



THE PLANNINGHUB

by Hawes & Swans

STATEMENT OF ENVIRONMENTAL EFFECTS

**Construction of Attached Dual Occupancy
and Associated Site Works at 13
Gowlland Parade, Panania**

CONTACT INFORMATION

THE PLANNINGHUB *by Hawes & Swan*

ABN 27 605 344 045

Suite 3.09, Level 3,
100 Collins Street,
Alexandria New South Wales 2015

www.theplanninghub.com.au

Author(s):



Tim Gleeson
Town Planner



Lachlan Rodgers
Executive Planner

Approved by:



Mairead Hawes
Director

DOCUMENT INFORMATION

Prepared For: Tony Martorano

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Panania

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1.0 Introduction

This Statement of Environmental Effects (SEE) accompanies a Development Application (DA) submitted to City of Canterbury-Bankstown Council. This DA proposes the demolition of existing structures, construction of an attached two storey dual occupancy and associated site works at 13 Gowlland Parade, Panania.

This SEE provides a detailed description of the site and the proposal and provides an assessment of the proposal against the relevant heads of consideration set out in Section 4.15 of the *Environmental Planning and Assessment Act, 1979 (EP&A Act)*. That assessment has found that the proposal:

- Meets the current objectives of the LEP and DCP where applicable;
- Will not result in negative impacts on surrounding land uses and environment;
- Is responsive to site context and presents a positive visual relationship with surrounding uses; and
- Is strongly in the public interest.

The SEE forms part of a suite of documents that are submitted in support of the application attached as **Appendices A – H**.

1.1 Project Context

The site is located in Panania and is situated in the Local Government Area of Canterbury-Bankstown. The land is described as 13 Gowlland Parade, Panania and is currently registered as Lot 37 DP 232662. The site is rectangular in shape with frontage to Gowlland Parade. Existing development in the area consists of low-density residential development.

This application seeks approval for the construction of an attached dual occupancy and associated site works. The development seeks to provide additional and diverse housing to cater to the needs of the community whilst ensuring it provides a high level of residential amenity for the site and surrounding development.

The proposed development has been sited and designed to ensure it is consistent with the existing and desired future character of the area. There are a number of existing attached dual occupancies in proximity to the site.

2.0 Site Analysis

2.1 Location and Context

The site sits within the Canterbury-Bankstown LGA in the suburb of Panania. The subject site is a standard lot located on the northern side of Gowlland Parade. The entirety of the site is zoned R2 Low Density Residential under the Canterbury-Bankstown Local Environmental Plan 2023.

The surrounding area is characterised by low density residential uses. The subject site is approximately 110m west of Gowlland Reserve and 350m west of Ellesmere Reserve. Panania North Public School is

located approximately 290m from the subject site. The site's locational context is demonstrated in **Figures 1 & 2** below.

