

# Statement of Environmental Effects



**RYAN**  
PLANNING & DEVELOPMENT  
PTY LTD

## PROPOSAL DESCRIPTION

Demolition of the existing structures,  
Construction of a new dwelling,  
reflecting and swimming pools,  
entertainment deck,  
outdoor kitchen and associated  
tree removal

## ADDRESS

63 Ramsay Road, Picnic Point NSW 2213





## QUALITY CONTROL

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## INTRODUCTION

This Statement of Environmental Effects has been prepared in support of a Development Application for the proposed development, made under Part 4 of the Environmental Planning and Assessment Act 1979.

A description of the proposed development is available in the appropriate sections of this report as well as through provided submission material. This report is to be considered holistically as such.

In accordance with Schedule 1 of the Environmental Planning and Assessment Act 1979, this Statement of Environmental Effects aims to clarify/indicate the expected circumstance with regards to

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*(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 guidelines issued by the Planning Secretary for the purposes of this clause.*

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These considerations are framed through a comprehensive assessment of the development proposal with respect to the relevant Environmental Planning Instruments and Development Control Plans including:

- Environmental Planning and Assessment Act 1979
- Environmental Planning and Assessment Regulation 2021
- State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004
- Canterbury-Bankstown Local Environmental Plan 2023
- Canterbury-Bankstown Development Control Plan 2023





## SITE ANALYSIS

<b>Street Address &amp; Lot/Section/DP</b>	63 Ramsay Road, Picnic Point  651/-/DP206678
<b>Environmental Planning Instrument/s</b>	State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004 Canterbury-Bankstown Local Environmental Plan 2023
<b>Development Control Plan</b>	Canterbury-Bankstown Development Control Plan 2023
<b>Precinct</b>	N/A
<b>Zone</b>	R2: Low Density Residential
<b>Zone Objectives</b>	<ul style="list-style-type: none"><li>• To provide for the housing needs of the community within a low density residential environment.</li><li>• To enable other land uses that provide facilities or services to meet the day to day needs of residents.</li><li>• To allow for educational, recreational, community and religious activities that support the wellbeing of the community.</li><li>• To minimise conflict between land uses within the zone and land uses within adjoining zones.</li></ul>
<b>Site Area</b>	1103m2







