



STATEMENT OF ENVIRONMENTAL EFFECTS

Detached Dual Occupancy and Subdivision

2 Stephenson Street, Roselands NSW 2196

Lot 46 DP 12431

Prepared on behalf of AUDDA

Australian Urban Design and Architecture Atelier, Australia

Project No. 2022138

Version: DRAFT 1

April 2023

AUDAA

2A



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Statement of Validity

The preparation of this Statement is pursuant to Section 4.12 of the Environmental Planning and Assessment Act 1979 and Clause 50 of the Environmental Planning and Assessment Regulation 2021. It provides for an assessment of the development proposal, having regard to relevant legislation, contextual analysis, social, economic and environmental impacts, potential amenity impacts on the surrounding locality and the measures proposed to mitigate impacts.

Project No.	2022138
Proposal	Detached Dual Occupancy and Subdivision
Site Address	2 Stephenson Street, Roselands NSW 2196 Lot 46 DP 12431
Site Area	748.9m ²
Council	Canterbury Bankstown (former Canterbury)
Zoning	R3 Medium Density Residential
Date	26 April 2023 19 July 2023
Version	DRAFT 1 1.0
Comment	- -

Approved by Craig Schulman
Bachelor of Science (Resource and Environmental Management)
Master of Urban and Regional Planning

Signed



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Myriad Consulting respectfully acknowledges the Traditional Owners and Custodians of the land and waterways on which we work and live, the Gadigal People of the Eora nation. We pay our respects to their Elders, past and present, and remember that sovereignty was never ceded.



CONTENTS

1. INTRODUCTION	5
2. SITE ANALYSIS	6
2.1 Surrounding Area	6
2.2 Site Description	7
3. PROPOSAL	10
3.1 Design Development	11
3.2 Demolition and Excavation	12
3.3 Detached Dual Occupancy Development	13
3.4 Landscaping	15
3.5 Materials and Finishes	16
3.6 Stormwater Management	16
3.7 Subdivision	16
4. SECTION 4.15 (1)(A)(I) ENVIRONMENTAL PLANNING INSTRUMENTS	17
4.1 Environmental Planning and Assessment Act 1979	17
4.2 Environmental Planning and Assessment Regulation 2021	17
4.3 Canterbury Local Environmental Plan 2012	18
4.3.1 Aims of the Plan	19
4.3.2 Zoning and Permissibility	19
4.3.3 Minimum Lot Sizes for Dual Occupancies	20
4.3.4 Subdivision	21
4.3.5 Height of Buildings	21
4.3.6 Floor Space Ratio	23
4.4 SEPP (Building Sustainability Index: BASIX) 2004	23
4.5 SEPP (Resilience and Hazards) 2021	24
4.6 SREP (Sydney Harbour Catchment) 2005	24
4.7 SEPP (Biodiversity and Conservation) 2021	24
5. SECTION 4.15 (1)(A)(III) DEVELOPMENT CONTROL PLANS	26
5.1 Part B General Controls	26
5.2 Part C Residential Accommodation	30
5.2.1 Site Planning	30
5.2.2 Building Envelope	31
5.2.3 Building Design	33
5.2.3.1 General Design	33
5.2.3.2 Roof Design and Features	35
5.2.3.3 Fencing	36
5.2.3.4 Building Services	36
5.2.4 Amenity	36
5.2.4.1 Solar Access and Overshadowing	36
5.2.4.2 Visual Privacy	37

5.2.4.3	Acoustic Privacy	37
6.	SAFETY, SECURITY AND CRIME PREVENTION	38
6.1	Casual Surveillance	38
6.2	Access Control	39
6.3	Territorial Reinforcement	39
6.4	Space Management and Activity Management	39
6.5	Material and Finishes	39
7.	SECTION 4.15 (1)(B) IMPACT ON THE ENVIRONMENT	40
7.1	Context and Setting	40
6.1	Zoning and Permissibility	40
7.2	Environmental Impact	40
7.3	Social and Economic Impacts	40
7.4	Demolition and Construction	41
7.5	Waste Management	41
7.6	Site Contamination	41
7.7	Acid Sulfate Soils	41
7.8	Erosion and Sedimentation Control	41
7.9	Water and Air Quality Impacts	42
7.10	Building Sustainability	42
7.11	Cumulative Impacts	42
7.12	Site Suitability	42
7.13	Public Submissions and the Public Interest	42
8.	CONCLUSION	43

1. INTRODUCTION

This Statement of Environmental Effects has been prepared on behalf of Australian Urban Design and Architecture Atelier, Australia (AUDAA) to accompany a Development Application (DA) for the demolition of the existing dwelling and construction of a detached dual occupancy development at 2 Stephenson Street, Roselands.

A key consideration in the design and layout of the development is to accommodate an occupant with special needs, requiring the altering of site levels, floor plans and building homes that make living easier for the disabled. Accordingly, Dwelling A has been designed as an adaptable and accessible home which has been design to be accessible for wheelchair users and to best meet Australian Standard AS4299-1995 *Adaptable housing* and Australian Standard AS 1428.1-2009 *Design for access and mobility*.

The proposed development is considered to be consistent with the emerging, existing density and the emerging contemporary character of Roselands, providing a built scale and form which is consistent with the applicable development standards and controls. The proposed new dwellings comprises a contemporary architectural design and provides visual interest through the use of articulation, unique roof form and high quality materials and finishes.

The report has been prepared in accordance with the provisions of the *Environmental Planning and Assessment Act 1979* (The Act) and *Environmental Planning and Assessment Regulation 2000* (The Reg.) and provides the following:

- Description and analysis of the site and locality.
- Description of the proposed development.
- Assessment of relevant environmental planning matters required for consideration under Section 4.15 of The Act including compliance with relevant planning instruments and controls, environmental impacts, site suitability and the public interest.
- Conclusions on the environmental planning assessment and merits of the proposed development on which the DA can be supported by Council and granted consent.

The proposed new detached dual occupancy development is permissible within the *R2 Low Density Residential* zone and is consistent with the zone objectives, in that there are no significant adverse impacts on the amenity of the adjoining or adjacent properties in terms of solar access, visual bulk and privacy.

The proposal present and orderly approach to development of the land, providing a new dwellings and subdivision with compliant lots sizes to accommodate for the growth in the region. It will provide additional homes in an area with a number of key services and public transport options and will add to Canterbury Bankstown being a vibrant and liveable city.

An assessment of the proposed development has not identified any unreasonable adverse environmental impacts! likely to arise as a result of the proposal. It is therefore recommended that consent for the proposed development is granted subject to Council's standard conditions.

2. SITE ANALYSIS

2.1 Surrounding Area

The site is located at Roselands within the Canterbury Bankstown (former Canterbury) Local Government Area (LGA). Roselands is a medium to high density residential area with a mix of commercial, local centres and light industrial land uses.

Roselands is general bound by Canterbury Road to the north, Chapel Street to the east, Moorefields Road to the south and Bonds Road to the west.

Stephenson Street runs generally north-south between Canterbury to the north and Payten Avenue to the south. It is characterised by single dwellings of various styles and designs.

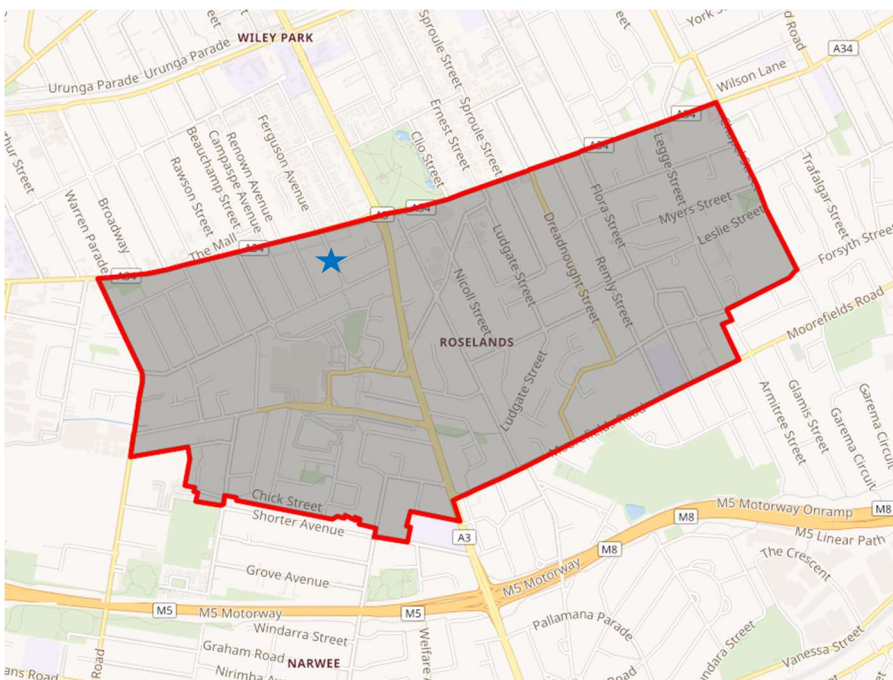


Figure 1

Map of Roselands outlined in red and shaded grey with the subject site shown by blue star