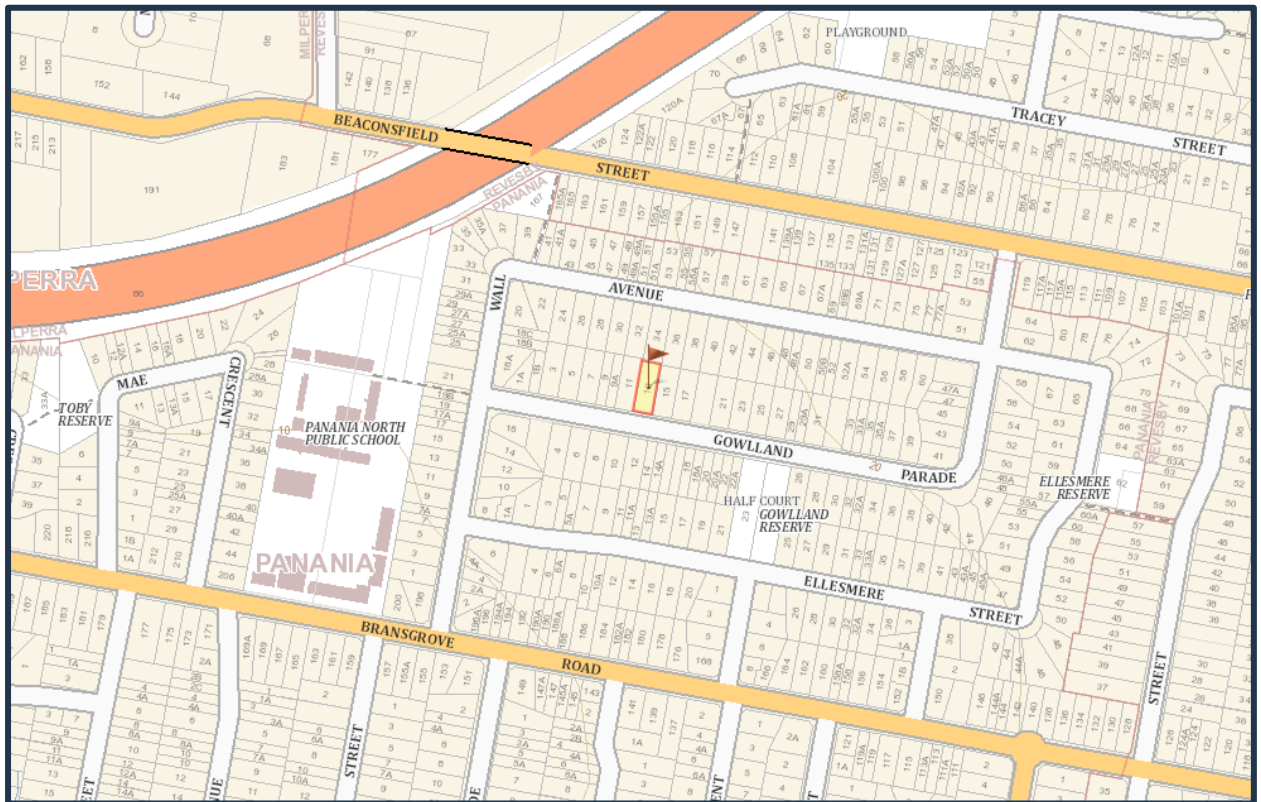


Figure 1: Locality Plan Demonstrating the Site Outlined in Red (Source: SIX Maps)

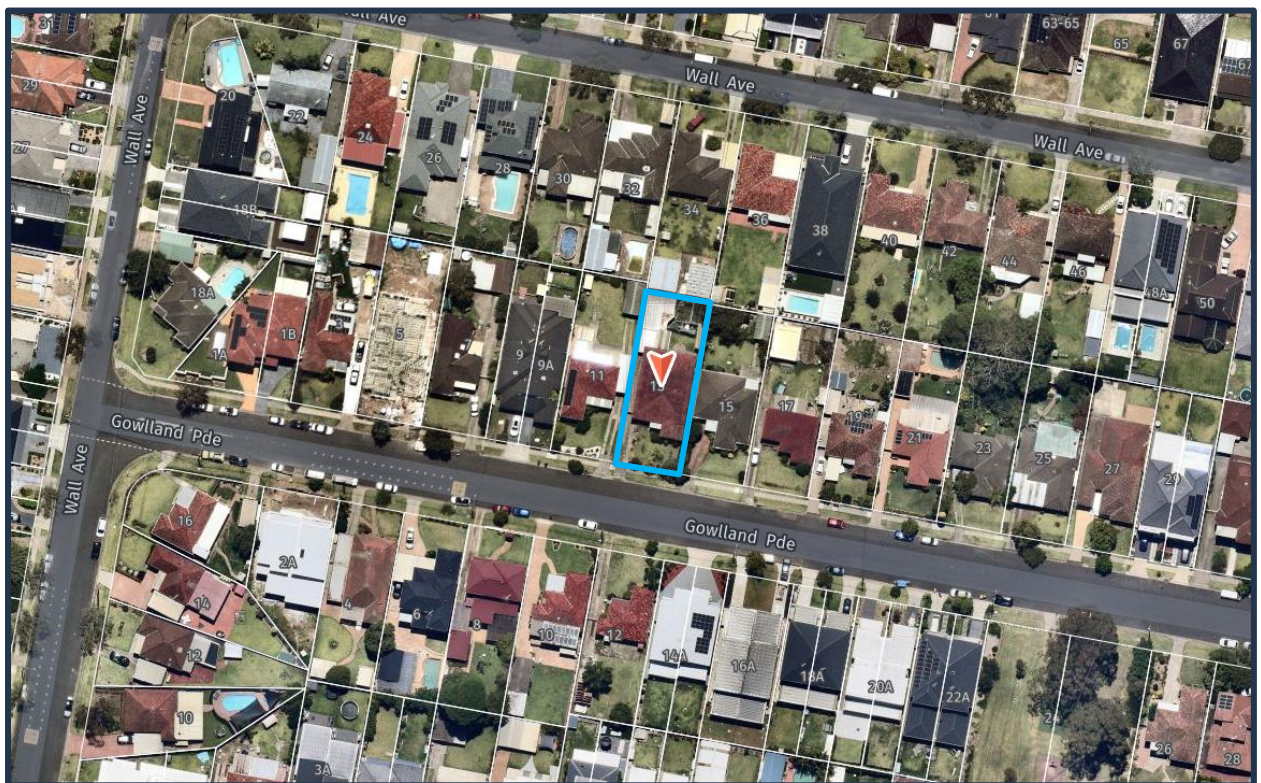


Figure 2: Site Aerial Demonstrating the Site Area Outlined in Blue (Source: Nearmap)

2.2 Site Description

The site is commonly known as 13 Gowlland Parade, Panania and is legally described as Lot 37 DP 232662. The site has a total area of 597.8m². There is currently a single storey dwelling on site proposed to be demolished as part of the subject DA.

