



Development Application Statement of Environmental Effects

32 Berna Street, Canterbury NSW 2193

Proposed shed

submitted to
Canterbury-Bankstown Council

August 2023

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1 Introduction

This report has been prepared by ES Planning in support of a development application (DA) to City of Canterbury-Bankstown Council with regards to the land at 32 Berna Street, Canterbury NSW 2193. Pursuant to Canterbury-Bankstown Local Environmental Plan (CBLEP) 2023, the site is currently zoned R3 and the proposed use is ancillary to the permissible use of a dwelling house.

The DA seeks to approve the proposed shed. The proposal intends to remain compatible with the established building forms in the immediate locality. It endeavours to comply with all the requirements of Canterbury-Bankstown LEP 2023 and Development Control Plan (CBDPC) 2023.

Good design goes far beyond the application of numerical standards. Systematic analysis of the subject site, its relationship with adjoining developments and considerations of any natural and man-made constraints are essential starting points.

Design and layout of the development proposed aims to maintain the objective of the current development control plan.

This report describes the site, surrounding properties, proposed development, provides background information and justifies the proposed development.

All works carried out on site are to comply with all the requirements of the National Construction Code (NCC), relevant Australian Standards and Canterbury-Bankstown Council's planning instruments and regulations.

This report should be read in conjunction with the architectural plans attached with the submission prepared by ES Design.

Any environmental concerns not covered directly in this document or which arise during construction will be handled in an appropriate fashion, so as to minimise environmental concerns.

2 Site Analysis

2.1 Site Location and Context

The subject site is located to the south-west of Berna Street, in between High Street and Canterbury Road, and is legally identified as Lot 6 DP 11557 – 32 Berna Street, Canterbury NSW 2193 (see Figure 1 & 2). The locality is a residential area where the surrounding development consists of a mixture of low density residential developments.