*Figure 1: Aerial View of the Site area*



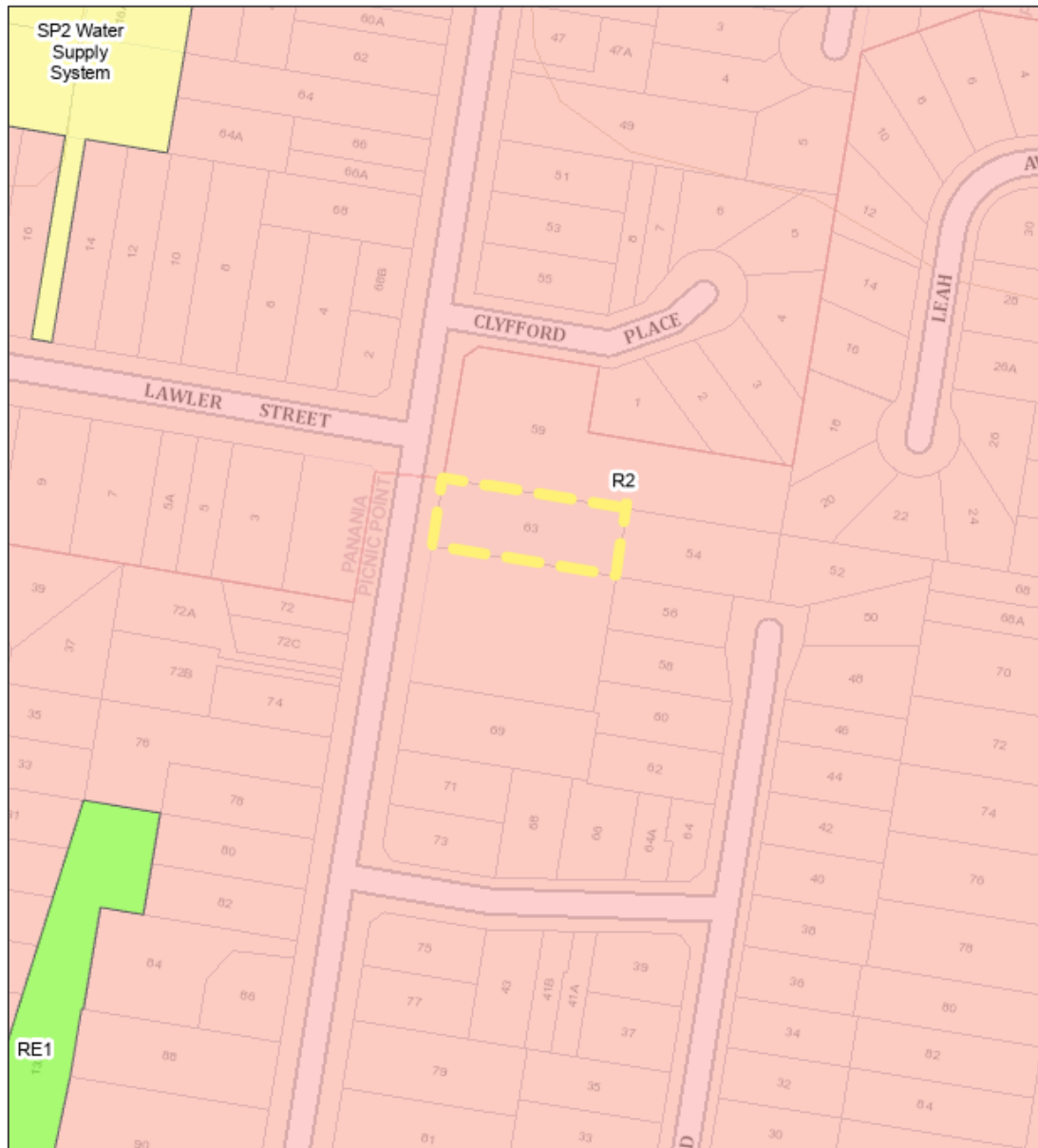


Figure 2: Zoning of the Site





## Canterbury-Bankstown Local Environmental Plan 2012 Mapping

Map	Item
Zoning	R2: Low Density Residential
Minimum Subdivision Lot Size	450m <sup>2</sup>
Maximum Building Height	9 metres
Maximum Floor Space Ratio	0.5:1
Heritage	N/A
Urban Release Area	N/A







## PROPOSED DEVELOPMENT

### Description of Development

The proposed seeks development consent for the construction of a new residential development at 63 Ramsay Road, Picnic Point.

The development specifically includes the following:

- Demolition of the existing structures and the existing driveway
- Construction of the Basement: garage, storage, rumpus, bathroom, driveway
- Ground Floor Construction: Kitchen/dining, informal and formal living areas, study/coat, courtyard, laundry, wash closet, patio, terrace, reflecting pool, swimming pool, entertainment deck, outdoor kitchen
- First Floor Construction: master bedroom with walk in robe, ensuite, 4 additional bedrooms, bathroom
- Removal of specific site trees and two council street trees

Refer to the excerpts below demonstrating the details of the proposed development.