The site has a frontage of approximately 15m to Gowlland Parade. The surrounding area consists of low-density residential development in the form of single and two storey dwellings.

2.3 Existing Site Conditions

Landform	The subject site is generally flat with a gentle slope from north to south.
Existing Structures	There is currently an existing detached single storey dwelling and ancillary structures proposed to be demolished as part of the subject DA.
Access	Vehicular access is currently provided off Gowlland Parade
Vegetation	There is scattered vegetation present across the site.

3.0 Proposed Development

3.1 Overview

This application seek approval for the demolition of existing structures, construction of an attached two storey dual occupancy and associated site works at 13 Gowlland Parade, Panania. Specifically, the development will consist of the following:

Demolition

Demolition of existing structures onsite and removal of seven (7) trees.

Construction

Construction of an attached two storey dual occupancy:

Dwelling One –

- Ground Floor:
 - Single car garage
 - Front patio
 - Laundry
 - Bathroom
 - Study Nook
 - Courtyard

Dwelling Two –

- Ground Floor:
 - Single car garage
 - Front patio
 - Laundry
 - Bathroom
 - Study Nook
 - Courtyard

- | | |
|---|---|
| ○ Open plan kitchen, living and dining room | ○ Open plan kitchen, living and dining room |
| ○ Alfresco | ○ Alfresco |
| ○ Staircase to First Floor | ○ Staircase to First Floor |
| ● First Floor: | ● First Floor: |
| ○ Four Bedrooms | ○ Four Bedrooms |
| ○ Two Bathrooms | ○ Two Bathrooms |

The proposed development has been designed to ensure compliance with the relevant State Environmental Planning Policies, Local Environmental Plan and Development Control Plan. The site's natural characteristics have also been considered to achieve the best possible design outcome.

3.2 Numerical Overview

A numerical overview of the development is presented in **Table 1** below:

Table 1: Numerical Overview	
Feature	Proposed
Existing Site Area	597.8m ²
Gross Floor Area	Unit 1 – 149.44m ²
	Unit 2 – 149.44m ²
Floor Space Ratio	0.49:1
Maximum Building Height	Unit 1 – 6.85m
	Unit 2 – 6.85m

3.3 Safety and Security

The proposed development has been designed with regard to the principles of Crime Prevention Through Environmental Design (CPTED). In this regard, a number of security features will be introduced as follows:

- Landscaped areas within the development site to be maintained to a good standard.
- Clear delineation between public and private areas.
- Effective sightlines between public and private spaces.
- Landscape, building position and activities orientated to maximise natural surveillance.

Based on the above provisions, the requirements of CPTED are deemed to be met.

3.4 Stormwater

Stormwater Management plans have been provided in support of the proposed dual occupancy dwellings. A Stormwater Concept Design has been prepared by MSL Consulting Engineers in support of the proposal and is provided in **Appendix D**.

4.0 Assessment of Environmental Impacts

4.1 Statutory Planning Framework and Compliance

An assessment of the proposal has been made against the relevant planning instruments applicable to the land and the proposal. These are:

- State Environmental Planning Policy (Resilience and Hazards) 2021;
- State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004;
- State Environmental Planning Policy (Biodiversity and Conservation) 2021;
- Canterbury-Bankstown Local Environmental Plan 2023; and
- Canterbury-Bankstown Development Control Plan 2023.

4.1.1 State Environmental Planning Policy (Resilience and Hazards) 2021

SEPP (Resilience and Hazards) 2021, Chapter 4 Remediation of Land requires Council to consider whether the subject land of any development application is contaminated. If the land requires remediation to ensure that it is made suitable for a proposed use or zoning, Council must be satisfied that the land can and will be remediated before the land is used for that purpose.

The subject site has been used for residential purposes for an extended period of time and is not located within an investigation area and therefore the site is considered suitable for its intended use and no further investigations are required in this instance.

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

SEPP (BASIX) applies to the subject site. A BASIX Report has been prepared for the proposed development that indicates the proposal will satisfy the relevant water and energy targets. Therefore, the requirements of this SEPP are met. A copy of the BASIX Certificate is attached as **Appendix E**.

4.1.3 State Environmental Planning Policy (Biodiversity and Conservation) 2021

Chapter 6 – Water Catchments

The site is located within the designated hydrological catchment of Georges River and is subject to the provisions of Chapter 6 of SEPP (Biodiversity and Conservation) 2021.

Given that the proposed development is of a small scale, is located a significant distance from Georges River and will not impact water quality, the proposed development is consistent with the controls set out

within the SEPP. A Stormwater Concept Design has been prepared by MSL Consulting Engineers in support of the proposal and is provided in **Appendix D**.