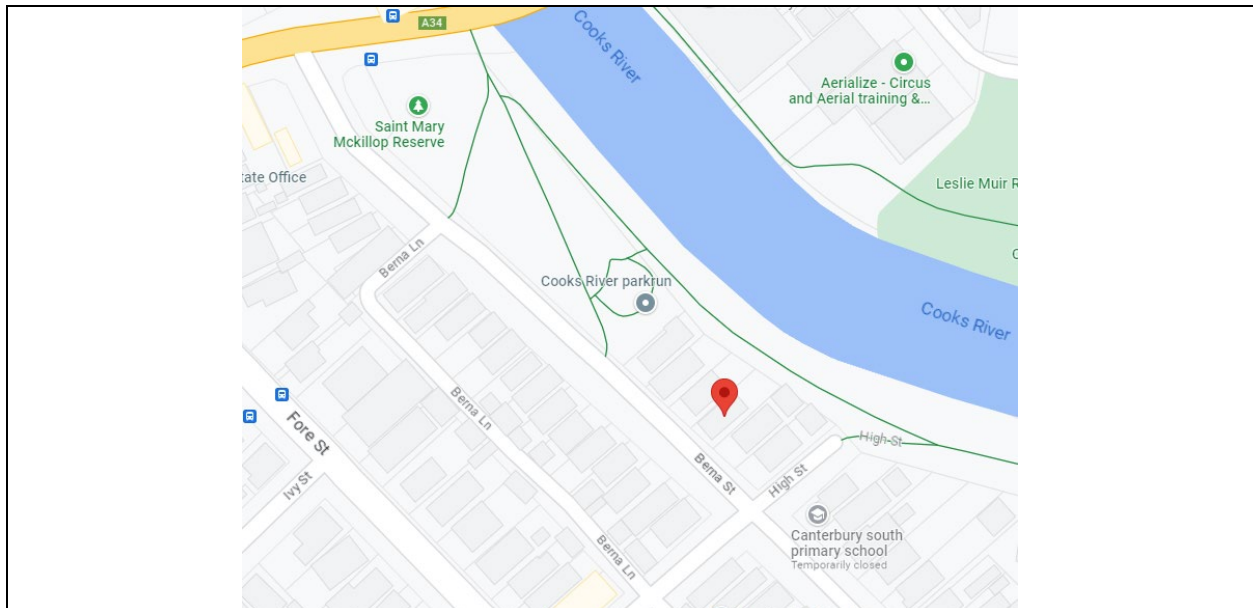


Figure 1. Location Map - No. 32 Berna Street, Canterbury NSW 2193



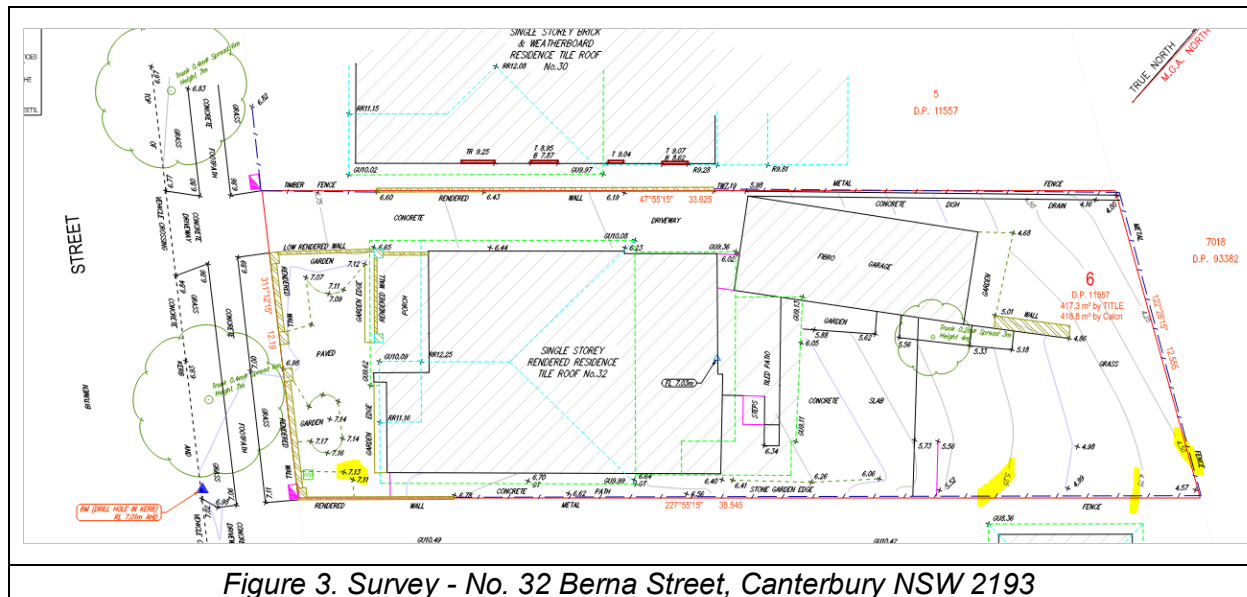
Figure 2. Satellite Photo - No. 32 Berna Street, Canterbury NSW 2193

2.2 Site Description

The subject site has a street frontage of 12.190m and a maximum depth of 35.545m at the south-most corner. The site is irregular in shape and has a total land area of 418.80sqm.

2.3 Landform and Topography

The site slopes at the rear of approximately 2m from the south-most corner at Berna Street towards the north-most corner at the rear.



2.4 Existing Development

The subject site currently has a single storey dwelling house. The proposal aims maintain the residential use of the site. Refer to Figure 3 for photos of the existing dwelling house.



3 Surrounding Development



*Figure 5. Front elevation of existing neighbouring dwelling west of subject site.
No.30 Berna Street*



*Figure 6. Front elevation of existing neighbouring dwelling east of subject site.
No.34A Berna Street*

4 Proposal

The proposal comprises of the following:

- Demolition of existing shed
- Demolition of existing concrete driveway at the rear

Proposal Calculations	
Total Site Area	418.8 sqm
Existing Dwelling Area	96.69 sqm
Proposed Shed Area	8.17 sqm
Total Floor Area	104.86 sqm
Floor Space Ratio	0.25:1.0
Deep Soil Area	150.25 sqm
Min. Deep Soil = 15%	62.82 sqm
Site Coverage	116.01 sqm
Max. Site Coverage = 60%	251.28 sqm

5 Assessment Under Relevant Planning Controls

5.1 Canterbury-Bankstown Local Environmental Plan 2023

Canterbury-Bankstown LEP 2023 seeks to manage sustainable growth and provide development opportunities that are compatible with the prevailing suburban character and amenity of residential areas. Below illustrates the relevant clauses that apply to the subject site.

For all site calculations and compliance with Canterbury-Bankstown LEP 2023 and DCP 2023, please refer to the 'Compliance Tables' below.

