330m ²	45m ²	50%	600m ² to 899m ²	380m ²	60m ²	40%	900m ² or above	430m ²	60m ²	40%	<div>Primary house : 105m2</div> <div>Garage: 32.5m2</div>	<div>118m2</div> <div>53.5m2 (non compliance)</div> <div>Total : 178m2</div> <div>53% COMPLIES</div>
Site Area	Maximum Area of Building Footprint	Maximum Floor Area of all Outbuildings	Maximum Site Coverage of all Structures on a Site																			
Up to 449m ²	300m ²	30m ²	60%																			
450m ² to 599m ²	330m ²	45m ²	50%																			
600m ² to 899m ²	380m ²	60m ²	40%																			
900m ² or above	430m ²	60m ²	40%																			
<div>C1.2.4 Landscaping</div> <div>Controls</div> <div>C1 Deep soil permeable areas must be provided in accordance with the table below:</div> <table><tr><th>Site Area</th><th>Minimum Deep Soil Area (% of site area)</th></tr><tr><td>Up to 449m²</td><td>15%</td></tr><tr><td>450m² to 599m²</td><td>20%</td></tr><tr><td>600m² or above</td><td>25%</td></tr></table> <div>C2 Deep soil areas must have a minimum dimension of 2.5m.</div>	Site Area	Minimum Deep Soil Area (% of site area)	Up to 449m ²	15%	450m ² to 599m ²	20%	600m ² or above	25%	<div>134.10m2</div> <div>41%</div>	<div>85.3m2</div> <div>26% COMPLIES</div>												
Site Area	Minimum Deep Soil Area (% of site area)																					
Up to 449m ²	15%																					
450m ² to 599m ²	20%																					
600m ² or above	25%																					
<div>C1.2.5 Layout and Orientation</div> <div>Controls</div> <div>C1 Orientate development to maximise solar access and natural lighting, without unduly increasing the building’s heat load.</div> <div>C2 Site the development to avoid casting shadows onto a neighbouring dwelling’s primary living area, private open space and solar cells.</div> <div>C3 Coordinate design for natural ventilation with passive solar design techniques.</div> <div>C4 Site new development and private open space to avoid existing shadows cast from nearby buildings.</div> <div>C5 Site a building to take maximum benefit from cross-breezes and prevailing winds.</div> <div>C6 Do not compromise the creation of casual surveillance of the street, communal space and parking areas, through the required orientation.</div>	<div>Site currently does not overshadow any property given its orientation</div>	<div>No changes</div> <div>COMPLIES</div>																				

<div>C1.3 Building Envelope</div> <div>C1.3.1 Floor Space Ratio (0.55:1)</div>	49.7% 0.45:1	0.58:1 NON COMPLIANCE BY 3 %							
<div>C1.3.2 Height</div> <div>Height Development for the purposes of dwelling houses must not exceed the following numerical requirements:</div> <div><div>-A maximum two storey built form.</div><div>-A maximum external wall height of 7m where the maximum height of buildings standard under the LEP is 8.5m.</div><div>-A maximum external wall height of 8m where the maximum height of building standard under the LEP is 9.5m.</div><div>-Finished ground floor level is not to exceed 1m above the natural ground level.</div></div>	Height is varied. MAX RIDGE HEIGHT 7.7m	 NO CHANGE COMPLIES							
<div>C1.3.3 Setbacks</div> <table><tr><th>Setback</th><th>Controls</th></tr><tr><td>Front Setback</td><td><div><div>• Minimum setback of 5.5m from the front boundary.</div><div>• Maximum 2m recess for the main entrance from the front building line.</div><div>• Where the existing front setback is less than 5.5m, further encroachments by alterations and additions are not acceptable.</div></div></td></tr><tr><td>Side Setbacks</td><td><div><div>• Minimum setback of 900mm from side boundaries.</div><div>• Alterations and additions may be in line with the existing ground level walls.</div></div></td></tr><tr><td>Rear Setbacks</td><td><div><div>• Minimum setback of 6m from the rear boundary.</div></div></td></tr></table> <div>Table C1.3: Dwelling Houses with frontage of 12.5m or less</div>	Setback	Controls	Front Setback	<div><div>• Minimum setback of 5.5m from the front boundary.</div><div>• Maximum 2m recess for the main entrance from the front building line.</div><div>• Where the existing front setback is less than 5.5m, further encroachments by alterations and additions are not acceptable.</div></div>	Side Setbacks	<div><div>• Minimum setback of 900mm from side boundaries.</div><div>• Alterations and additions may be in line with the existing ground level walls.</div></div>	Rear Setbacks	<div><div>• Minimum setback of 6m from the rear boundary.</div></div>	Additions are built along common party wall on ground floor.
Setback	Controls								
Front Setback	<div><div>• Minimum setback of 5.5m from the front boundary.</div><div>• Maximum 2m recess for the main entrance from the front building line.</div><div>• Where the existing front setback is less than 5.5m, further encroachments by alterations and additions are not acceptable.</div></div>								
Side Setbacks	<div><div>• Minimum setback of 900mm from side boundaries.</div><div>• Alterations and additions may be in line with the existing ground level walls.</div></div>								
Rear Setbacks	<div><div>• Minimum setback of 6m from the rear boundary.</div></div>								