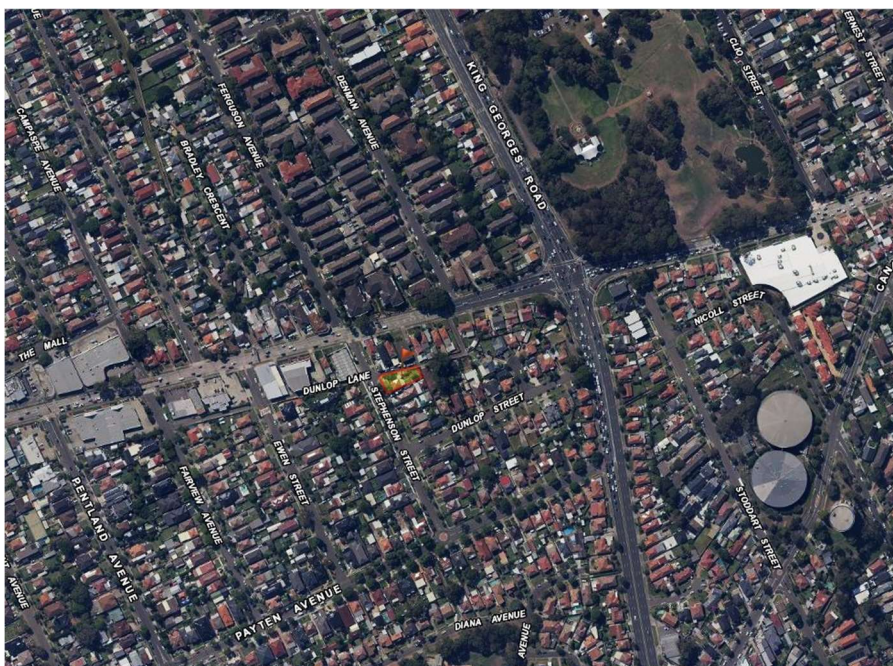


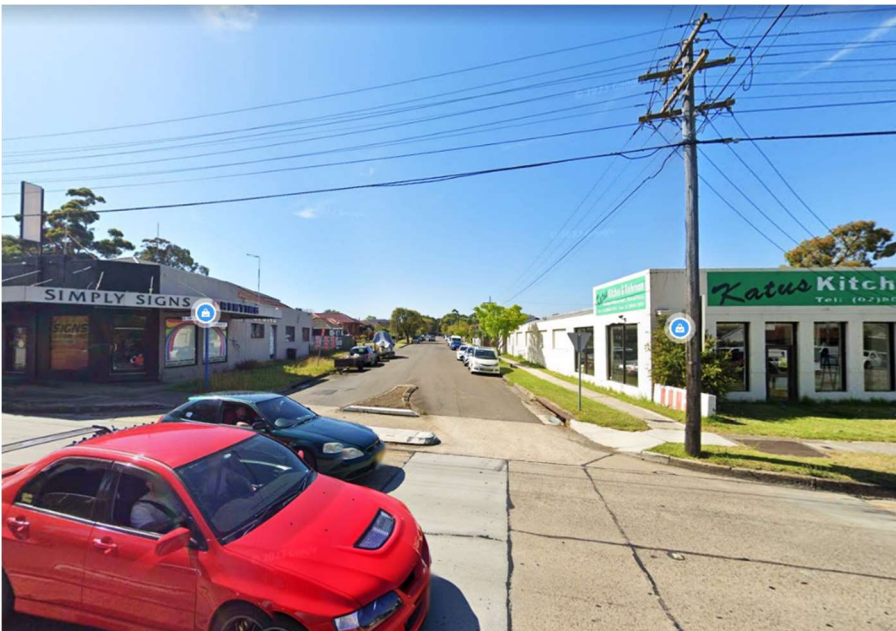
Figure 2

Aerial of the site and surrounding area (site outlined in red and shaded yellow)

(Source: SixViewer)

**Figure 3**

View of Stephenson Street to the north from the intersection of Payton Street

**Figure 4**

View of Stephenson Street to the south from the intersection of Canterbury Road

2.2 Site Description

The site is located at 2 Stephenson Street, Roselands and legally described as Lot 41 DP 14231. It is located on the corner of Stephenson Street and Dunlop Lane with a frontage to Stephenson Street of 20m, a splay corner of 2.135m and a frontage to Dunlop Lane of 41.775m with a total site area of 748.9m².

The site currently contains a single dwelling house and ancillary sheds with the primary access from Stephenson Street.

The site is relatively flat with a gentle fall of approximately 2.4m from the rear of the site down to Stephenson Street.

There is limited landscaping or large trees on the site.

The rear of the commercial buildings fronting Canterbury Road back onto Dunlop Lane.



Figure 5

Aerial of site and surrounding properties (site outlined in red and shaded yellow)

(Source: SIXViewer)

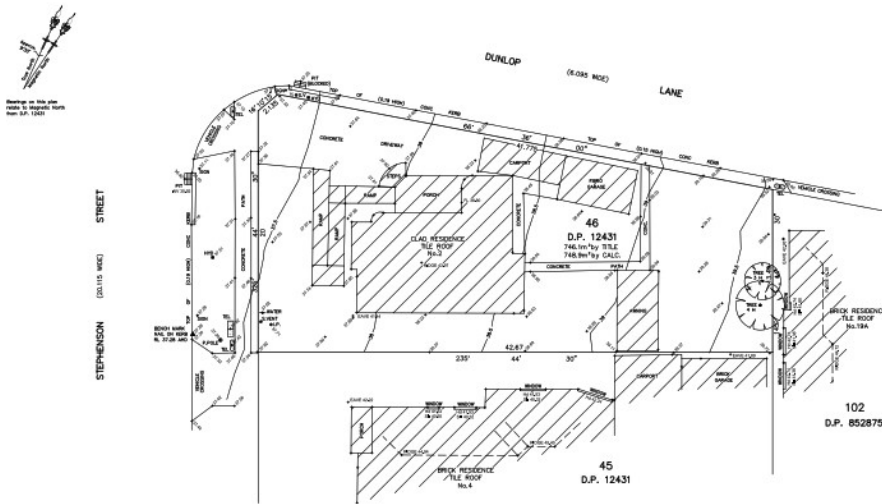


Figure 6

Extract of the site survey



Figure 7

View of the site from Stephenson Street



Figure 8

View of the site of the subject site along Dunlop Lane



Figure 9

View of the rear of the site and rear private open space from Dunlop Lane

3. PROPOSAL

The proposed development includes the demolition of the existing dwelling and construction of a new detached dual occupancy development on the corner site.

The proposal comprises a contemporary architectural design and provides visual interest through the use of setbacks, articulation, unique roof forms and high quality materials and finishes. It is consistent with the emerging density and the emerging contemporary character of Roselands, providing a built scale and form which is consistent with the applicable development standards and controls.

The skillful design and massing of the proposed building envelope has been undertaken having regard to the, surrounding built forms, topography of the site and the contribution of the building to the streetscape, as well maintaining the amenity of adjoining properties, particularly in relation to solar access, privacy, and views.



Figure 10

Montage of the proposed development as viewed from Stephenson Street



Figure 11

Montage of the proposed development as viewed from Dunlop Lane

3.1 Design Development

A key consideration in the design and layout of the development is to accommodate an occupant with special needs, requiring the altering of site levels, floor plans and building homes that make living easier for the disabled. The son of the owners is confined to a wheelchair and requires round the clock care.

Accordingly, Dwelling A has been designed as an adaptable and accessible home which has been design to be accessible for wheelchair users and to best meet Australian Standard AS4299-1995 *Adaptable housing* and Australian Standard AS 1428.1-2009 *Design for access and mobility*.

Some of the key adaptable and accessible design features incorporated into Dwelling A include:

- Excavation at the front and middle of the site to allow for level access from the street and garage through the site on the ground floor to the rear private open space area. This design ensures that ramping and other external design requirements are minimised.
- Providing wider hallways, kitchens, doorways and bathrooms for wheelchair access.
- Providing handles, specific tap wear, and lower tap positions to aid with bathroom access and usability.
- Providing suitable interior flooring for smooth wheelchair access that is low maintenance and easy to clean.
- Providing a wider garage door and wider garage in general to allow for improved access and circulation when entering or existing vehicles.

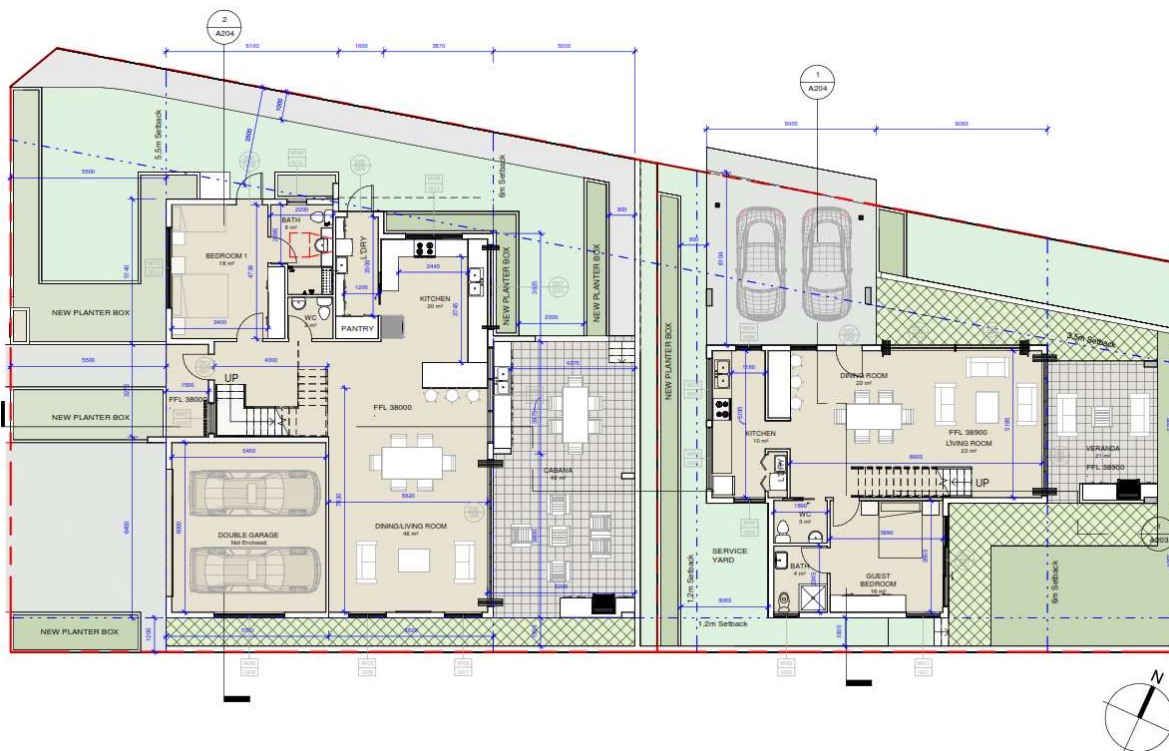


Figure 12

Extract of the proposed ground floor plans showing the accessible and adaptable design and level access through Dwelling A

3.2 Demolition and Excavation

It is proposed to demolish the existing dwelling and all other structures on the site to accommodate the new development.

A total amount of excavation of 165m³ and a total amount of fill of 23m³ is proposed across the site.

The proposed earthworks are required in order to provide a level site to allow for level access and circulation to accommodate for the special needs of the occupants.