5.1.1 Land Zoning

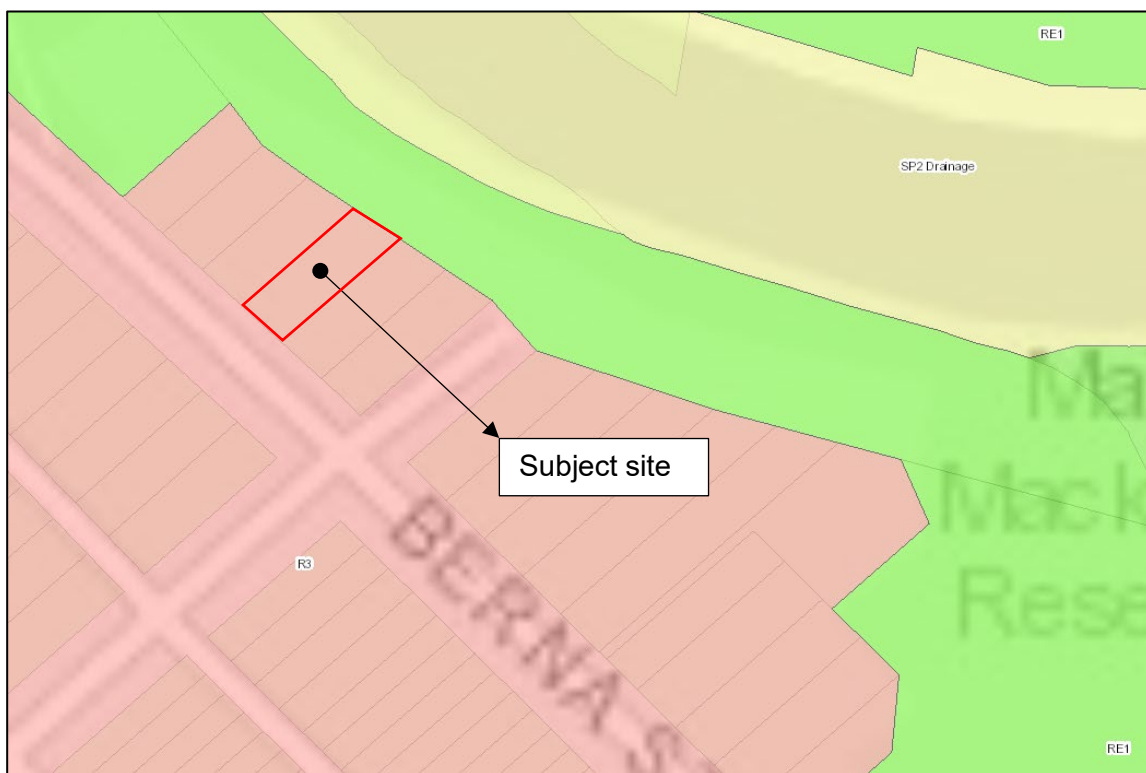


Figure 7: Zoning Map

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.
- To allow for certain non-residential uses that are compatible with residential uses and do not adversely affect the living environment or amenity of the area.
- To allow for development that provides a suitable visual transition between high density residential areas and low density residential areas.
- To ensure suitable landscaping in the medium density residential environment.
- To minimise conflict between land uses within this zone and land uses within adjoining zones.

- To allow for increased residential density in accessible locations to maximise public transport patronage and encourage walking and cycling.
- To promote a high standard of urban design and local amenity.

2 Permitted without consent

Home occupations

3 Permitted with consent

Attached dwellings; Bed and breakfast accommodation; Boarding houses; Building identification signs; Business identification signs; Car parks; Centre-based child care facilities; Community facilities; Dwelling houses; Early education and care facilities; Environmental facilities; Environmental protection works; Exhibition homes; Flood mitigation works; Group homes; Home businesses; Multi dwelling housing; Neighbourhood shops; Oyster aquaculture; Places of public worship; Recreation areas; Respite day care centres; Roads; Secondary dwellings; Seniors housing; Tank-based aquaculture

4 Prohibited

Any development not specified in item 2 or 3

Assessment:

The site is located in R3 medium density residential zone where dwelling house is permissible. It is a low-impact residential development designed for single household. The proposed shed is compatible with the surrounding developments without unreasonable adverse impacts regarding overshadowing, traffic, overlooking issues. The proposed development is sited in an appropriate location which does not damage the character of the locality.