4.1.4 Canterbury-Bankstown Local Environmental Plan 2023

Permissibility

The site is situated within the Canterbury-Bankstown Local Government Authority (LGA) and is subject to the provisions of the Canterbury-Bankstown Local Environmental Plan 2023 (LEP). The site is zoned R2 Low Density Residential pursuant to the LEP, as shown in **Figure 3** below.

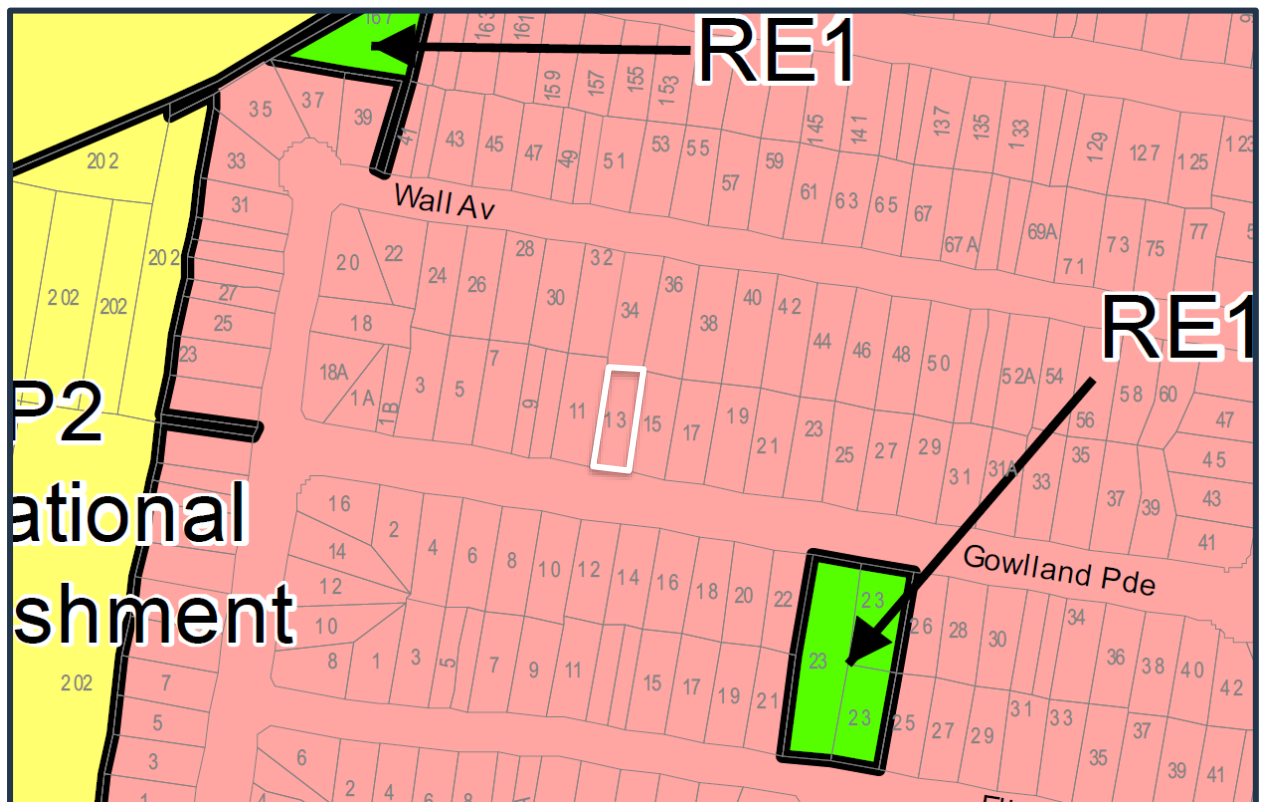


Figure 3: Land Zoning Map Demonstrating the Subject Site as Outlined in White (Source: NSW Legislation)

The development proposes the construction of a two-storey dual occupancy and ancillary works. Dual occupancies are permitted with consent in the R2 zone.

Zone Objectives

The objectives of the R2 Low Density Residential Zone are:

- To provide for the housing needs of the community within a low-density residential environment.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.'
- To allow for certain non-residential development that is compatible with residential uses and does not adversely affect the living environment or amenity of the area.
- To ensure suitable landscaping in the low density residential environment.
- To minimise and manage traffic and parking impacts.

- To minimise conflict between land uses within this zone and land uses within adjoining zones.
- To promote a high standard of urban design and local amenity.

Comment

The proposed development is consistent with the relevant objectives of the zone in that it will contribute to the growing housing needs of the community within a low-density residential environment that incorporates landscaping and contributes to the local amenity. Furthermore, the development will not result in adverse impacts on the surrounding area.

Relevant Clauses

A summary of the proposed development against the relevant clause within the Canterbury-Bankstown LEP 2023 is provided in the following table.