<table><tr><th>Setback</th><th>Controls</th></tr><tr><td>Side Setbacks</td><td><ul style="list-style-type: none">External wall height over 2.7m a minimum setback of 450mm from the side boundary.External wall height not exceeding 2.7m may encroach into the minimum setback area.</td></tr></table> <p>Table C1.5: Outbuildings (including alterations and additions)</p>	Setback	Controls	Side Setbacks	<ul style="list-style-type: none">External wall height over 2.7m a minimum setback of 450mm from the side boundary.External wall height not exceeding 2.7m may encroach into the minimum setback area.	<p>REAR SETBACK:</p> <p>EXISTING GARAGE:</p> <p>2265m 995m</p>	<p>3345m COMPLIES</p> <p>18925m COMPLIES</p> <p>To maximise private open space garage is proposed to boundary given it is located on a corner lot</p> <p>Fire rated brick work no windows or doorways , all gutters to be located to internal part of lot (Ref to drawings)</p> <p>NIL setback side and rear.</p> <p>NON COMPLIANCE</p>
Setback	Controls					
Side Setbacks	<ul style="list-style-type: none">External wall height over 2.7m a minimum setback of 450mm from the side boundary.External wall height not exceeding 2.7m may encroach into the minimum setback area.					
<p>C1.3.4 Building Separation</p> <p>Controls</p> <p>The following controls apply to alterations and additions to dwelling houses:</p> <p>(a) The top storey of any two-storey building should be designed, as a series of connected pavilion elements.</p> <p>(b) Pavilion elements shall have a depth between 10m to 15m.</p> <p>(c) Articulate pavilion elements by an additional side boundary setback, and identified by separate roofs.</p>	<p>Additions to top floor are articulated</p>	<p>New additions Will be further articulated to avoid bulky top floor appearance</p> <p>COMPLIES</p>				
<p>C1.4 Building Design</p> <p>C1.4.1 General Design</p> <p>Windows</p> <p>C29 Large windows should be located at the corners of a building and may be designed as projecting bay-windows.</p> <p>C30 Large windows should be screened with blinds, louvres, awnings or pergolas and be draft insulated.</p> <p>C31 Windows must be rectangular.</p>	<p>NO CHANGE</p>	<p>Windows to match existing Windows used.</p> <p>COMPLIES</p>				