5.1.2 Floor Space Ratio

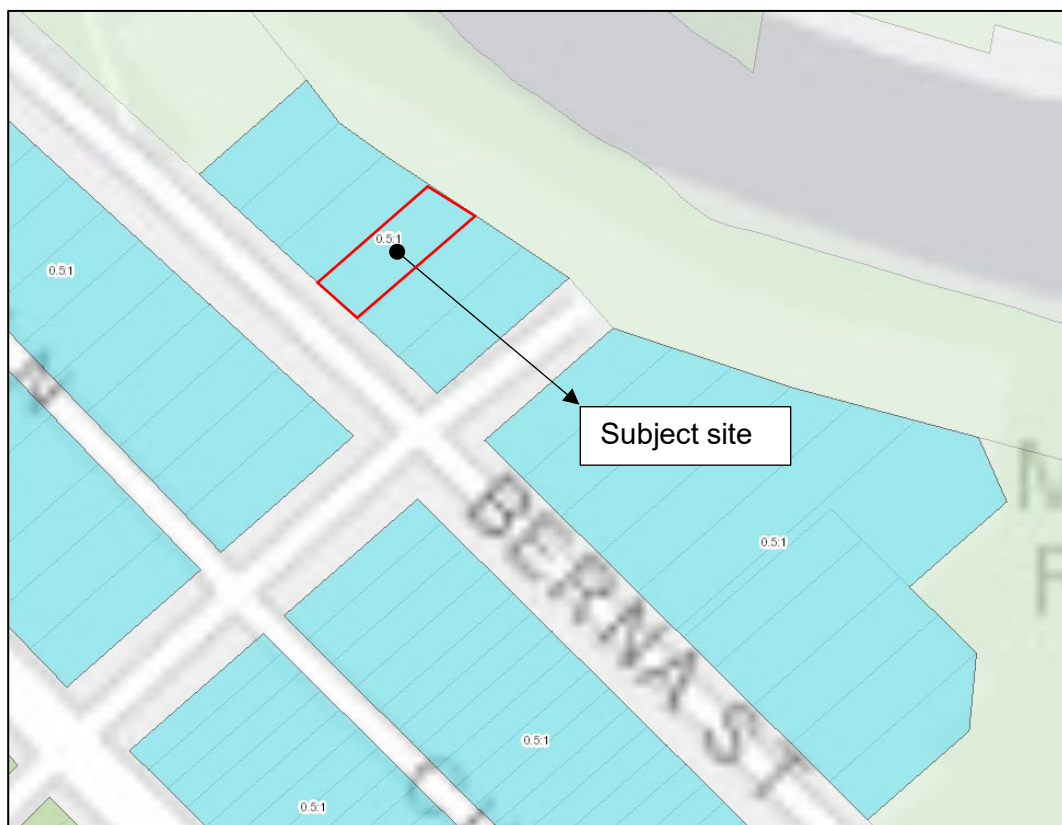


Figure 8: Floor space ratio

4.4 Floor space ratio

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

- (a) to establish the bulk and maximum density of development consistent with the character, amenity and capacity of the area in which the development will be located,
- (b) to ensure the bulk of non-residential development in or adjoining a residential zone is compatible with the prevailing suburban character and amenity of the residential zone,
- (c) to encourage lot consolidations in commercial centres to facilitate higher quality built form and urban design outcomes,
- (d) to establish the maximum floor space available for development, taking into account the availability of infrastructure and the generation of vehicular and pedestrian traffic,
- (e) to provide a suitable balance between landscaping and built form in residential areas.

(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 on land specified in Column 1 of the table to this subclause with a lot width at the front building line less than the width specified in Column 2 is the floor space ratio specified in Column 3.

Column 1	Column 2	Column 3
"Area 1" on the Floor Space Ratio Map	18m	2:1
"Area 2" on the Floor Space Ratio Map	18m	1:1
"Area 3" on the Floor Space Ratio Map	30m	2:1
"Area 4" on the Floor Space Ratio Map	30m	1:1

(2B) Despite subclause (2), the following maximum floor space ratios apply—

(a) for a building used for non-residential purposes—

- (i) on land in Zone R2 in Area 1—0.4:1, and
- (ii) on land in Zone R2 or R3 in Area 2—0.5:1, and
- (iii) on land in Zone R4 in Area 2—0.75:1,

(b) for a building used for the purposes of dwelling houses or semi-attached dwellings on land in Area 2—

- (i) for a site area less than 200m²—0.65:1, and
- (ii) for a site area greater than 200m² but less than 600m²—0.55:1, and**
- (iii) for a site area of 600m² or more—0.5:1,

(c) for a building used for the purposes of dual occupancies on land in Zone R2 in Area 2—0.5:1,

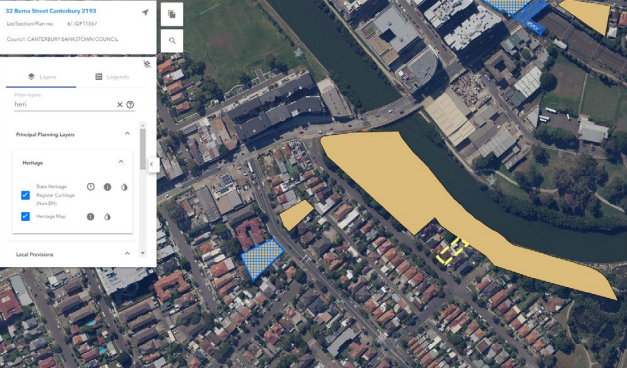

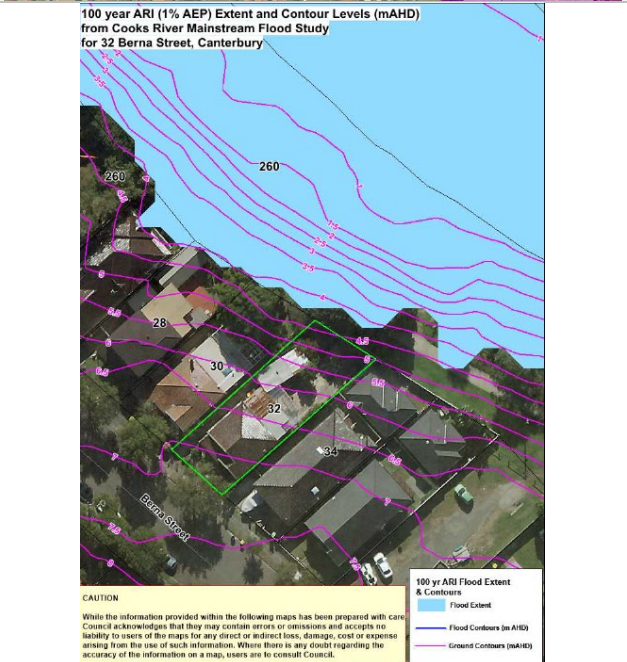
(d) for a building on land identified as "Area 5" on the Floor Space Ratio Map, where mid-block connections of at least 20m wide are not provided for public use—2:1.