No large trees or other significant vegetation is required to be removed.

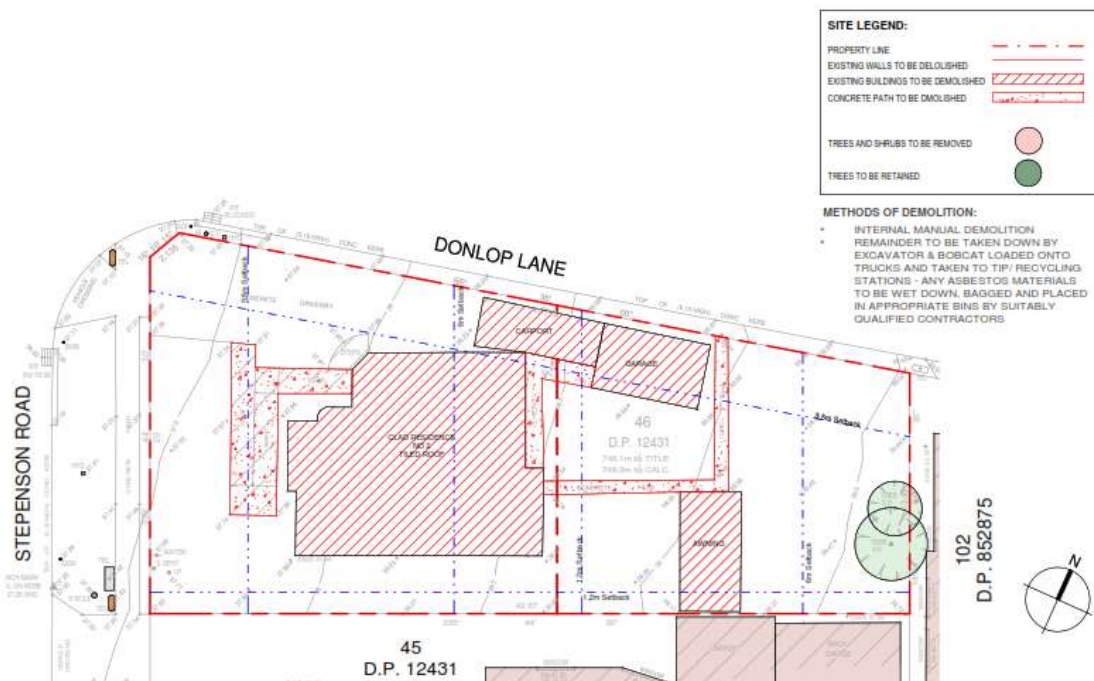


Figure 13

Extract of the proposed demolition plan showing the existing dwelling and ancillary structures being removed to accommodate for the proposed detached dual occupancy development



Figure 14

Extract of the proposed cut and fill plan

3.3 Detached Dual Occupancy Development

The proposal involves the demolition of the existing dwelling and all ancillary structures and the construction of a new dual occupancy development with Torrens Title Subdivision. The proposed dual occupancy development has been designed to address both Stephenson Street and Dunlop Lane.

Lot A

Lot A will have an area of 444.164m² and contain House A fronting Stephenson Street.

House A is two-storey dwelling with the primary pedestrian and vehicle access provided from Stephenson Street. It is a four-bedroom dwelling with a GFA of 218.7m² including an open plan kitchen, living and dining area opening out to a rear alfresco and private open space area of at least 80m².

Dwelling A has been designed to be accessible to accommodate for the special needs of the owner/occupant.

Lot B

Lot B will have an area of 304.76m² and contain Dwelling B fronting Dunlop Lane.

House B is a two-storey dwelling with the primary pedestrian and vehicle access provided from Stephenson Street. It is a smaller four-bedroom dwelling with a GFA of 155.6m² including an open plan kitchen, living and dining area opening out to the rear and side alfresco and rear private open space area of at least 75m².

The proposed development will have a total gross floor area (GFA) of 374.23m² and a floor space ratio (FSR) of 0.5:1.

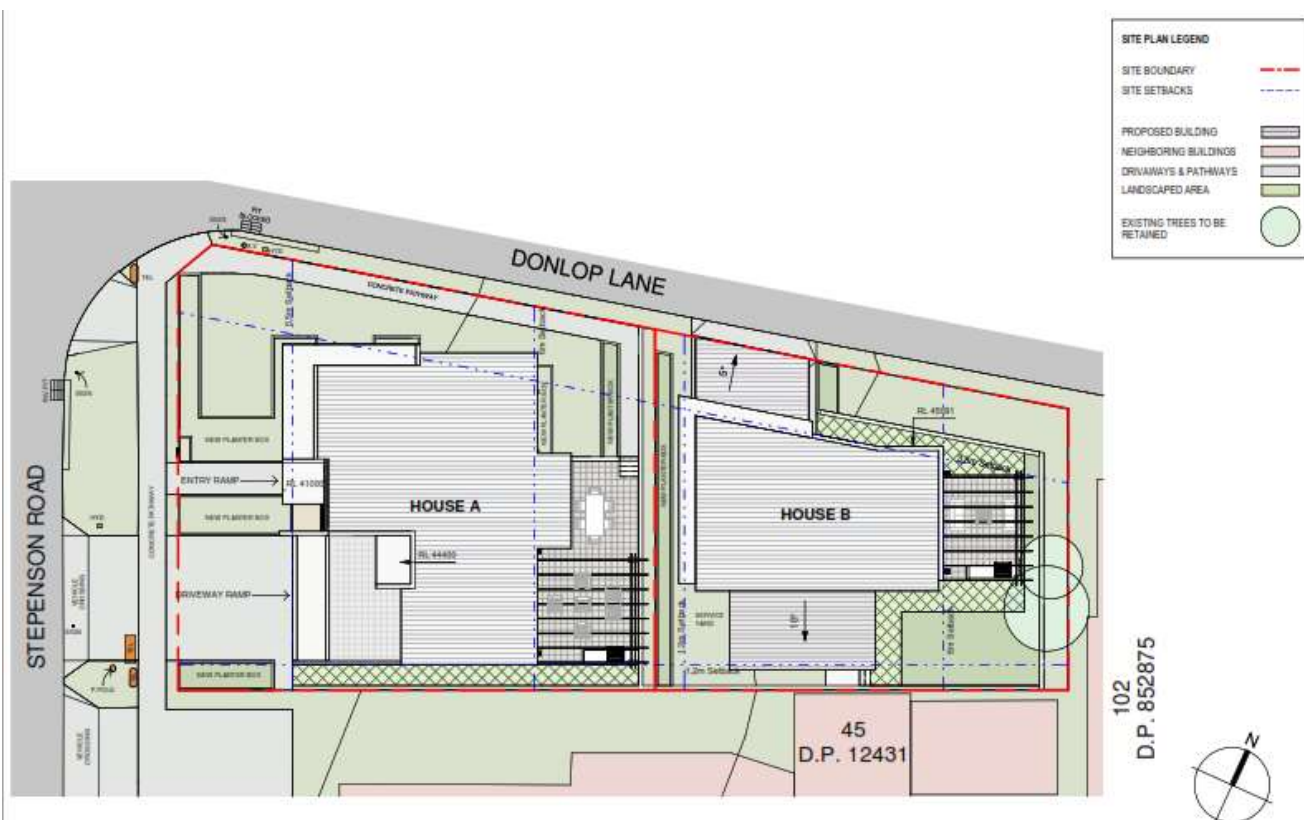


Figure 15

Extract of the proposed site plan



Figure 16
Extract of the proposed side elevations



Figure 17
Extract of the proposed front and rear elevations of Building A

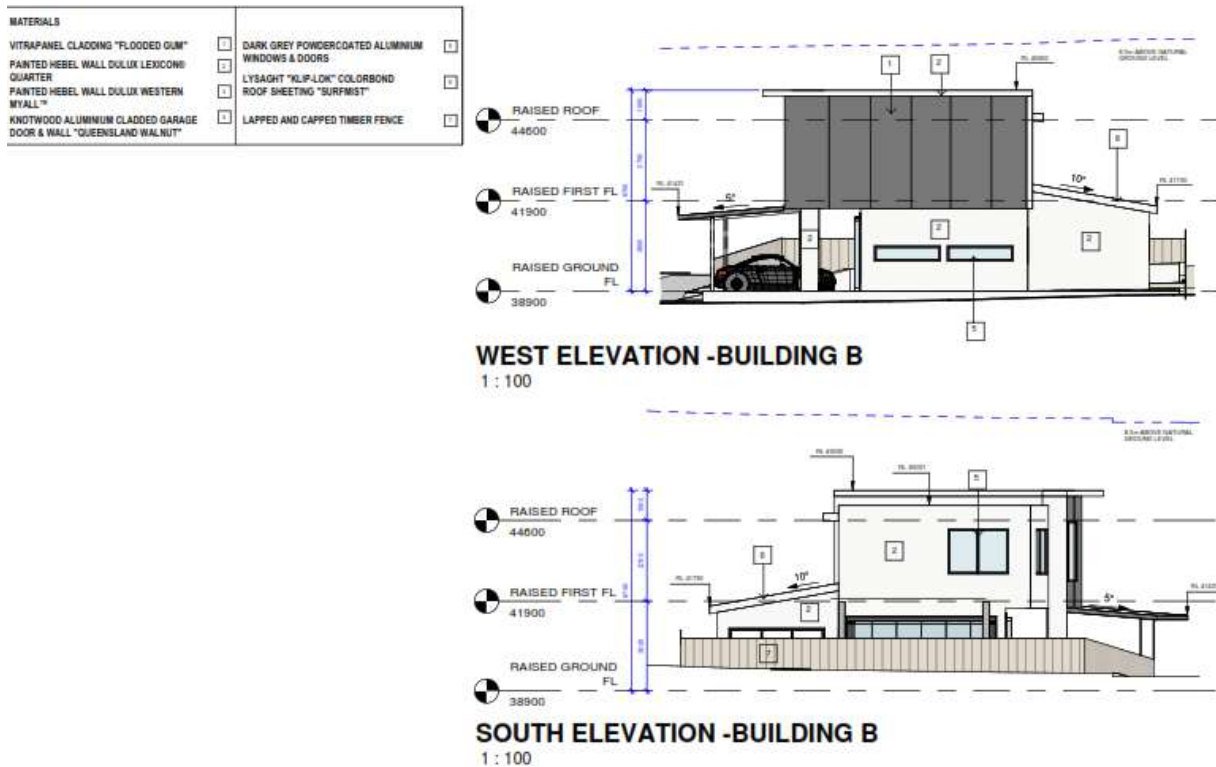


Figure 18

Extract of the proposed front and rear elevations of Dwelling B

3.4 Landscaping

New landscaping is proposed throughout the site, including new plantings within the front setback along Stephenson Street and Dunlop Lane, along the side setbacks and at the rear of the site.