<p>C32 Square, circle and semi-circle windows are acceptable in moderation. C33 Vertical proportioned window openings can include multi-panel windows or multi-panel doors. C34 Windows and openings shall be appropriately located and shaded to reduce summer heat load and maximise sunlight in winter. C35 Dormer windows on buildings in the residential zone do not appear as additional storey must comply with the following design requirements:</p> <ul style="list-style-type: none"> - Individual dormers are no wider than 1.5m in width; -Provide a minimum 2.5m separation between dormers; -and Dormers do not extend encroach above the ridgeline of the building. <p>Ventilation</p> <p>C36 Incorporate features to facilitate natural ventilation and convective currents - such as opening windows, high vents and grills, high level ventilation (ridge and roof vents) in conjunction with low-level air intake (windows or vents). C37 Where natural ventilation is not possible, energy efficient ventilation devices such as ceiling fans should be considered as an alternative to air conditioning. Explore innovative technologies to naturally ventilate internal building areas or rooms.</p>	<p>No change</p>	<p>Adequate natural ventilation is proposed. COMPLIES</p>
<p>C1.4.2 Roof Design and Features</p> <p>Controls</p> <ul style="list-style-type: none"> -Use a simple pitched roof that accentuates the shape of exterior walls, and minimises bulk and scale. -Avoid complex roof forms such as multiple gables, hips and valleys, or turrets. -Roof pitches are to be compatible and sympathetic to nearby buildings. Parapet roofs that increase the height of exterior walls are to be minimised. -Use minor gables only to emphasise rooms or balconies that project from the body of a building. -Mansard roofs (or similar) are not permitted. -Pitched roofs should not exceed a pitch of 30 degrees -Relate roof design to the desired built form and context. 	<p>Gable (house) No change</p> <p>Garage roof (Gable)</p>	<p>No gables are proposed to additions , low flat roof with min. pitch COMPLIES</p> <p>Garage roof to be skillion to allow for max outbuilding heght as well as lowest wall height to other end. COMPLIES</p>

<p>-Roofs with greater pitches will only be considered on merit taking into account matters such as streetscape, heritage value and design integrity</p>		
<p>C1.5 Amenity C1.5.1 Solar Access and Overshadowing</p> <p>Controls Solar Access to Proposed Development</p> <p>Where site orientation permits at least primary living areas of dwellings must receive a minimum of 3 hours of sunlight between 8.00am and 4.00pm on 21 June.</p> <p>Principle areas of private open space must receive a minimum of 3 hours of sunlight between 8.00am and 4.00pm on 21 June to at least 50% of the open space surface area.</p> <p>Dwellings must comply with the following:</p> <p>(a) At least one living room window and at least 50% or 35m2 with minimum dimension of 2.5m (whichever is the lesser), of ground level private open space.</p> <p>(b) Receive a minimum of 3 hours sunlight between 8:00 am and 4:00 pm on 21 June.</p> <p>(c) Where existing overshadowing by buildings and fences is already greater than this control, sunlight is not to be reduced by more than 20%.</p> <p>Solar Access to Neighbouring Development</p> <p>-Proposed development must retain a minimum of 3 hours of sunlight between 8.00am and 4.00pm on 21 June for existing primary living areas and to 50% of the principal private open space.</p> <p>-If a neighbouring dwelling currently receives less than 3 hours of sunlight, then the proposed development must not reduce the existing level of solar access to that property.</p> <p>-Sunlight to solar hot water or photovoltaic systems on adjoining properties must comply with the following:</p> <p>(a) Systems must receive at least 3 hours of direct sunlight between 8.00am and 4.00pm on 21 June.</p> <p>(b) If a system currently receives less than 3 hours sunlight, then the proposed development must not reduce the existing level of sunlight.</p>	<p>Current house does not cause unnecessary over shadowing on any neighbours given its orientation</p>	<p>There is no over shadowing from the additions and alterations, with exception to a shadow cast by the proposed garage into the private open space after 3pm on the winter solstice</p> <p>Ref to shadow diagrams COMPLIES</p>