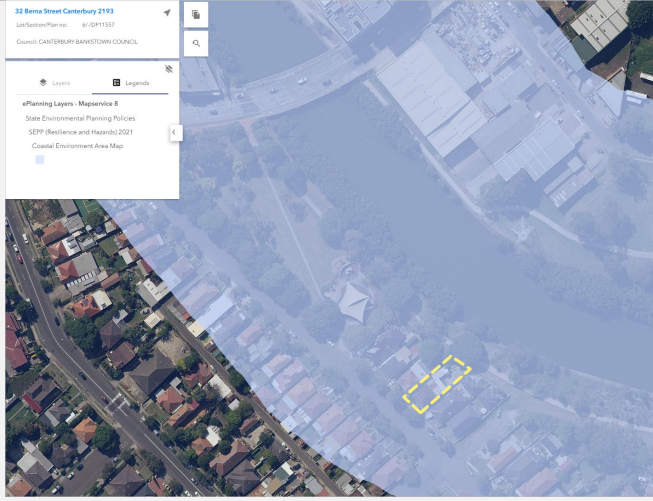

Assessment:

The maximum floor space ratio is substantially lower than the maximum requirement in accordance with the Clause 4.4 of the CBLEP 2023. The bulk and scale of the building is not compromised and will be compatible with the locality. The proposal preserves the amenity of neighbouring properties and does not impede on the visual privacy of adjacent dwellings.

TABLE 1: PROJECT DATA/COMPLIANCE – CBLEP 2023

Site Area: 418.8 sqm

LEP Provisions		Complies/Comments	
Permissibility	R3	Permissible with consent	
Heritage Item	Not a heritage item	N/A	N/A
Conservation Area	N/A	N/A	N/A
Within the vicinity of Heritage		Yes, park at the rear is a heritage item.	N/A
Acid Sulfate Soils		Yes, Class 2 and 5	Proposed Shed location is outside of the zone.
Flood Planning Area	 <p>100 year ARI (1% AEP) Extent and Contour Levels (mAHD) from Cooks River Mainstream Flood Study for 32 Berna Street, Canterbury</p> <p>CAUTION</p> <p>While the information provided within the following maps has been prepared with care, Council acknowledges that they may contain errors or omissions and accepts no liability to users of the maps for any direct or indirect loss, damage, cost or expense arising from the use of such information. Where there is any doubt regarding the accuracy of the information on a map, users are to consult Council.</p> <p>100 yr ARI Flood Extent & Contours</p> <ul style="list-style-type: none"> Flood Extent Flood Contours (mAHD) Ground Contours (mAHD) 	Yes	Complies. A Storm Systems Report (SSR) has been attained.

Costal Environment Map		Yes, within the Costal Environment Map and the Costal Use Area	The proposed works are minor in nature and will unlikely impact the biophysical, hydrological and ecological environment.
Costal Use Area Map			
Development Standard	Requirement	Proposal	Complies
Site Area (Min)	N/A	N/A	N/A
Floor Space Ratio (Max)	0.55:1.0	0.25:1.0	Yes
Building Height (Max)	N/A	N/A	N/A

5.2 Canterbury-Bankstown Development Control Plan 2023

**TABLE 2: CBDP 2023 – CHAPTER 5 RESIDENTIAL ACCOMMODATION,
5.2 FORMER CANTERBURY LGA
SECTION 2 – DWELLING HOUSES AND OUTBUILDINGS**