The proposed total landscaped area across the site is 284m².

The proposed plants will be predominantly native and have been chosen as they are generally the most drought tolerant species.

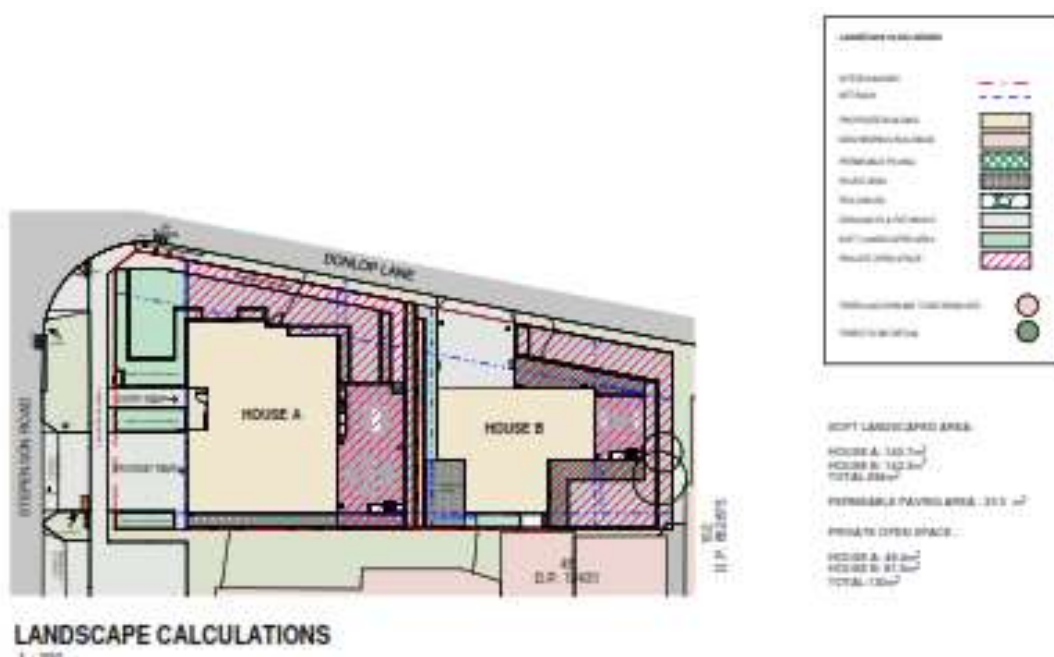


Figure 19

Extract of the proposed landscape plan

3.5 Materials and Finishes

The proposed materials and finishes include a range of highly quality materials and finishes including face brick, cladding, timber and permeable paving.



Figure 20

Extract the proposed materials and finishes

3.6 Stormwater Management

A new stormwater system is proposed that includes a rainwater tank and OSD system.

The stormwater will drain via gravity to the existing services along Stephenson Street and Dunlop Lane.

3.7 Subdivision

The proposed Torrens Title subdivision will result in Lot 1 being 447.6m² with primary frontage to Stephenson Street and Lot 2 being 301.3m² with a primary frontage to Dunlop Lane.

4. SECTION 4.15 (1)(A)(I) ENVIRONMENTAL PLANNING INSTRUMENTS

4.1 Environmental Planning and Assessment Act 1979

The *Environmental Planning and Assessment Act 1979* (The Act) establishes the planning and approvals process in NSW. The Act provides for the making of Environmental Planning Instruments (EPIs) including Local Environmental Plans (LEPs) and State Environmental Planning Policies (SEPPs), which set out requirements for particular locations and/or particular types of development. The applicable EPIs and the Regulations made under The Act determine the relevant planning approval pathway and the associated environmental assessment requirements for proposed development activities.

This development application is submitted in accordance with Division 4.3 of The Act (Development that needs consent).

Under Section 4.15 of The Act, a consent authority is to take into consideration the provisions of any relevant EPIs and the matters prescribed by the *Environmental Planning and Assessment Regulation 2021* (The Regulation). Further, the consent authority must consider the likely impacts of the development, including environmental impacts on the natural and built environments, and social and economic impacts in the locality.

The relevant EPIs are addressed within this section of the report. The likely impacts of the development on the natural and built environment, including environmental mitigation measures are addressed throughout this report.

4.2 Environmental Planning and Assessment Regulation 2021

The *Environmental Planning and Assessment Regulation 2021* (The Regulation) contains key operational provisions for the NSW planning system. This includes procedures relating to development applications, requirements for environmental assessments, environmental impact assessments, building regulations and other miscellaneous matters.

Schedule 1 of The Regulation outlines the information to be included as part of a development application. A development application must be accompanied by a SEE for development other than designated development or State significant development.

In accordance with section 2(4) of Schedule 1, a SEE must indicate the following matters:

- (a) *the environmental impacts of the development*
- (b) *how the environmental impacts of the development have been identified*
- (c) *the steps to be taken to protect the environment or to lessen the expected harm to the environment*
- (d) *any matters required to be indicated by any guideline issued by the Secretary for the purposes of this clause.*

The environmental impacts of the proposed development, including measures taken to protect or lessen the expected harm to the environment, are addressed throughout this report.

4.3 Canterbury Local Environmental Plan 2012

A summary of the relevant development standards are summarised in the following table and discussed in more detail in the following Sections of this report as required.

DEVELOPMENT STANDARD	PROPOSED	COMPLIES
<u>Clause 2.1 Land Use Zones</u>	The site is zoned R3 Medium Density Residential and permits dual occupancy developments.	✓
<u>Clause 4.1A Minimum lot sizes for dual occupancies and dwelling houses in certain residential zones</u>	The minimum site area for a dual occupancy development within the R2 zone is 600m ² . The site has an area of 748.9m ² .	✓
<u>Clause 4.1B Minimum subdivision lot size for dual occupancies</u>	The minimum lot size for each resulting lot of the subdivision is 300m ² with only one dwelling on each resulting lot. The proposed Torrens Title subdivision will result in Lot 1 being 447.6m ² with primary frontage to Stephenson Street and Lot 2 being 301.3m ² with a primary frontage to Dunlop Lane.	✓
<u>Clause 4.3 Height of Buildings</u>	The maximum permissible height for the site is 8.5m. The proposed maximum height is 7.6m	✓
<u>Clause 4.4 Floor Space Ratio</u>	The maximum permissible FSR for the site is 0.5:1. The proposed GFA is 374.3m ² with a FSR of 0.5:1.	✓
<u>Clause 5.10 Heritage conservation</u>	The site is not a heritage item, is not located within a heritage conservation area and is not located in close proximity to a heritage item.	✓
<u>5.21 Flood planning</u>	The site has not been identified as being on flood prone land.	✓
<u>Clause 6.2 Earthworks</u>	A total amount of excavation of 165m ³ and a total amount of fill of 23m ³ is proposed across the site. The proposed earthworks are required in order to provide a level site to allow for level access and circulation to accommodate the special needs of the occupants. It is considered that the proposed earthworks and excavation are minor, consistent with other general residential developments and will not have a detrimental impact on environmental functions and processes of the site and surrounding area.	✓
<u>Clause 6.4 Stormwater Management</u>	A new stormwater system is proposed that includes a rainwater tank and OSD system. The stormwater will drain via gravity to the existing services along Stephenson Street and Dunlop Lane.	✓
<u>Clause 6.6 Essential services</u>	All essential services are currently available to the site.	✓

4.3.1 Aims of the Plan

The proposed development is consistent with the aims and objectives of the CLEP 2012 in that:

- The proposed development includes the demolition of the existing dwelling and construction of a detached dual occupancy development that will provide a high level of internal amenity, increase the access to natural light and ventilation and meet the necessary BASIX requirements, resulting in a development that applies the principles of ecologically sustainable development.
- The proposal has been designed to address the site constraints and opportunities and improve the livability of the premises and to accommodate for growing families with special needs in a highly sought after area close to a number of services and public transport options.
- The proposed development has been designed to accommodate occupants with special needs, ensuring that housing can accommodate the needs of the whole community.
- The proposal has been architecturally designed and incorporates a variety of contemporary materials and finishes that will result in a high standard of urban design.
- The proposal has considered the effects on the natural, social, economic, physical and historical environment.
- The proposal does not inhibit any existing or future land uses intended to meet the day to day needs of residents.
- It will not impact on natural systems, existing trees or any other element of the natural environment.

4.3.2 Zoning and Permissibility

The subject site is zoned *R3 Medium Density Residential*.

The R3 zone states:

Zone R3 Medium Density Residential

1 Objectives of zone

- *To provide for the housing needs of the community within a medium density residential environment.*
- *To provide a variety of housing types within a medium density residential environment.*
- *To enable other land uses that provide facilities or services to meet the day to day needs of residents.*

2 Permitted without consent

Home occupations

3 Permitted with consent

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

4 Prohibited

Any other development not specified in item 2 or 3

Dual Occupancies are permissible with consent within the R3 zone.

The proposal is consistent with the objectives of the R2 zone in that:

- It accommodates for a new medium density residential development providing improved housing needs for growing families with special needs within a medium density residential area.
- Is located within a highly sought after area in close proximity to a number of services and public transport options, maximising public transport patronage and encourage walking and cycling.
- Is consistent with the emerging and existing density and the emerging contemporary character of Roselands, providing a built scale and form which is consistent with key development standards and controls.
- The proposed new dual occupancy development comprises a contemporary architectural design and provides visual interest through the use of articulation and high quality materials and finishes.
- Does not cause any significant or unreasonable impacts on the neighbouring properties and environment.