<p>-Clothes drying areas on adjoining residential properties must receive a minimum of 3 hours of sunlight on 21 June.</p> <p>C1.5.2 Visual Privacy Objectives</p> <p>Controls</p> <p>C1 Locate and orient new development to maximise visual privacy between buildings, on and adjacent to the site.</p> <p>C2 Minimise direct overlooking of rooms and private open space through the following:</p> <p>(a) Provide adequate building separation, and rear and side setbacks; and</p> <p>(b) Orient living room windows and private open space towards the street and/or rear of the lot to avoid direct overlooking between neighbouring residential properties.</p> <p>C3 If living room windows or private open spaces would directly overlook a neighbouring dwelling:</p> <p>(a) Provide effective screening with louvres, shutters, blinds or pergolas; Dwelling Houses and Outbuildings C1 Canterbury Development Control Plan 2012 15 and/or</p> <p>(b) Use windows that are less than 600mm wide or have a minimum sill height of at least 1.5m above the associated floor level.</p> <p>C4 Screening of bedroom windows is optional and dimensions are not restricted.</p>	<p>All windows currently face side boundary which is secondary street frontage and rear facing into back yard</p>	<p>All windows are to be orientated to rear back yard, setbacks are sufficient to provide visual privacy</p> <p>COMPLIES</p>
<p>C1.5.3 Acoustic Privacy</p> <p>Controls</p> <p>C1 Protect sensitive rooms, such as bedrooms, from likely sources of noise such as major roads and neighbouring' living areas.</p> <p>C2 Bedroom windows in new dwellings that would be located at or close to ground level are be raised above, or screened from, any shared pedestrian pathway.</p> <p>C3 Screen balconies or windows in living rooms or bedrooms that would face a driveway or basement ramp.</p> <p>C4 Address all requirements in 'Development Near Rail Corridors and Busy Roads - Interim Guideline (2008)' published by the NSW Department of Planning.</p>	<p>No changes proposed</p>	<p>All windows are located away from primary road where noise is present</p> <p>COMPLIES</p>

<p>C1.6.2 Outbuildings and Swimming Pools</p> <p>Outbuildings</p> <p>C1 Development for the purposes of outbuildings must not exceed the following numerical requirements: A maximum height of building of 4.8m for any outbuilding.</p> <p>A maximum external wall height of 3.8m for any outbuilding.</p>	<p>Gable roof Current garage height : 3.5m</p> <p>Wall height : 2.1m</p>	<p>Proposed new garage : Skillion roof</p> <p>Max height 4.8m COMPLIES</p> <p>Wall height : 3.8 COMPLIES</p>																		
<p>B1.4.8 Parking Requirements for Specific Land Uses</p> <p>Controls</p> <p>C1 The maximum width of residential vehicular crossings is 5.5metres subject to compliance with Council's Vehicular Crossing Policy.</p> <p>C2 All residential developments are to locate driveways to the side of the site, and within the side setback. C3 Provide parking structures as required as per the following table</p> <table border="1" data-bbox="256 997 1055 1417"> <thead> <tr> <th>Development</th><th>Maximum internal widths for garage door or opening to basement car park</th><th>Percentage of combined width of garage doors, not to occupy, the overall width of any façade</th></tr> </thead> <tbody> <tr> <td>Dwelling houses and semi-detached dwellings greater than 12.5m. For sites less than 12.5m refer to C7 below)</td><td>6m</td><td>N/A</td></tr> <tr> <td>Dual occupancy</td><td>N/A</td><td>50%</td></tr> <tr> <td>Multi dwelling housing and attached dwellings</td><td>3m</td><td>N/A</td></tr> <tr> <td>Residential Flat Buildings(2-3 storeys)</td><td>6m</td><td>N/A</td></tr> <tr> <td>Residential Flat Buildings (4 or more storeys)</td><td>6m</td><td>N/A</td></tr> </tbody> </table> <p>Table R1 3: Garage Door Width Requirements</p> <p>C4 Where two car spaces are required for a dwelling house, dual occupancy and semi-detached dwelling, one may be provided on the driveway in front of a carport or garage (not applicable with basement car parking).</p> <p>C5 For a dwelling house, dual occupancy or semi-detached dwelling, carports should have minimal scale or bulk if outdoor parking needs to be covered.</p> <p>C6 If driveway access for a dwelling house, dual occupancy and semi-</p>	Development	Maximum internal widths for garage door or opening to basement car park	Percentage of combined width of garage doors, not to occupy, the overall width of any façade	Dwelling houses and semi-detached dwellings greater than 12.5m. For sites less than 12.5m refer to C7 below)	6m	N/A	Dual occupancy	N/A	50%	Multi dwelling housing and attached dwellings	3m	N/A	Residential Flat Buildings(2-3 storeys)	6m	N/A	Residential Flat Buildings (4 or more storeys)	6m	N/A	<p>Existing 2 car garage</p>	<p>New garage to provide additional storage space as site is limited to have shed installed. Additional parking for motor cycles aswell. Currently household has 4 cars, of which there is limited street parking.</p> <p>Door opening proposed 6m COMPLIES</p> <p>CARPORT CANNOT BE ACCOMODATED ON SITE</p>
Development	Maximum internal widths for garage door or opening to basement car park	Percentage of combined width of garage doors, not to occupy, the overall width of any façade																		
Dwelling houses and semi-detached dwellings greater than 12.5m. For sites less than 12.5m refer to C7 below)	6m	N/A																		
Dual occupancy	N/A	50%																		
Multi dwelling housing and attached dwellings	3m	N/A																		
Residential Flat Buildings(2-3 storeys)	6m	N/A																		
Residential Flat Buildings (4 or more storeys)	6m	N/A																		