Table 2: Canterbury-Bankstown LEP 2023 Compliance Table		
LEP Clause	Requirement	Complies - Comment
4.1A Minimum lot sizes and special provisions for dual occupancies	<p>Development consent must not be granted to development for the purposes of dual occupancies on a lot in Zone R2 in Area 1 unless—</p> <p>(a) the lot is at least—</p> <p>(i) for dual occupancies (attached)—500m², and</p> <p>(ii) for dual occupancies (detached)—700m², and</p> <p>(b) the width of the lot at the front building line is at least—</p> <p>(i) for dual occupancies (attached)—15m, and</p> <p>(ii) for dual occupancies (detached)—20m, and</p> <p>(c) each dwelling will have a frontage to a road.</p> <p>Development consent must not be granted to the subdivision of a dual occupancy in Zone R2 in Area 1 unless each resulting lot will be at least—</p> <p>(a) for dual occupancies (attached)—250m², and</p> <p>(b) for dual occupancies (detached)—350m².</p>	<p>Yes. The subject site is 597.8m² and has a primary road frontage of 15.09m and therefore meets the requirements for an attached dual occupancy.</p> <p>No subdivision proposed as part of the subject DA.</p>

Table 2: Canterbury-Bankstown LEP 2023 Compliance Table		
LEP Clause	Requirement	Complies - Comment
4.3 Height of Buildings	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 – 9m	Yes. Maximum height of all dwellings is 6.85m.
4.4 Floor Space Ratio	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 – 0.5:1	Yes. The proposed FSR for the development is 0.49:1 .
6.2 Earthworks	Ensure that earthworks for which development consent is required will not have a detrimental impact on environmental functions and processes, neighbouring uses, cultural or heritage items or features of the surrounding land.	Yes. Minor earthworks are proposed.

4.1.5 Canterbury-Bankstown Development Control Plan 2023

The Canterbury-Bankstown Development Control Plan 2023 provides detailed provisions to supplement the Canterbury-Bankstown LEP 2023. An assessment of the proposal against the relevant development controls applying to the subject land is provided in **Appendix A**.

4.2 Visual Impacts

The subject site is located in a low-density residential area within the Panania locality which is an area characterised by a mix of single storey and two storey dwellings. Therefore, the proposed development is considered compatible with the streetscape, and will not be considered inconsistent with the area.

The proposed two storey dual occupancy is setback a minimum of 6.5m from Gowlland Parade and is screened by proposed landscaping and vegetation to minimise its impact on the streetscape. Further detail and visual presentation are provided in the Landscape Plans submitted along with this application (**Appendix F**).

The design of proposed development employs building materials and finishes of a light palette with low reflectivity and takes into consideration of the local environment to ensure the development emulates the existing appearance of the streetscape and minimises any potential visual impacts on surrounding landscape.

Further details and visual representation of building materials are provided in the Architectural Plans prepared in **Appendix B**.

4.3 Access and Car Parking

Access to both units is provided off individual driveways off Gowlland Parade. A new driveway will be constructed for each proposed dwelling to provide access single space garage. The proposed access and car parking provision are considered compliant with relevant development controls and do not pose any concerns to the local network.

4.4 Social and Economic Impacts

The construction of the proposed development will bring with it a number of important socioeconomic benefits for the local and wider community as outlined below.

- Promote enhanced neighbourhood safety and security through casual surveillance generated by the presence of permanent new development and activity within the site;
- Provide short-term economic benefits through construction expenditure and employment; and
- Positively complements the existing and envisaged streetscape, character, amenity of the area thus enhancing resident quality of life and satisfaction.

4.5 Site Suitability

Having regard to the characteristics of the site and its location, the proposed development is considered appropriate in that:

- The zoning of the site permits the proposed use;
- The size and dimensions of the land are appropriate for accommodating the proposal;
- It does not result in any adverse impacts on adjoining developments including overshadowing, overlooking or noise issues; and
- It will provide a dual occupancy dwelling that positively respond to the locality and are compatible in size and siting with surrounding developments.

4.6 Public Interest

The proposal will facilitate the development of the site by providing a new high-quality housing development which achieves good design that considers character of the locality. Generally, the proposal provides the following public benefits:

- The development has been designed that enhances and responds sensitively to its environmental setting, creating spaces that reflect the desired scale and significance of the immediate locality.
- The proposed development provides a built form that presents as high-quality design that fits within the envisaged character of the area and responds to the site attributes and development controls applicable; and

- There are no significant adverse impacts on surrounding properties in terms of sunlight access, views, visual and acoustic privacy.

5.0 Conclusion

This proposal seeks approval for the construction of an attached dual occupancy and associated works at 13 Gowlland Parade, Panania.