Figure 21

Extract of the Zoning Map showing the R3 zoning of the site and zoning of the surrounding area

(Source: NSW ePlanning Spatial Viewer)

4.3.3 Minimum Lot Sizes for Dual Occupancies

Clause 4.1A states:

4.1A Minimum lot sizes for dual occupancies and dwelling houses in certain residential zones

- (1) *The objective of this clause is to achieve planned residential density in certain residential zones.*
- (2) *This clause applies to land in the following zones—*
 - (a) *Zone R2 Low Density Residential,*
 - (b) *Zone R3 Medium Density Residential,*
 - (c) *Zone R4 High Density Residential.*
- (3) *Development consent must not be granted to development for the purpose of a dual occupancy on land to which this clause applies unless the area of the lot is at least 600 square metres.*
- (4) *If a lot on land to which this clause applies is a battle-axe lot or other lot with an access handle, development consent must not be granted to development for the purpose of a dwelling house on that lot unless the area of the lot is at least 600 square metres.*

The site is located on land zoned *R3 Medium Density Residential*.

The proposed development is for a detached dual occupancy development.

The lot has an area of 748.9m² and, therefore, the proposed development is permissible.

The land is not a battle-axe lot.

4.3.4 Subdivision

Clause 4.1 states:

4.1B Minimum subdivision lot size for dual occupancies

- (1) *The objective of this clause is to ensure that appropriate minimum lots sizes are provided for the subdivision of land for dual occupancies.*
- (2) *Despite clauses 4.1 and 4.1A, development consent may be granted to a development application for the subdivision of land if—*
 - (a) *there is an existing dual occupancy that was lawfully erected under an environmental planning instrument on the land, or*
 - (b) *the application also provides for the erection of a dual occupancy on the land.*
- (3) *(3) Development consent may be granted to the subdivision of land under this clause only if—*
 - (a) *the lot size of each resulting lot will be at least 300 square metres, and*
 - (b) *there will be one dwelling on each resulting lot.*

The proposed development is for the erection of a new detached dual occupancy and subdivision.

The proposed Torrens Title subdivision will result in Lot 1 being 447.6m² with primary frontage to Stephenson Street and Lot 2 being 301.3m² with a primary frontage to Dunlop Lane.

There will be one dwelling on each resultant lot.

4.3.5 Height of Buildings

Clause 4.3 states:

4.3 Height of buildings

- (1) *The objectives of this clause are as follows—*
 - (a) *to establish and maintain the desirable attributes and character of an area,*
 - (b) *to minimise overshadowing and ensure there is a desired level of solar access and public open space,*
 - (c) *to support building design that contributes positively to the streetscape and visual amenity of an area,*
 - (d) *to reinforce important road frontages in specific localities.*
- (2) *The height of a building on any land is not to exceed the maximum height shown for the land on the [Height of Buildings Map](#).*
- (2A) *Despite subclause (2), the height of a dwelling house or dual occupancy must not exceed 8.5 metres if the dwelling house or dual occupancy is to be located on land in Zone R4 High Density Residential.*

The site has a maximum permissible height of 8.5m.

The maximum proposed height varies through the site, following the fall of the site to the form the rear down to Stephenson Street, with the maximum height of 7.6m as measured from the ground level (existing).

The proposed development is consistent with the objectives of the height standard in that:

- The proposed building is well below the maximum permissible height, presenting a good correlation between the height and floor area.
- Provides a high quality architecturally designed building, maximising access to natural light and ventilation.
- Does not present any significant or unreasonable privacy, amenity or overshadowing impacts on the neighbouring dwellings.
- Maintains the two-storey presentation to the street and along the lane.
- Maintains the key setback controls to ensure the bulk and scale of the development will positively complement and contribute to the physical definition of the street network and public spaces.



Figure 22

Extract of the long section showing the proposed levels through the site and the proposed new dwelling being below the maximum permissible height for the site

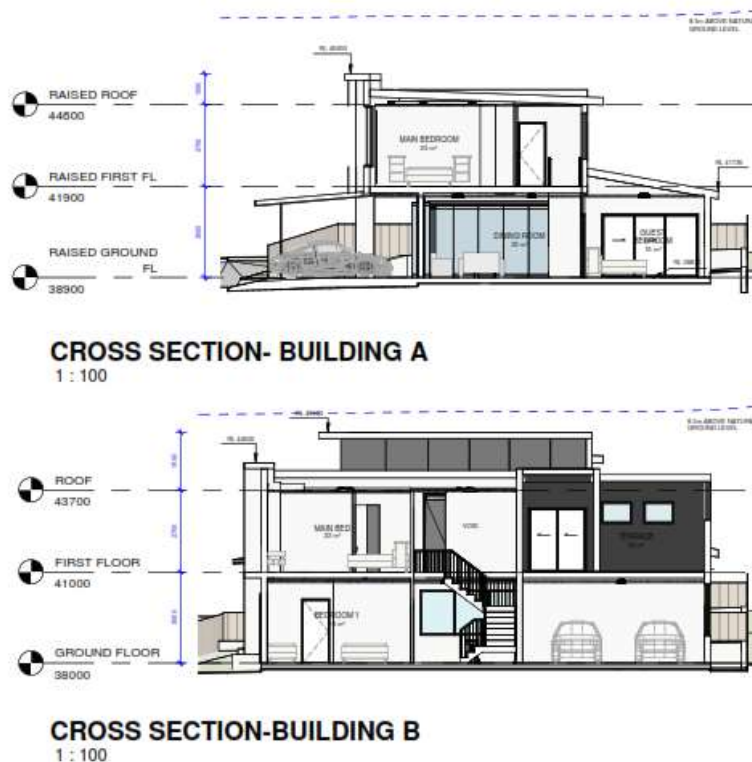


Figure 23

Extract of the section across the site showing the proposed levels through the site, the 8.5m height plane (shown in dashed blue) and the proposed new dwelling being below the maximum permissible height for the site

4.3.6 Floor Space Ratio

Clause 4.4 states:

4.4 Floor space ratio

(1) *The objectives of this clause are as follows—*

- (a) *to provide effective control over the bulk of future development,*
- (b) *to protect the environmental amenity and desired future character of an area,*
- (c) *to minimise adverse environmental impacts on adjoining properties and the public domain,*
- (d) *to optimise development density within easy walk of the railway stations and commercial centres.*

(2) *The maximum floor space ratio for a building on any land is not to exceed the floor space ratio shown for the land on the [Floor Space Ratio Map](#).*

(2A) *Despite subclause (2), the maximum floor space ratio for a building that is a dwelling house or a semi-detached dwelling is as follows—*

- (a) *0.65:1—if the site area is less than 200 square metres,*
- (b) *0.55:1—if the site area is at least 200 square metres, but less than 600 square metres,*
- (c) *0.5:1—in any other case.*

(2B) *Despite subclause (2), the floor space ratio for a dual occupancy on land in the following zones must not exceed 0.5:1—*

- (a) *Zone R2 Low Density Residential,*
- (b) *Zone R3 Medium Density Residential,*
- (c) *Zone R4 High Density Residential.*

The proposed development is for a dual occupancy development on land in the R3 zone. The proposed GFA is 374.3m² across the site with a FSR of 0.5:1.

The proposed development is considered to be compatible with the existing size and scale of residential development in the locality and will provide a high quality design that will contribute to the overall streetscape.

The proposal is consistent with the relevant FSR objectives in that:

- Is consistent with the bulk and scale of the locality.
- Will improve the existing streetscape and character of the locality.
- Will not cause any significant impacts on the environmental amenity of neighbouring properties.
- Optimises the development potential of the site providing a new dual occupancy development within easy walking distance of public transport options and a number of shops and services.

4.4 SEPP (Building Sustainability Index: BASIX) 2004

BASIX, the Building Sustainability Index, ensures residential developments are designed to use less potable water and are responsible for fewer greenhouse gas emissions by setting energy and water reduction targets for houses and units.

A BASIX Certificate has been submitted with the development application that lists measures to satisfy the relevant BASIX requirements which have been incorporated in the proposal.

4.5 SEPP (Resilience and Hazards) 2021

State Environmental Planning Policy (Resilience and Hazards) 2021 requires Council to consider whether land is contaminated prior to granting consent to carrying out of any development on that land.

Should the land be contaminated Council must be satisfied that the land is suitable in a contaminated state for the proposed use. If the land required remediation to be undertaken to make the suitable for the proposed use, Council must be satisfied that the land will be remediated before the land is used for that purpose.

The site history indicates a history of a residential nature. Therefore, it is not likely that the site has experienced any contamination.

In accordance with SEPP 55, Council is able to conclude that no further assessment of contamination is necessary.

4.6 SREP (Sydney Harbour Catchment) 2005

The site is located within the designated hydrological catchment of Sydney Harbour and is subject to the provisions of *Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005*.

The Sydney Harbour Catchment Planning Principles must be considered in the carrying out of development within the catchment. The key relevant principles include:

- Protect and improve hydrological, ecological and geomorphologic processes.
- Consider cumulative impacts of development within the catchment.
- Improve water quality of urban runoff and reduce quantity and frequency of urban run-off.
- Protect and rehabilitate riparian corridors and remnant vegetation.

The site is within the Sydney Harbour Catchment and eventually drains into Sydney Harbour. However, the site is not located in the Foreshores Waterways Area or adjacent to a waterway.

The proposed alterations and additions to the existing dwelling are considered minor and is consistent with the controls contained within the deemed SEPP.

4.7 SEPP (Biodiversity and Conservation) 2021

Chapter 2 (Vegetation in Non-Rural Areas), of the *State Environmental Planning Policy (Biodiversity and Conservation) 2021* sets the rules for the clearing of vegetation in NSW on land zoned for urban and environmental purposes that is not linked to a development application.

The SEPP ensures that if the clearing of native vegetation on land zoned for urban or environmental purposes exceeds entry thresholds, the Biodiversity Offset Scheme will apply. The SEPP also allows councils to manage vegetation clearing in their local area through a permit system and allows certain routine clearing activities on land used for primary production.

The aims of this policy are:

- To protect the biodiversity values of trees and other vegetation in non-rural areas of the State, and
- To preserve the amenity of non-rural areas of the State through the preservation of trees and other vegetation.

The subject site is located with an urban area and is zoned *R3 Medium Density Residential* zone.

The proposal does include the removal of any trees or vegetation.

New and extensive landscaping is proposed throughout the site, including new plantings within the front setback and at the rear of the site.

The proposed plants will be predominantly native and have been chosen as they are generally the most drought tolerant species.