Item	Provision	Compliance / comments																				
2.2 Site Coverage	<p>C1. All development must comply with the numerical requirements contained in the table below:</p> <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> <p>Table 1: Maximum building footprint, floor area of outbuildings and site coverage</p>	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%	<p>Complies.</p> <p>Proposed site coverage = 27.70%</p>
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%																			
2.3 Landscaping	<p>C1. Deep soil permeable areas must be provided in accordance with the table below:</p> <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> <p>Table 2: Minimum deep soil areas</p>	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%	<p>Complies.</p> <p>Proposed deep soil area = 35.87%</p>												
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%																					
	<p>C2. Deep soil areas must have a minimum dimension of 2.5m</p>	<p>Complies.</p>																				
2.6 Setbacks - Side setbacks	<p>C2. Development must comply with the minimum front, side and rear setbacks as detailed in the following tables:</p> <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 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>Complies.</p> <p>External wall height = 2.7m</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.																					
2.14 Outbuildings	<p>C1. Council allows a maximum of one outbuilding on a site.</p>	<p>Complies.</p>																				
	<p>C2 The outbuilding must be established in conjunction with the principal dwelling on the same site and must ensure that:</p> <p>(a) it is separate from the principal dwelling and any secondary dwelling on the same site, and</p> <p>(b) it is not used as a separate dwelling, and</p> <p>(c) it does not contain cooking facilities, toilet and shower, and</p> <p>(d) it does not function or can be adapted to function for industrial purposes.</p>	<p>Complies.</p> <p>The proposed shed it is not used as a separate dwelling from the principal dwelling.</p>																				
	<p>C3. The maximum site cover of the outbuilding is:</p> <p>(a) 36m² where the site is less than 300m² in area;</p> <p>(b) 45m² where the site is 300m² to 600m² in area</p> <p>(c) 60m² where the site is greater than 600m² in area.</p> <p>For the purposes of this clause, site cover means the site area covered by the outbuilding and any attached roof, awning, balcony, deck, patio, pergola, terrace, verandah, carport, garage and the like.</p>	<p>Complies.</p>																				
	<p>C4. The outbuilding must not result in the principal dwelling on the site having less than the required landscaped area and private open space.</p>	<p>Complies.</p>																				
	<p>C5. The storey limit for the outbuilding is single storey. An attic or basement is not permitted in the outbuilding.</p>	<p>Complies.</p>																				
	<p>C6. The maximum building height for the outbuilding is 4.5m above ground level (existing).</p>	<p>Complies.</p> <p>Proposed 2.7m</p>																				

	C7. The outbuilding must locate behind the front building line.	Complies.
	C8. The minimum setback to the side and rear boundaries of the site is: (a) zero setback for carports or masonry walls that do not contain windows, eaves and gutters provided the structures comply with the Building Code of Australia; or (b) 0.45m for non-masonry walls that do not contain a windows, eaves and gutters; or (c) 0.9m for walls with windows.	Complies.
	C9. The minimum setback to a dwelling, building, roof, awning, balcony, deck, patio, pergola, terrace, verandah, carport, garage and the like on the same site is 1.8m.	Non-compliant. See Section 6 for justification
	C10. The maximum roof pitch for the outbuilding is 25 degrees.	Complies.
	C11. Council does not allow the outbuilding to have roof-top balconies and the like.	Complies.
	C12. Development must retain and protect any significant trees on the site and adjoining sites. To achieve this clause, the development may require a design alteration or a reduction in the size of the outbuilding.	Noted.

6 Justification of Non-Compliances

We understand that the Canterbury-Bankstown Local Environmental Plan 2023 and Development Control Plan 2023 have been made to apply to the whole City of Canterbury-Bankstown local government area in general. However, the LEP and DCP could not be suitable for every single lot in every proposal, we believe that council should assess this project based on merits and good urban design outcomes that are achieved despite the restrictions of the site.

6.1 Clause 2.14 Outbuildings and swimming pools

Objectives

- 1. To ensure an outbuilding is established in conjunction with the principal dwelling on the same site and is used solely for non-habitable purposes.*
- 2. To limit the number and size of outbuildings on a site.*
- 3. To ensure the building form is subservient to the principal dwelling on the same site in terms of visual bulk and scale.*
- 4. To ensure the building form and building design of outbuildings do not adversely impact on the amenity of neighbouring sites in terms of visual bulk, access to sunlight and privacy.*

Non-Compliance Control (C9):

The minimum setback to a dwelling, building, roof, awning, balcony, deck, patio, pergola, terrace, verandah, carport, garage and the like on the same site is 1.8m.

Justification

The proposed storage shed is minor in nature and is ancillary to the existing single storey dwelling house. As a result of the location of the existing dwelling house there is not enough space to accommodate a 1.8m side setback to the northern boundary. No internal access is provided from the existing dwelling house to the proposed shed. The proposed materials and finishes of the shed will be in keeping with the existing dwelling house. The development will not result in any overshadowing or overlooking impacts on the adjoining properties.

Additionally, the proposed development includes the demolition of the existing rear shed. This will provide more landscaping and private open space to the rear yard. Overall, the proposed development offers an improved amenity to the site, residents and the Berna Street streetscape.

7 Additional Assessment of the Proposal

Location

The proposal is considered to be in an appropriate location as the existing use of the site will remain the same. The development is permissible in the zone with consent. A detailed assessment of the location is detailed above.

Amenity

The proposed shed will have minimal impacts on the existing and future amenity of the locality.

Design of the Premises

All proposed structures will be of new construction. No existing buildings or structures will be retained.

The proposal will be a visual improvement to the existing development site and surrounding areas. The proposal effectively fills the allocated area, while incorporating styles which complement existing buildings. The visual impact of the proposed development is that which is conceived from the planning controls.

Access

The existing site is accessible from Berna Street and this access will remain the same.

Privacy and Shadowing

The proposed shed has been designed to eliminate any possibilities for the invasion of privacy.