The proposal is generally consistent with the relevant environmental planning instruments, including Canterbury-Bankstown Local Environmental Plan 2023 and Canterbury-Bankstown Development Control Plan 2023. The proposed development has significant planning merit in the following respects:

- The proposal maintains the character of the locality;
- Responds to community housing needs; and
- There are no adverse impacts on surrounding properties.

Having regard to the above, and in light of the relevant heads of consideration listed under Section 4.15 of the *Environmental Planning and Assessment Act, 1979* the proposal is reasonable and appropriate and warrants favourable consideration.

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by Hawes & Swan

APPENDIX A

CANTERBURY-BANKSTOWN DEVELOPMENT CONTROL PLAN 2023 – COMPLIANCE TABLE

13 GOWLLAND PARADE,
PANANIA

Suite 3.09, Level 3
100 Collins Street
Alexandria NSW 2015

☎ 02 9690 0279
🌐 www.theplanninghub.com.au
✉ info@theplanninghub.com.au



Canterbury-Bankstown Development Control Plan 2023 – Compliance Table

13 Gowlland Parade, Panania

Control	Requirement	Comment	Complies
Chapter 3 – General Requirements			
3.2 - Parking	Dual occupancies/ semi-detached dwellings – <ul style="list-style-type: none"> 1 car space per 2 or less bedrooms; or 2 car spaces per 3 or more bedrooms 	2 car spaces per dwelling are proposed as part of the subject DA. One of the two car space will be provided in the form of a covered single car garage integrated into the design of the overall dwelling with the second of the two-car space to be uncovered and provided in the driveway forward of the garage.	✓
3.7 Landscape	New landscaping is to complement the existing street landscaping and improve the quality of the streetscape.	The proposed development incorporates landscaping that integrates the development within the surrounding landscape and positively contributes to the streetscape.	✓
	Development, including alterations and additions, is to minimise earthworks (cut and fill) in order to conserve site soil. Where excavation is necessary, the reuse of excavated soil on site is encouraged.	The proposed development has been sited and designed to minimise earthworks where possible and best respond to the natural characteristics of the site.	✓
Chapter 5 – Residential Accommodation			
5.1 – Former Bankstown LGA			
Section 4 – Dual Occupancies			
Storey limit (not including basements)	The storey limit for dual occupancies is 2 storeys. In addition, dual occupancies in the foreshore protection area (refer to map in Appendix 1) must ensure the wall height does not exceed 7 metres and the building height does not exceed 9 metres.	The subject site is not located in the foreshore protection area the proposed dual occupancies will have 2 storeys, complying with the maximum storey limit.	✓

Canterbury-Bankstown Development Control Plan 2023 – Compliance Table
13 Gowlland Parade, Panania

	<p>The siting of dual occupancies, and landscaping works must be compatible with the existing slope and contours of the allotment and any adjoining property. Council does not allow any development that involves elevated platforms on columns; or excessive or unnecessary terracing, rock excavation, retaining walls or reclamation.</p> <p>Any reconstituted ground level on the allotment must not exceed a height of 600mm above the ground level (existing) of an adjoining property except where:</p> <p>(a) the dual occupancy is required to be raised to achieve a suitable freeboard in accordance with Part B12 of this DCP; or</p> <p>(b) the fill is contained within the ground floor perimeter of the dual occupancy to a height no greater than 1 metre above the ground level (existing) of the allotment.</p>	<p>The proposed landscaping is compatible with the existing contours and slope for the subject site and no elevated platforms are proposed. See Landscape Plan provided in Appendix C.</p> <p>The ground level does not exceed a height of 600mm above the existing ground level of the adjoining property.</p>	<p>✓</p> <p>✓</p>
Setbacks to the primary and secondary road frontages	<p>The minimum setback for a building wall to the primary road frontage is:</p> <p>(a) 5.5 metres for the first storey (i.e. the ground floor); and</p> <p>(b) 6.5 metres for the second storey.</p>	6.5m proposed front setback is proposed to both levels of the proposed dual occupancy.	✓
Setbacks to the side boundary	<p>For the portion of the building wall that has a wall height less than or equal to 7 metres, the minimum setback to the side boundary of the allotment is 0.9 metre. Council may increase the minimum setback to reduce any impact on the amenity of an adjoining dwelling or to avoid the drip line of a tree on an adjoining property.</p> <p>For the portion of the building wall that has a wall height greater than 7 metres, the minimum setback to the side boundary of the allotment is 1.5 metres.</p> <p>The minimum setback between a dual occupancy and the side</p>	<p>Setback of 1.5m provided along the side boundary.</p> <p>No wall height greater than 7m proposed.</p> <p>Side setbacks are free from obstacles with only a courtyard</p>	<p>✓</p> <p>✓</p> <p>✓</p>

Canterbury-Bankstown Development Control Plan 2023 – Compliance Table
13 Gowlland Parade, Panania