Therefore, the proposed development is consistent with the objectives and requirements of Chapter 2 of SEPP (Biodiversity and Conservation) 2021.

5. SECTION 4.15 (1)(A)(III) DEVELOPMENT CONTROL PLANS

A development control plan provides detailed planning and design guidelines to support the planning controls in the Waverly Local Environmental Plan 2012.

The principal purpose of a development control plan is to provide guidance to persons proposing to carry out development to:

- Give effect to the aims of the Local Environmental Plan that applies to the development.
- Facilitate development that is permissible under the LEP.
- Achieve the objectives of the land zones under the LEP.



The provisions of a development control plan are not statutory requirements but are a head of consideration for development evaluations under s4.15 of the Environmental Planning and Assessment Act, 1979. DCPs are not legally binding in the same way as planning instruments, but they are used as a reference by council officers when assessing development applications.

An assessment of the relevant sections of the Canterbury Development Control Plan (DCP) 2012 is provided below.

5.1 Part B General Controls

The relevant controls of *Part B General Controls* of the Canterbury DCP 2012 have been addressed in the following table.

CONTROL	PROPOSED	COMPLIES
Transport and Parking		
Parking Provision Rates	<p>The DCP requires the following for dual occupancy developments:</p> <ul style="list-style-type: none"> • 1 bedroom: 1 space per dwelling • 2 bedroom: 1 space per dwelling • 3 bedroom or more: 2 spaces per dwelling <p>The proposed development is for a detached dual occupancy development. Each dwelling will have 3 or more bedrooms.</p> <p>Each dwelling has been provided with 2 car spaces.</p>	✓
Design of Parking Facilities	The new parking and driveway have been to comply with Australian Standard 2890 Parking Facilities series, including: AS 2890.1: Off-Street Car Parking and AS 2890.6: Off-street Parking for People With Disabilities.	✓
Parking Requirements for Specific Land Uses	<p>The maximum width of residential vehicular crossings is 5.5m.</p> <p>The proposed driveways for Lot A and Lot B are 6m.</p> <p>The slightly wider crossings allow for improved manoeuvring in to and out of the site to allow for the disabled access provisions and to support the needs of the future occupants.</p>	On Merit
	<p>The percentage of combined width of garage doors, not to occupy, the overall width of any façade is 50%.</p> <p>The combined width of the double garage door on Lot A occupies 43% of the overall width of the garage.</p> <p>There is no garage door for Lot B.</p>	✓

CONTROL	PROPOSED	COMPLIES
	<p>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>Both lots provided tandem car spaces.</p>	✓
	<p>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>Lot A includes a double garage. No carport is proposed.</p> <p>Lot B includes a new double carport fronting Dunlop Lane.</p> <p>The new carport will be open on all four sides, ensuring the structure has minimal bulk and is consistent with, and of lesser bulk and scale, other garages and structures along Dunlop Lane.</p>  <p>Figure 24 Montage of Dwelling B fronting Dunlop Lane showing the new double carport with minimal bulk</p>  <p>Figure 25 View along Dunlop Lane showing the various buildings, garages and structures along the lane frontage</p>	✓

CONTROL	PROPOSED	COMPLIES
	<p>On a site that is less than 12.5m wide, provide parking in a carport, or a single width 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>Lot A has a frontage width to Stephenson Street of 20m.</p> <p>Lot B has a frontage width to Dunlop Lane of 19m.</p> <p>Each site has a double garage or double carport.</p>	✓
	<p>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.</p> <p>The garage for Lot A will be setback 5.5m from the front boundary. It will align with the front building line and has been integrated into the overall design of the front façade.</p> <p>The front façade of Dwelling A includes articulation, blade walls, balconies, front entry porch and various materials and finishes to break up the bulk of the building and provide visual interest to the streetscape.</p> <p>The carport for Lot B will be located on the front/side boundary and is consistent with other structures with nil setbacks along Dunlop Lane as shown previously in Figures 23 and 24.</p>	On Merit
	<p>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>The site does not rise from the street frontage.</p>	✓
Landscaping		
Landscape Plan	<p>New and extensive landscaping is proposed throughout the site, including new plantings within the front setback and at the rear of the site.</p> <p>The proposed plants will be predominantly native and have been chosen as they are generally the most drought tolerant species.</p>	✓
Landscape Design		
Trees and Canopy Coverage		
Water Efficiency		
Environment and Biodiversity		
Tree Preservation		
Tree Works Requiring Council Approval	<p>No large trees or other significant vegetation are required to be removed.</p>	✓
Accessible and Adaptable Design		
General Controls	<p>A key consideration in the design and layout of the development is to accommodate an occupant with special needs, requiring the altering of site levels, floor plans and building homes that make living easier for the disabled.</p> <p>Accordingly, Dwelling A has been designed as an adaptable and accessible home which has been design to be accessible for wheelchair users and to best meet Australian Standard AS4299-1995 <i>Adaptable housing</i> and Australian Standard AS 1428.1-</p>	✓

CONTROL		PROPOSED	COMPLIES
	2009 Design for access and mobility.		
Stormwater and Flood Management			
Property Drainage	A new stormwater system is proposed that includes rainwater tanks and OSD systems. The stormwater will drain via gravity to the existing services in Stephenson Street and Dunlop Lane.		✓
On-Site Detention (Requirements by Type of Development)	A new stormwater system is proposed that includes a rainwater tank and OSD system. The stormwater will drain via gravity to the existing services along Stephenson Street and Dunlop Lane.		✓
On-Site Detention System Details			
Rainwater Tanks			
Energy and Water Conservation			
Passive Energy Design	The new dwelling has been designed with extensive glazing and new open plan living areas will allow for improved natural light and ventilation throughout the ground and first floors. The design allows for a high level of natural light and ventilation into the main living areas and as well as the bedrooms on the various areas and levels of the dwelling.		✓
Water and Energy Efficiency	A BASIX Certificate has been submitted with the development application that lists measures to satisfy the relevant BASIX requirements which have been incorporated in the proposal.		✓
Active Energy			
Crime Prevention and Safety			
All Development Types	The proposed new dwelling has been designed to maximise a safe environment for residents and visitors. The new well defined pedestrian entrance and separate garage will be clearly defined and easily identified from the street. The dwellings have been designed with a number of windows and balconies that overlook the street and lane, providing improved passive surveillance and activation over these areas. Refer to Section 6 for further details.		✓

5.2 Part C Residential Accommodation

The relevant controls of *Chapter C2 Dual Occupancies and Semi-Detached Dwellings* in *Part C Residential Accommodation* of the Canterbury DCP 2012 have been addressed in the following subsections.

5.2.1 Site Planning

Section C2.2 Site Planning has been addressed in the following table.


CONTROL	PROPOSED		COMPLIES
Minimum Lot Size and Frontage	Dual occupancy and semi-detached dwellings must have a street frontage.	Each dwelling will have a street frontage. Lot A will front Stephenson Street and Lot B will front Dunlop Lane.	✓
	Minimum 15m width, measured at the street boundary. On corner lots, this means the short boundary.	The site is a corner lot. The shorter site width is width along Stephenson Street of 20m. The site width along Dunlop Lane is 47.775m.	✓
	Each dwelling is required to have a minimum frontage width of 7.5m	Lot A has a frontage width to Stephenson Street of 20m. Lot B has a frontage width to Dunlop Lane of 19m.	✓
	Dual occupancy (detached) is acceptable only where each dwelling can face and have frontage to the street, such as on a corner site.	Each dwelling of the dual occupancy (detached) will have a frontage to a street.	✓
Private Open Space	Semi-detached dwellings with a frontage of less than 7.5m must provide a minimum of 40m ² of private open space.	Not applicable. Each frontage is greater than 7.5m.	✓
	Dual occupancy and semi-detached dwellings with a frontage of 7.5m or greater must provide a minimum of 50m ² of private open space.	Lot A has a private open space area of at least 80m ² . Lot B has a private open space area of at least 75m ² .	✓
	Dual occupancy and semi-detached dwellings must provide one area of private open space with a minimum dimension in any direction of 4m.	The primary private open space areas will have a minimum dimension of 4m.	✓
	Dual occupancy and semi-detached dwellings must provide one area at least 2.5m x 2.5m suitable for outdoor dining facilities.	Each dwelling has been provided with outdoor dining facilities of at least 21.5m ² .	✓
Layout and Orientation	Site the development to avoid casting shadows onto neighbouring dwelling's primary living area, private open space and solar cells.	The new dwellings have been designed to best minimise casting shadows onto neighbouring dwelling's living areas and private open space areas.	✓

CONTROL		PROPOSED	COMPLIES
		<p>Dwelling A has been located closer to Stephenson Street to align with the general building location zones and rear private open space areas of dwellings fronting Stephenson Street.</p> <p>Dwelling B has been located along the Dunlop Lane frontage with a rear private open space area that aligns with the general location of the rear private open space areas of the dwellings fronting Stephenson Street.</p>	
	Site new development and private open space to avoid existing shadows cast from nearby buildings.	<p>Due to the east-west orientation of the site and the location of the site on a corner ensures that there is minimal existing shadows cast from nearby buildings.</p> <p>The new dwellings have been cited and designed to maximise solar access to the main living areas and private open space areas.</p>	✓

5.2.2 Building Envelope

Section C2.3 Building Envelope has been addressed in the following table.