<p>detached dwelling, is provided from the street to the rear yard, the minimum dimension from the wall of the dwelling to the side boundary is 2.7m.</p> <p>C7 On a site that is less than 12.5m wide, provide parking in a carport, or a singlewidth garage and add a carport if additional covered parking is necessary. Parking for a dwelling house, dual occupancy, semi-detached dwelling, multi dwelling housing and attached dwellings, is to be provided in a single width carport or garage.</p> <p>C8 For a dwelling house, dual occupancy, semi-detached dwelling, multi dwelling housing and attached dwellings, garages and carports must be setback at least 1m behind the outermost alignment of external walls, verandas or balconies On sites that rise from the street frontage, one garage that is not wider than 6m and no higher than 3m above street level.</p> <p>C9 For a dwelling house, dual occupancy, semi-detached dwelling, multi dwelling housing and attached dwellings, maximum of one double garage or carport per dwelling.</p> <p>C10 Basement parking for residential development (excluding dual occupancy and semidetached dwelling) is to:</p> <ul style="list-style-type: none"> (a) Maximise the amount of deep soil for canopy planting. (b) Give ground floor dwellings access to ground level courtyards. (c) Allow ground floor dwellings to address the street. 		
<p>B2.1 General Objectives</p> <p>O1 To ensure attractive settings for development, streetscapes and public domain.</p> <p>O2 To encourage retention and planting of large and medium size trees, and the healthy growth of trees in urban areas.</p> <p>O3 To contribute to the quality and amenity of communal open space on rooftops, podiums and courtyards.</p> <p>O4 To assist with the management of the water table and water quality.</p> <p>O5 To ensure that the principles of Ecologically Sustainable Development (ESD) and the protection of biodiversity and ecological processes are incorporated into landscape design and maintenance.</p>	<p>All landscape to remain</p>	<p>No change to landscape with exception to areas around the existing garage which cannot be planted given the boundary fence and garage wall, less than 2,5m width COMPLIES</p>

CONCLUSION

The proposal is for demolition of a current brick garage and the rebuild of garage in the same location, extended to the rear and side boundary to maximise the unusable spaces around the perimeter of such, whilst creating additional storage space within the garage. The proposal also seeks the removal of the first-floor balcony and an extension to the master bedroom which has a limited size, in doing such the ground floor family room is to be extended out to the existing covered area below the master bedroom.

The proposed development is permissible with consent and is considered to generally satisfy the controls and objective of the planning instruments, with the exception of the garage which has a greater footprint and NIL setbacks to rear and side boundaries.

The proposed development implements and addition that provides a suitable character and scale within its surrounding context. The bulk, scale and proportions of the existing house remain the same and the changes proposed maintain a balanced and proportions development whilst alleviating any adverse impacts on adjoining properties.

In summary, in consideration of the merits, the precedent on the surrounding streets and the absence of any adverse environmental impacts, it is recommended to council to grant consent to the application, subject to appropriate conditions.