	<p>boundary must be clear of obstacles such as a hot water unit, waste storage area, storage shed and the like.</p> <p>The basement level must not project beyond the ground floor perimeter of the dual occupancy.</p>	<p>proposed in a small portion of the side setback.</p> <p>No basement proposed as part of the subject DA.</p>	✓
Private Open Space	Dual occupancies must provide a minimum 80m ² of private open space per dwelling behind the front building line. This may be in the form of a single area or a sum of areas per dwelling provided the minimum width of each area is 5 metres throughout.	80.3m ² of private open space per dwelling is proposed behind the front building line.	✓
Access to Sunlight	<p>At least one living area of each dwelling must receive a minimum 3 hours of sunlight between 8.00am and 4.00pm at the mid–winter solstice. Council may allow light wells and skylights to supplement this access to sunlight provided these building elements are not the primary source of sunlight to the living areas.</p> <p>At least one living area of a dwelling on an adjoining allotment must receive a minimum 3 hours of sunlight between 8.00am and 4.00pm at the mid–winter solstice. Where this requirement cannot be met, the development must not result with additional overshadowing on the affected living areas of the dwelling.</p> <p>A minimum 50% of the private open space required for each dwelling and a minimum 50% of the private open space of a dwelling on an adjoining allotment must receive at least 3 hours of sunlight between 9.00am and 5.00pm at the equinox. Where this requirement cannot be met for a dwelling on an adjoining allotment, the development must not result with additional overshadowing on the affected private open space.</p> <p>Development should avoid overshadowing any existing solar hot water</p>	<p>The rear open plan living/kitchen/dining area at ground floor level will receive a minimum 3 hours of sunlight between 8.00am and 4.00pm. Glazing along the ground floor level of rear and side facades will help to achieve this.</p> <p>At least one living area of adjoining properties will receive a minimum of 3 hours of sunlight between 8.00am and 4.00pm.</p> <p>A minimum of 50% of the private open space on the subject site and on adjoining properties will receive at least 3 hours of sunlight between 9.00am and 5.00pm at the equinox.</p> <p>From a review of aerial photography, it appears No. 11</p>	<p>✓</p> <p>✓</p> <p>✓</p> <p>✓</p>

Canterbury-Bankstown Development Control Plan 2023 – Compliance Table
13 Gowlland Parade, Panania

	system, photovoltaic panel or other solar collector on the allotment and neighbouring properties.	Gowlland Parade has photovoltaic panels facing west. These panels will not be overshadowed as part of the proposed development, as demonstrated by the shadow diagrams provided.	
Visual Privacy	Where development proposes a window that directly looks into the living area or bedroom window of an existing dwelling, the development must: (a) offset the windows between dwellings to minimise overlooking; or (b) provide the window with a minimum sill height of 1.5 metres above floor level; or (c) ensure the window cannot open and has obscure glazing to a minimum height of 1.5 metres above floor level; or (d) use another form of screening to the satisfaction of Council.	Privacy measures at first floor level in the form of timber look aluminium battens are proposed to be provided along a portion of the side elevations to prevent overlooking.	✓
	Where development proposes a window that directly looks into the private open space of an existing dwelling, the window does not require screening where: (a) the window is to a bedroom, bathroom, toilet, laundry, storage room, or other non-habitable room; or (b) the window has a minimum sill height of 1.5 metres above floor level; or (c) the window has translucent glazing to a minimum height of 1.5 metres above floor level; or (d) the window is designed to prevent overlooking of more than 50% of the private open space of a lower-level or adjoining dwelling. 4.21	Sill height in excess of 1.5m is proposed for rear facing windows. All other windows are proposed to be screened.	✓
	Council may allow dual occupancies to have an upper floor side or rear balcony solely where the balcony is not accessible from a living area or hallway, and the balcony design: (a) does not have an external staircase; and	No balconies are proposed as part of the dual occupancy development.	✓

Canterbury-Bankstown Development Control Plan 2023 – Compliance Table
13 Gowlland Parade, Panania

	<p>(b) does not exceed a width of 1.5 metres throughout; and</p> <p>(c) incorporates a form of screening to the satisfaction of Council such as partially recessing the balcony into the building.</p> <p>Council does not allow dual occupancies to have roof-top balconies and the like.</p>	No balconies are proposed as part of the dual occupancy development.	✓
Building design	Development for the purpose of dual occupancies must demolish all existing dwellings (not including any heritage items) on the allotment.	The existing dwelling is proposed to be demolished.	✓
	<p>The design of dual occupancies must ensure:</p> <p>(a) the street facade of dual occupancies (attached) adopt an asymmetrical design to provide each dwelling with an individual identity when viewed from the street; or</p>	Asymmetrical design is proposed, creating visual interest in the facades of the dwellings. This approach is taken by existing dual occupancy developments along Gowlland Parade.	✓
	<p>(b) the street facade of dual occupancies (attached) or dual occupancies (detached) incorporate architectural elements that are compatible with the asymmetrical appearance of neighbouring dwelling houses, particularly where a pattern is established by a group of adjoining dwelling houses; and</p>	There are no dual occupancy developments immediately adjoining the subject site however, there are examples nearby on the opposite side of Gowlland Parade which have an asymmetrical appearance. Architectural elements proposed as part of the subject DA including a mix of materials such as cladding and render as well as inconsistent glazing and differing protruding architectural elements.	✓
	<p>(c) the front porch and one or more living area or bedroom windows to each dwelling face the street; and</p>	Front porch and bedrooms windows face Gowlland Parade.	✓
	<p>(d) the garage, driveway and front fence do not dominate the front of</p>	Garage, driveway and front fence does not dominate the	✓