CONTROL		PROPOSED	COMPLIES
Floor Space Ratio	The maximum permissible FSR for any development is prescribed in the LEP (refer to Clause 4.4 of CLEP 2012).	<p>The maximum permissible FSR for the site is 0.5:1.</p> <p>The proposed GFA is 374.3m² with a FSR of 0.5:1.</p>	✓
Height	Maximum two storey built form.	Each dwelling will be a maximum of two-storeys.	✓
	Maximum external wall height of 7m.	The maximum external wall height of each dwelling is 7m.	✓
	Finished ground floor level is not to exceed 1m above the natural ground level.	The proposed dwellings will be set into the existing ground level.	✓
Setbacks	<p><u>Front Setback</u></p> <p>Minimum setback of 6m from the front boundary for sites with a width of 12.5m or greater.</p>	<p>The proposed front setback of Dwelling A to Stephenson Street varies between 5.5m and 7m.</p> <p>The design has taken advantage of the corner location of the site and to emphasize the corner and lane frontage.</p> <p>The proposed front setback along Stephenson Street provides a transition of the nil side setback of the building fronting Canterbury Road.</p> <p>The design also allows for improved internal useable space and to comply with the accessible and adaptable</p>	✓

CONTROL	PROPOSED	COMPLIES
	<p>design requirements.</p> <p>The minimum front building setback of Dwelling B to Dunlop Lane is 3.6m.</p> <p>The proposed development is considered to be consistent with the objectives of Clause C2.3.3 <i>Setbacks</i> in the DCP in that:</p> <ul style="list-style-type: none"> • The new dwellings will maintain the desired medium density spatial proportions of the site and surrounding area and define the street and lane edge. • Will provide extensive new landscaping and planter boxes along the front and side lane frontages. • Provides sufficient separation between buildings and adjacent land. • Minimizes privacy, amenity and overshadowing impacts on the neighbouring properties.  <p>Figure 26 View of the existing nil side setback of the building fronting Canterbury Road along Stephenson Street</p>	
	<p><u>Side Setbacks</u></p> <p>Minimum setback of 900mm from side boundaries.</p>	<p>✓</p>
	<p><u>Rear Setback</u></p> <p>Minimum setback of 6m from the rear boundary.</p>	<p>✓</p>
	<p>One garage or carport may be constructed with a nil rear setback for sites that adjoin a rear laneway. The garage or carport must not comprise more than 50% of the rear boundary frontage to a lane and not be wider than 6m.</p>	<p>✓</p>
Building Depth	Dual occupancy housing and	<p>The building depth of House A is</p> <p>✓</p>

CONTROL		PROPOSED	COMPLIES
	semi-detached dwellings must not exceed a building depth of 25m.	11.5m. The building depth of House B is 12m.	
	An exception to C1 above applies where a dual occupancy (attached) is proposed on a corner site and where one of the dwellings face the secondary (longest) street frontage. In that circumstance, a building depth requirement of 35m from the primary street frontage must not be exceeded.		
Building Separation	Where a detached dual occupancy is proposed and with each dwelling having a primary street frontage, a minimum building separation of 2.4m must be provided between the two dwellings (measured from the outer faces of the exterior wall of each dwelling). The 2.4m building separation must be shared equally in distance (i.e. 1.2m for each dwelling) between the two dwellings.	The separation between the detached dwellings is a minimum of 7m.	✓

5.2.3 Building Design

Section C2.4 Building Design has been addressed in the following section.

5.2.3.1 General Design

Contemporary Built Form

The proposal comprises a contemporary architectural design and provides visual interest through the use of setbacks, articulation, unique roof forms and high quality materials and finishes. It is consistent with the emerging density and the emerging contemporary character of Roselands, providing a built scale and form which is consistent with the applicable development standards and controls.

The proposed new dwellings will provide a significant improvement to the existing building and front facade including a new front building design, new balconies and landscaping facing the street and laneway along with new pedestrian entries along Stephenson Street and Dunlop Lane.

The skillful design and massing of the proposed building envelopes have been undertaken having regard to the surrounding built forms, topography of the site, the special needs of the occupants and the contribution of the building to the streetscape, as well maintaining the amenity of adjoining properties, particularly in relation to solar access, privacy, and views.

The new design achieves a high standard of architectural and utilises a range of high quality and modern materials and finishes that will enhance the streetscape.

The proposed contemporary design and materials are consistent with other recent developments in the locality and will provide an overall improvement to the street and locality in general.

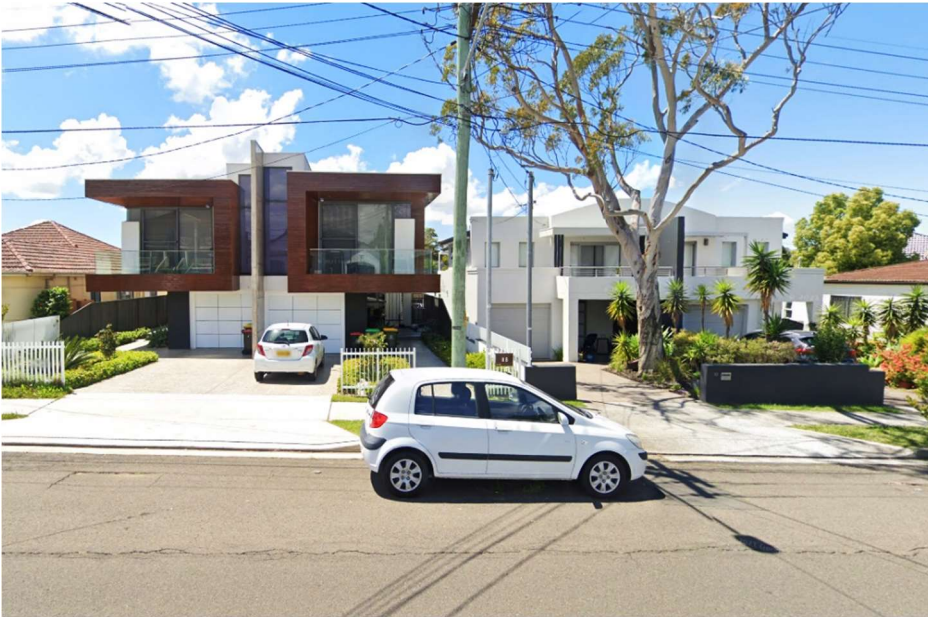


Figure 27

View of two more recent contemporary developments at 8 and 10 Pentland Avenue



Figure 28

View of a recent contemporary development at 7 Mount Avenue



Figure 29

View of a more recent contemporary development at 14 Mount Avenue

**Figure 30**

View of a more recent contemporary development at 20 Draper Avenue

Building Entries

The proposed front entries to each new residential building will be clearly identifiable from each street frontage.

Each dwelling will have a habitable room oriented towards the street to ensure positive social interaction and community safety.

Internal Dwelling Layout

As previously outlined, a key consideration in the design and layout of the development is to accommodate an occupant with special needs, requiring the altering of site levels, floor plans and building homes that make living easier for the disabled.

Accordingly, Dwelling A has been designed as an adaptable and accessible home which has been designed to be accessible for wheelchair users and to best meet Australian Standard AS4299-1995 *Adaptable housing* and Australian Standard AS 1428.1-2009 *Design for access and mobility*.

The design of the interiors for each dwelling will be capable of accommodating the range of furniture that is typical for the purpose of each room with generous living areas and bedrooms and with ample storage areas.

Façade Treatment

The site is located on the corner of Stephenson Street and Dunlop Lane. The proposed detached dual occupancy development has been designed to address both street frontages and includes Dwelling A fronting Stephenson Street and Dwelling B fronting Dunlop Lane.

Each front elevation includes separate dwelling entries of a contemporary architectural design providing visual interest through the use of setbacks, articulation, unique roof forms and high quality materials and finishes providing contrasting elements in the façade.

5.2.3.2 Roof Design and Features

The proposal comprises a contemporary architectural design and provides visual interest through the use of setbacks, articulation, unique roof forms and high quality materials and finishes.

The new roofs will be a simple flat design, avoiding multiple gables, hips and valleys and turrets. It is consistent with the emerging density and the emerging contemporary character of Roselands as outlined previously in Section 5.2.3.1.

The design of the dwelling integrates a number of key architectural features along the streetscape and incorporates a number of high quality materials and finishes that integrate into the existing landscaped and garden setting of the site and surrounding dwellings.

5.2.3.3 Fencing

The proposed boundary fencing along Stephenson Street will comprise of a low height solid rendered wall up to a maximum of 1m and integrated with landscaping.

The proposed side boundary fencing along the Dunlop Lane frontage will vary between a maximum of 1.2m and taper down to 600mm towards the Dunlop Lane and Stephenson Street intersection, maintaining a general low height fence along the lane.

5.2.3.4 Building Services

All services are currently available to the site including reticulated water supply is available to the site, regular mains power supply is available to the site sewerage systems.

5.2.4 Amenity

Section 2.5 Amenity has been addressed in the following section.

5.2.4.1 Solar Access and Overshadowing

Solar Access to Proposed Development

The proposal seeks to maximise the access to natural and direct sunlight by having larger full height windows and sliding doors where appropriate.

The building design has incorporated measures for natural cross ventilation, including open plan areas and locating windows and doors in opposite walls.

The layout of the dwellings allows for adequate natural ventilation and benefits from materials that will assist in climate control.

The new dwellings have been designed to ensure that a high level of solar access has been provided to both the main ground level private open space areas and main living areas.

The north-south orientation of the sites ensures that there is solar access to these areas throughout the day.

Primary living areas of dwellings must receive a minimum of 3 hours of sunlight between 8.00am and 4.00pm on 21 June.

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.

Solar Access to Neighbouring Development

The site is located with a low to medium density residential area characterised by dwellings and semi-detached of various sizes and styles.

The higher density of the area, general east-west orientation of the allotments and the character of the existing built environment usually results in a relatively high level of existing overshadowing. However, due to the location of the site on a corner and the generous side setbacks to the rear of the dwellings fronting Canterbury Road there is currently minimal overshadowing of the site.

The proposal has been designed to comply with the building envelope and landscaping requirements resulting in a building bulk and scale that is consistent

with the desired outcome and objectives for the residential area and is similar in design and bulk to other recent developments in the locality.

The development does not present any significant overshadowing to the neighbouring properties and the pitched roof design minimises the bulk and resultant overshadowing on the neighbouring properties.

5.2.4.2 Visual Privacy

The proposed development has been designed to minimise any potential privacy and acoustic impacts on the neighbouring dwellings by minimising the number of windows located on the side elevation or have oriented the side windows over the lane. The massing of the proposed building envelope has been undertaken having regard to maintaining the amenity of adjoining properties, particularly in relation to solar access, privacy, and views.

All ground floor verandahs will be covered to reduce visual impacts to and from the site.

The upper-level balconies have been integrated into the overall design of the new dwelling and are accessed off bedrooms. The balconies face the front and rear of the site with no direct sightlines into the neighbouring properties.

Private open spaces and principal living spaces of the proposed dwelling and neighbouring dwellings are protected from direct or unreasonable overlooking through the strategic placement of windows in relation to neighbouring dwellings and through the provision of appropriate privacy screening and landscaping.

The main private open space areas have been located at the rear of the site on the ground-floor.