Noise

No noise or odour pollution beyond standard residential acceptable levels is foreseen to be produced from the proposal.

Stormwater and Site Management

Stormwater solution and details are outline in the 'Stormwater Plan' by Capital Engineering Consultants.

Soil and Water Management during construction is detailed in the 'Erosion and Sediment Control Plan'.

Acid Sulfate Soils

The subject site is located as Class 2 and 5 – Acid Sulfate Soils. Proposed Shed location is outside of the zone.

Flooding

Subject site is not affected by overland flow of stormwater on the 1 in 100yr ARI storm event. A Stormwater Systems Report has been obtained to determine the level of affection.

Bushfire

The subject site is not located within bushfire prone land.

Tree Removal

No trees are proposed to be removed as part of this application.

Heritage

The subject site is not a heritage item, nor is it located within a heritage conservation area. The park at the rear is a heritage item. The proposed development will have no impact on the heritage value and significance of the Heritage item.

8 Section 4.15 Considerations

General

In considering this development application, Council must consider the relevant planning criteria in Section 4.15 of the Environmental Planning and Assessment Act, 1979.

Statutory and Policy Compliance – s4.15(1)(a)

The proposal has been assessed in relation to all relevant SEPP's and LEP's above in the Statement of Environmental Effects.

The SEPP's which is relevant to the proposal are:

State Environmental Planning Policy (Resilience and Hazards) 2021

Chapter 4, Clause 4.6 of State Environmental Planning Policy Resilience and Hazards 2021 states:

- (1) *A consent authority must not consent to the carrying out of any development on land unless—*
 - (a) *it has considered whether the land is contaminated, and*
 - (b) *if the land is contaminated, it is satisfied that the land is suitable in its contaminated state (or will be suitable, after remediation) for the purpose for which the development is proposed to be carried out, and*
 - (c) *if the land requires remediation to be made suitable for the purpose for which the development is proposed to be carried out, it is satisfied that the land will be remediated before the land is used for that purpose.*
- (2) *Before determining an application for consent to carry out development that would involve a change of use on any of the land specified in subsection (4), the consent authority must consider a report specifying the findings of a preliminary investigation of the land concerned carried out in accordance with the contaminated land planning guidelines.*
- (3) *The applicant for development consent must carry out the investigation required by subsection (2) and must provide a report on it to the consent authority. The consent authority may require the applicant to carry out, and provide a report on, a detailed investigation (as referred to in the contaminated land planning guidelines) if it considers that the findings of the preliminary investigation warrant such an investigation.*

The site is considered acceptable for the proposed development. Given that the site has historically been used for residential and the proposal is not a contaminating use, the site is considered to be consistent with State Environmental Planning Policy Resilience and Hazards 2021.

Chapter 2, Part 2.2 of State Environmental Planning Policy Resilience and Hazards 2021 refers to sites located in a coastal zone.

The proposed development is in area zoned for Coastal Environment and Coastal Use as seen in figures 9 & 10.

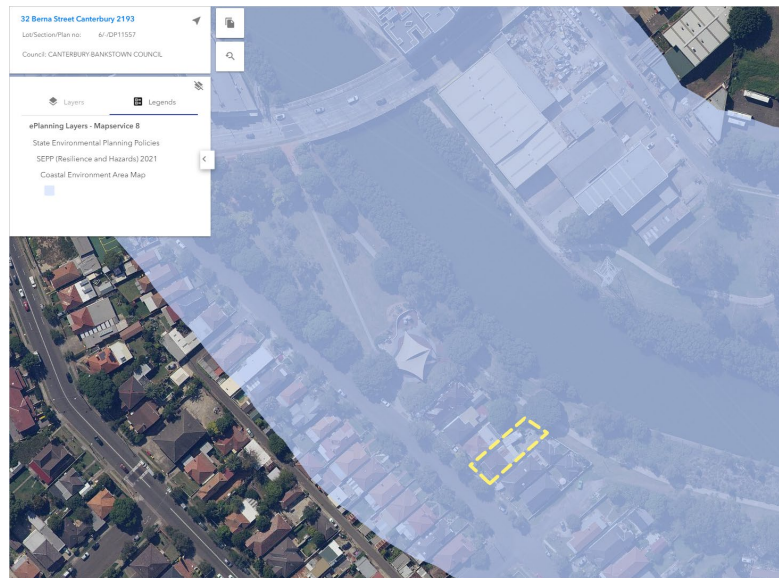


Figure 9: Coastal Environment Area Map



Figure 10: Coastal Use Area Map

As per SEPP 2021 Part 2.2:

Division 3 Coastal environment area

2.10 Development on land within the coastal environment area

(1) Development consent must not be granted to development on land that is within the coastal environment area unless the consent authority has considered whether the proposed development is likely to cause an adverse impact on the following—

- (a) the integrity and resilience of the biophysical, hydrological (surface and groundwater) and ecological environment,*
- (b) coastal environmental values and natural coastal processes,*
- (c) the water quality of the marine estate (within the meaning of the Marine Estate Management Act 2014), in particular, the cumulative impacts of the proposed development on any of the sensitive coastal lakes identified in Schedule 1,*
- (d) marine vegetation, native vegetation and fauna and their habitats, undeveloped headlands and rock platforms,*

- (e) existing public open space and safe access to and along the foreshore, beach, headland or rock platform for members of the public, including persons with a disability,
- (f) Aboriginal cultural heritage, practices and places,
- (g) the use of the surf zone.