	<p>the building and front yard; and</p> <p>The maximum roof pitch for dual occupancies is 35 degrees.</p> <p>The design of dormers must:</p> <p>(a) be compatible with the form and pitch of the roof; and</p> <p>(b) must not project above the ridgeline of the main roof; and</p> <p>(c) must not exceed a width of 2 metres; and</p> <p>(d) the number of dormers must not dominate the roof plane.</p> <p>Development in the foreshore protection area (refer to map in Appendix 1) must use non-reflective materials that are compatible with the natural characteristics and colours of the area (such as olive green, grey and dark brown).</p>	<p>front of the building.</p> <p>3 degree roof pitch proposed.</p> <p>There are no dormers proposed as part of the subject DA.</p> <p>The subject site is not located in the foreshore protection area.</p>	<p>✓</p> <p>✓</p> <p>✓</p>
Building design (car parking)	<p>Development must locate the car parking spaces behind the front building line with at least one covered car parking space for weather protection. Despite this clause, Council may allow one car parking space per dwelling to locate forward of the front building line provided:</p> <p>(a) the car parking space forward of the front building line is uncovered and located in a stacked arrangement on the driveway in front of the covered car parking space; and</p> <p>(b) the covered car parking space is setback a minimum 6 metres from the primary and secondary frontages.</p> <p>Where development proposes a garage with up to two car parking</p>	<p>Covered car parking spaces located behind the front building line. There is also one uncovered car space located forward of the building line.</p> <p>A setback in excess of 6m is proposed to the single car garage from the primary street frontage.</p> <p>Single car space garages proposed. These garages are</p>	<p>✓</p> <p>✓</p> <p>✓</p>

	<p>spaces facing the street, Council must ensure the garage architecturally integrates with the development and does not dominate the street facade. Council does not permit internal stacked or tandem garages.</p> <p>Where development proposes a garage with more than two car parking spaces facing the street, Council must consider the architectural merit of the development and may allow the garage provided:</p> <p>(a) the building is at least 2 storeys in height, and</p> <p>(b) the garage is architecturally integrated with the upper storey by:</p> <p>(i) ensuring the garage does not project more than 3 metres forward of the upper storey street facade; and</p> <p>(ii) designing a covered balcony, rooms or other architectural features of the upper storey to extend over the garage roof.</p> <p>This clause prevails where there is a numerical inconsistency with another clause in Part B1 of this DCP.</p>	<p>integrated into the design of the dwellings.</p> <p>The proposed dual occupancy does not include more than two car parking spaces facing the street.</p>	<p>✓</p>
Landscaping	<p>Development must retain and protect any significant trees on the allotment and adjoining allotments. To achieve this clause, the development may require a design alteration or a reduction in the size of the dual occupancy.</p> <p>Development must landscape the following areas on the allotment by way of trees and shrubs with preference given to native vegetation endemic to the City of Bankstown (refer to Appendix 4 and Appendix 5 for a list of suitable species):</p> <p>(a) a minimum 45% of the area between the dual occupancy and the primary road frontage; and</p>	<p>Existing significant trees on the subject site and adjoining properties will be retained as part of the subject DA. 7 trees are proposed to be removed on the subject site, with none of these trees considered to be significant.</p> <p>48.3% of the area between the dual occupancy and the primary road frontage, exceeding the minimum control.</p>	<p>✓</p> <p>✓</p>

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13 Gowlland Parade, Panania

	(c) plant at least one 75 litre tree between the dual occupancy and the primary road frontage (refer to Appendix 5 for a list of suitable trees in the City of Bankstown or Appendix 6 for allotments that adjoin the Hume Highway).	A 75 litre tree is proposed to be planted between the dual occupancy and the primary road frontage.	✓
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**A PUBLICATION BY
THE PLANNING HUB**

P H (02) 9690 0279

**SUITE 3.09, LEVEL3,
100 COLLINS STREET,
ALEXANDRIA, NSW 2015**

**INFO@THEPLANNINGHUB.COM.AU
WWW.THEPLANNINGHUB.COM.AU**