Overall, the proposed building envelope has been carefully proportioned to ensure that the amenity of adjoining properties is protected, whilst also appropriately addressing the streetscape and minimising the overall bulk and scale of the development.

5.2.4.3 Acoustic Privacy

The proposal will not produce noise over and above those of a normal residential development and is therefore not deemed acoustically intrusive to the adjoining dwellings and public areas.

The new dwellings will be protected from existing and likely future noise sources emanating from adjoining residential properties and other high noise sources (i.e. Canterbury Road) and will minimise the transmission of intrusive noise to adjoining residential properties.

6. SAFETY, SECURITY AND CRIME PREVENTION

Crime Prevention through Environmental Design (CPTED) provides a clear approach to crime prevention and focus on the 'planning, design and structure of cities and neighbourhoods'. The main aims of the policy are to:

- Increase the perception of risk to criminals by increasing the possibility of detection, challenge and capture;
- Increase the effort required to commit crime by increasing the time, energy or resources which need to be expended;
- Reduce the potential rewards of crime by minimising, removing or concealing 'crime benefits'; and
- Remove conditions that create confusion about required norms of behaviour.

The NSW Police guidelines provide four key principles in limiting crime through design. These are:

1. Surveillance.
2. Access control;
3. Territorial re-enforcement; and
4. Space/activity management.

6.1 Casual Surveillance

Opportunities for crime can be reduced by providing opportunities for effective surveillance.

The surveillance principle indicates that offenders are often deterred from committing a crime in areas with high levels of surveillance. From a design perspective, deterrence of crime can be achieved by providing:

- Clear sight lines between public and private places and maximising natural surveillance;
- Appropriate lighting and effective guardianship of communal and/or public areas; and
- Landscaping that make places attractive but does not provide offenders with a place to hide or entrap victims.

In summary, casual surveillance has been incorporated in the proposed development by:

- Provide two street frontages on the corner site to Stephenson Street and Dunlop Lane, increasing the surveillance and activation of both street frontages.
- Provide first floor windows and balconies that overlook the street and lane, further increasing passive surveillance and activation of both frontages.
- Provide low style fencing to maintain sightlines from the front doors and habitable rooms and windows facing the street and lane.
- Landscaping is open in style and does not include any potential hiding spaces.
- The entrances are clearly visible from all general areas of the subject site.
- Internally, the new entrances and have clear sightlines across the main entry areas and over the public domain.

6.2 Access Control

Access Control can be defined as physical and symbolic barriers that are used to 'attract, channel or restrict the movement of people'. Effective access control can be achieved by creating:

- Landscapes and physical locations that channel and group pedestrians into target areas;
- Public spaces which attract, rather than discourage people from gathering; and
- Restricted access to internal areas or high-risk areas (like car parks or other visited areas). This is often achieved through the use of physical barriers.

In summary all access ways are proposed to be clear and well defined including both vehicle and pedestrian pathways to each dwelling.

6.3 Territorial Reinforcement

Territorial reinforcement can be achieved by enhancing 'community ownership of public space' as it sends positive signals and reduces opportunities for crime.

Effective territorial reinforcement and community ownership can be achieved by creating:

- Design that encourages people to gather in public space and to feel some responsibility for its use and condition.
- Design with clear transitions and boundaries between public and private space; and
- Clear design cues on who is to use space and what it is to be used for.

Well used places also reduce opportunities for crime and present as a deterrent to criminals.

The proposed development utilise territorial enforcement to minimise crime risk by incorporating a sense of place; public, private and transitional realms; ownership; secured doors; landscaped areas and access.

This is established through defined pathways within the site and clearly defined building entrances, pathways and fencing.

6.4 Space Management and Activity Management

Space management strategies are to include the roles and responsibilities including site cleanliness, rapid repair of vandalism and graffiti, the replacement of lighting etc.

6.5 Material and Finishes

The materials and finishes are of high quality and can be easily cleaned and/or replaced in the event of vandalism or graffiti.

Any damaged or graffiti area will be repaired, replaced or cleaned with 24 hours depending on availability of the materials.

7. SECTION 4.15 (1)(B) IMPACT ON THE ENVIRONMENT

Pursuant to Section 4.15(B) of the Act, 'the likely impacts of that development' have been considered as follows:

7.1 Context and Setting

The proposed development includes a new detached dual occupancy development and subdivision within a medium density residential area.

The proposal provides an appropriate response to the site's context, including the lot size, vehicle access arrangements, density and landscaping.

The height, scale, and density of the development is compatible with and responds to existing and emerging medium density contemporary development within the locality.

The proposed works are typical of new contemporary residential development, consistent with other recent developments in the locality and will have minimal impacts on the neighbouring properties or the surrounding streetscape in general.

6.1 Zoning and Permissibility

The provision of a new detached dual occupancy development within a *R3 Medium Density Residential* zone is permissible with consent and consistent with the zone objectives.

The proposed subdivision pattern and new dwellings are consistent with other recent developments in the area and will maintain the overall character of the building and its contribution to the streetscape and locality in general.

7.2 Environmental Impact

It is considered that the proposal will have no significant detrimental effect relating to environmental, heritage, social or economic impacts on the locality, subject to appropriate conditions being imposed.

7.3 Social and Economic Impacts

The proposal will not give rise to any adverse social impacts. The proposal will have a positive social impact, improving the availability and quality of housing stock in the locality and providing development that is in keeping with the desired future character of the area.

In addition, the design and layout of the development is to accommodate an occupant with special needs, requiring the altering of site levels, floor plans and building homes that make living easier for the disabled. Accordingly, Dwelling A has been designed as an adaptable and accessible home which has been design to be accessible for wheelchair users and to best meet Australian Standard AS4299-1995 *Adaptable housing* and Australian Standard AS 1428.1-2009 *Design for access and mobility*.

The proposal provides greater activation and surveillance of the public domain with the provision of greater opportunities for the surveillance of Stephenson Street and Dunlop Lane.

No adverse economic impacts are expected as a result of the proposed development. In the short term, the proposal will have a positive economic impact by providing additional housing for families in sought after area as well as shorter term construction employment.

7.4 Demolition and Construction

It is proposed to demolish the existing dwelling and all other structures on the site to accommodate the new dwelling and swimming pool.

All demolition and excavation works will be undertaken in accordance with the provisions of Australian Standard – AS 2601. Demolition materials will be utilised in the new building where possible.

A preliminary Site Waste Minimisation and Management Plan accompanies this application.

A detailed Waste Management Plan for demolition and construction will be prepared as part of the construction documentation.

The site is considered suitable for the proposed construction works, subject to the inclusion of the appropriate conditions.

In accordance with relevant waste management regulations and policies, all construction waste will be disposed of in an appropriate manner.

7.5 Waste Management

New dedicated waste and recycling bin storage areas will be provided for each dwelling within the garage and carport areas. They will be partially enclosed and will not be visible from the street.

Waste collection and recycling will continue to operate as per the current arrangement.

7.6 Site Contamination

There is no record of any risk to health or safety from the existing or likely future contamination of the development site or proposed building on the site.

7.7 Acid Sulfate Soils

The site is not affected by acid sulfate soils.

7.8 Erosion and Sedimentation Control

Prior to commencement of any site works including the removal of vegetation, excavation or other site preparation, the property shall be protected from erosion and sedimentation transfer.

The soil shall be prevented from being washed away, blown, or otherwise carried or deposited away from the site and into adjoining premises, roads, kerbs and gutters.

It is proposed to adopt sedimentation control measures to prevent and minimise the soil disturbance.

7.9 Water and Air Quality Impacts

The proposed development will not have any significant or unreasonable impacts on air or water quality in the locality.

The proposal will utilise existing connections to the Sydney Water sewer and to Council's stormwater drainage system.

The proposed works will not adversely impact the amenity of the neighbourhood, in regard to noise, vibration or dust assuming normal construction management practices. The proposed development is not likely to generate any unusual liquid waste, odours or fumes.

The proposal is therefore unlikely to have any adverse health impacts in terms of air or water quality.

7.10 Building Sustainability

A BASIX Certificate has been submitted with the development application that lists measures to satisfy the relevant BASIX requirements which have been incorporated in the proposal.

7.11 Cumulative Impacts

The subject allotment is adequately sized, shaped and orientated to accommodate the proposed development.

The ability of the site to absorb the proposed development is demonstrated by its general compliance with the objectives of Council's development controls and the minimal impact on the amenity of adjoining dwellings.

Accordingly, the cumulative impact of the development on the character of the neighbourhood is expected to be negligible.

7.12 Site Suitability

The site and surrounding locality do not present any significant physical, ecological, heritage, technological or social constraints on the proposed development. In summary, there are limited constraints on the development of the site and minimal conflicts will occur with surrounding land uses.

7.13 Public Submissions and the Public Interest

The proposed development will not significantly impact on the environment and is consistent with the applicable planning controls for the site. It will provide positive social benefits and is therefore considered to be in the public interest.

8. CONCLUSION

This Statement of Environmental Effects has been prepared to assess the proposed demolition of the existing dwelling and construction of a detached dual occupancy development with Torrens Title subdivision at 2 Stephenson Street, Roselands.

The application seeks development consent under Section 4.12 of The Act and has been assessed against the provisions of Section 4.15 of The Act.

The proposal has planning merit in that it:

- Is permissible within the R3 Medium Density Residential zone.
- Is consistent with the applicable development standards and is below the maximum permissible FSR and height for the site.
- Accommodates for an occupant with special needs, requiring the altering of site levels, floor plans and building homes that make living easier for the disabled.
- Is sympathetic and consistent with the applicable provisions, controls and other recent contemporary developments in the Roselands area.
- Is generally consistent with and maintains the existing applicable development controls in relation to setbacks, private open space and landscaping.
- Provides an overall improvement and positive contribution to the streetscape and lane.
- Displays high architectural merit and will deliver a new dwelling with high levels of amenity.
- Provides an improved, open plan internal layout that maximises access to natural light and ventilation.
- Is consistent and compatible with neighbouring properties and land uses and will not generate any unacceptable impacts on surrounding properties and residents.

The Statement demonstrates that the proposal does not result in significant adverse environmental, social, economic, or amenity impacts on adjoining properties or the neighbourhood in accordance with Council's planning controls.

Having regard to the analysis and assessment within this report, it is therefore recommended that the application be supported and granted consent.



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