(2) Development consent must not be granted to development on land to which this section applies unless the consent authority is satisfied that—

- (a) the development is designed, sited and will be managed to avoid an adverse impact referred to in subsection (1), or
- (b) if that impact cannot be reasonably avoided—the development is designed, sited and will be managed to minimise that impact, or
- (c) if that impact cannot be minimised—the development will be managed to mitigate that impact.

(3) This section does not apply to land within the Foreshores and Waterways Area within the meaning of State Environmental Planning Policy (Biodiversity and Conservation) 2021, Chapter 6.

Division 4 Coastal use area

2.11 Development on land within the coastal use area

(1) Development consent must not be granted to development on land that is within the coastal use area unless the consent authority—

- (a) has considered whether the proposed development is likely to cause an adverse impact on the following—
 - (i) existing, safe access to and along the foreshore, beach, headland or rock platform for members of the public, including persons with a disability,
 - (ii) overshadowing, wind funnelling and the loss of views from public places to foreshores,
 - (iii) the visual amenity and scenic qualities of the coast, including coastal headlands,
 - (iv) Aboriginal cultural heritage, practices and places,
 - (v) cultural and built environment heritage, and
- (b) is satisfied that—
 - (i) the development is designed, sited and will be managed to avoid an adverse impact referred to in paragraph (a), or
 - (ii) if that impact cannot be reasonably avoided—the development is designed, sited and will be managed to minimise that impact, or
 - (iii) if that impact cannot be minimised—the development will be managed to mitigate that impact, and
- (c) has taken into account the surrounding coastal and built environment, and the bulk, scale and size of the proposed development.

(2) This section does not apply to land within the Foreshores and Waterways Area within the meaning of State Environmental Planning Policy (Biodiversity and Conservation) 2021, Chapter 6.

Division 5 General

2.15 Hierarchy of development controls if overlapping

If a single parcel of land is identified by this Chapter as being within more than one coastal management area and the development controls of those coastal management areas are inconsistent, the development controls of the highest of the following coastal management areas (set out highest to lowest) prevail to the extent of the inconsistency—

- (a) the coastal wetlands and littoral rainforests area,*
- (b) the coastal vulnerability area,*
- (c) the coastal environment area,*
- (d) the coastal use area.*

The proposed development addresses both controls under clauses 2.10 and 2.11 of the SEPP. The proposed shed is unlikely to cause an adverse impact onto the resilience of the existing biophysical, hydrological and ecological environment. As well as any other provisions under Clause 2.10. The proposed shed is for storage purposes.

Also, as per clause 2.11 the proposed development has been designed to ensure that the amenity of the site and Cooks River is protected and preserved. The proposed development is minor in nature and does not result in any overlooking, view loss or wind tunneling impacts to the area.

The LEP which is relevant to the proposal is:

Canterbury-Bankstown Local Environmental Plan 2023

The proposal is considered to satisfy the above relevant Local Environmental Planning Instrument as the development is within zoning regulations. It remains consistent with the relevant objectives of the LEP as it promotes the orderly and economic development of the LGA in a manner consistent with the need to protect the environment and does not adversely affect the identity of the area.

Clause 6.2 Earthworks

The development will unlikely create any disruption to the existing terrain.

Natural Environment Impacts – s4.15(1)(b)

The works proposed will not affect the natural environment. Waste will be managed and collected effectively. Furthermore, there is no endangered flora or fauna on the site that might be affected.

Throughout the period of construction, all measures will be taken to ensure that any noise, dust and vibration will be kept to a minimum.

Social and Economic Impacts – s4.15(1)(b)

The proposal is unlikely to have any social or economic impacts on the surrounding area.

Built Environment Impacts – s4.15(1)(b)

The proposed shed has been designed to have minimal impacts on the surrounding built environment.

Suitability of the Site for the Development – s4.15(1)(c)

The site is well located in terms of suitability, as the proposal is situated in a residential zone.

9 Conclusion

This report has addressed the requirement and relevant provisions of the Council's Canterbury-Bankstown LEP 2023 & DCP 2023 and all other relevant parts of the Development Control Plan.

The assessment illustrates that the proposed shed will have no adverse effects on the surrounding community development. The site will be upgraded and will improve the amenity of the local community. The works will be consistent with the residential appearance of the surrounding dwellings and will be beneficial to the current appearance of the subject property.

If you require additional information or clarification, please do not hesitate to contact the undersigned on 0449 500 500 or via email at planning@es.au

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