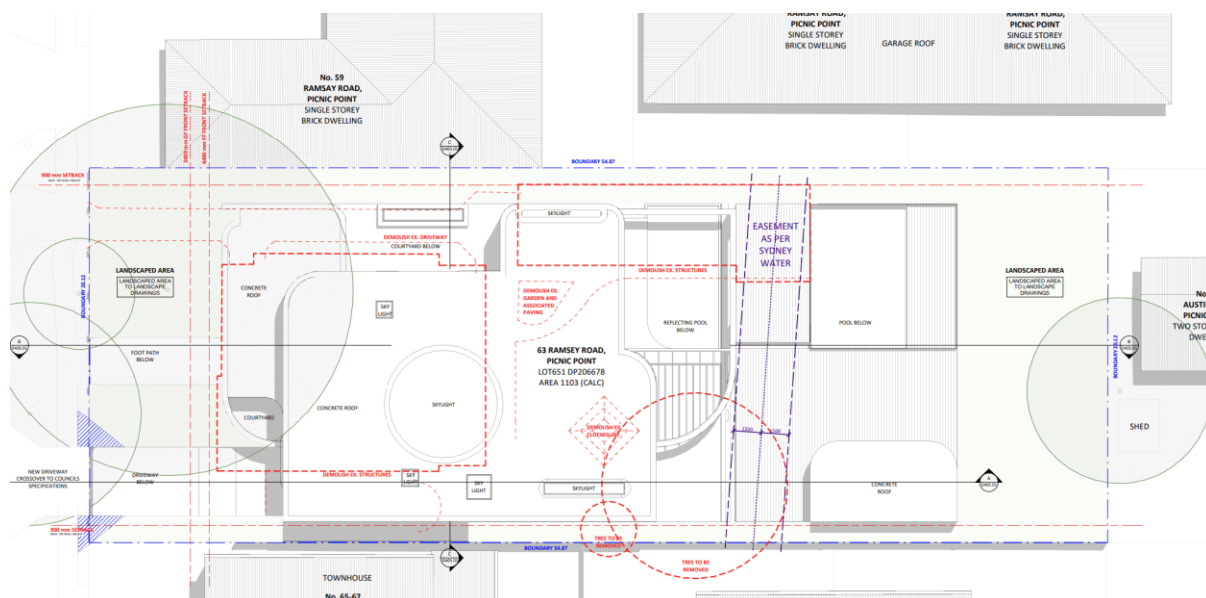


Figure 3: Proposed site plan

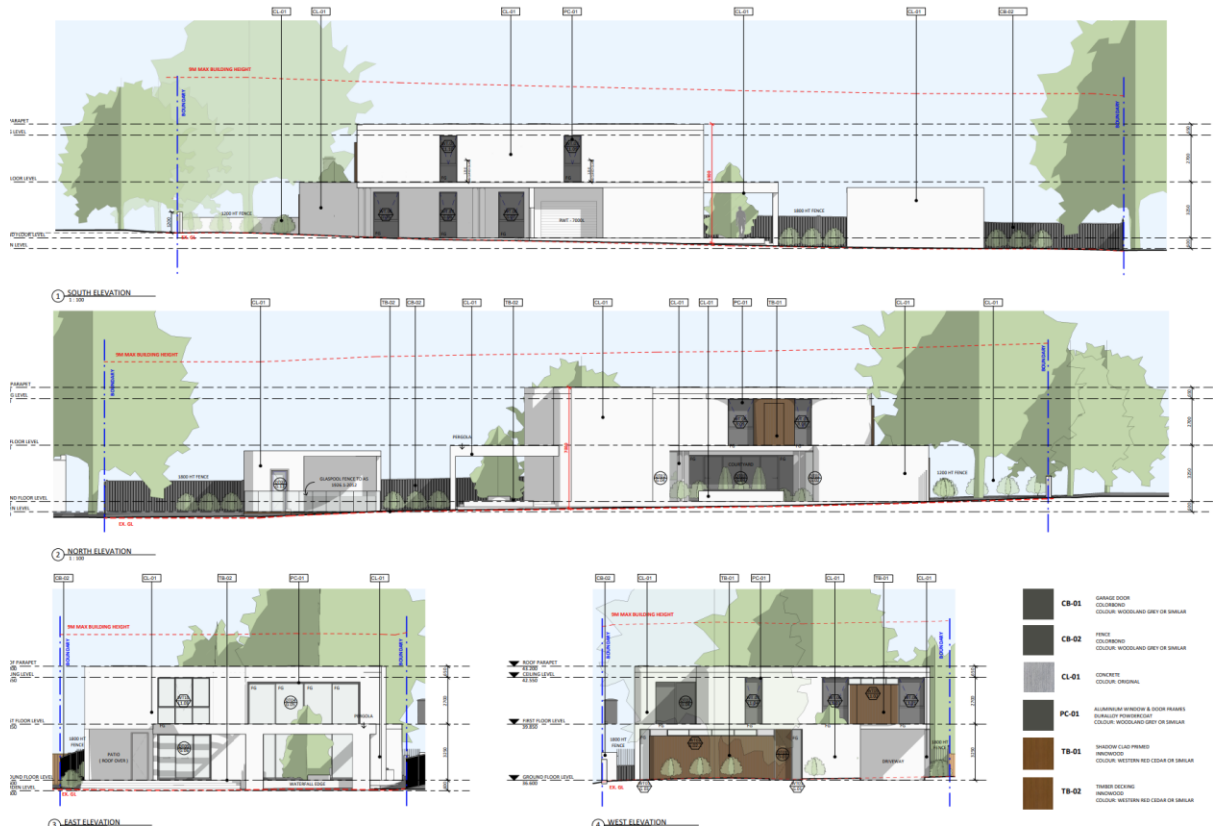


Figure 4: Proposed elevations



## EVALUATION

This section deals with the proposal's consistency with the various statutory and non-statutory provisions. It also addresses the relevant matters for consideration under Section 4.15 of the Environmental Planning and Assessment Act 1979 (as amended).

### Environmental Planning and Assessment Act 1979 No 203

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#### *4.15 Evaluation (of previous s 79C)*

*(1) Matters for consideration—general in determining a development application, a consent authority is to take into consideration such of the following matters as are of relevance to the development the subject of the development application*

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### Environmental Planning and Assessment Regulation 2021

#### Statutory Requirements

The Commonwealth Environmental Protection and Biodiversity Conservation Act (EPBC) 1999, in conjunction with the Commonwealth Environmental Protection and Biodiversity Conservation Regulations 2000, provide the basis for national environmental protection and conservation.

The subject site is not situated on or near an area of environmental significance and does not contain any national environmental significance items.

#### Other Acts

Consideration was afforded to other legislation, including legislation concerning whether the proposal is integrated development. Integrated development is development that, in order for it to be carried out, requires development consent and one or more of the following approvals (where marked as 'YES'):





- Fisheries Management Act 1994 – N/A
- Heritage Act 1977 – N/A
- National Parks and Wildlife 1974 – N/A
- Petroleum Act 1991 – N/A
- Protection of the Environment Operations Act 1997 – N/A
- Roads Act 1993 – N/A
- Rural Fires Act 1997 - N/A
- Water Management Act 2000 -N/A
- Biodiversity Conservation Act 2016 No 63 – N/A
- Coal Mine Subsidence Compensation Act 2017 - N/A





## State Environmental Planning Instruments

### State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017

This Policy seeks 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 proposed development does not require the removal of any declared vegetation to facilitate the works proposed.

### State Environmental Planning Policy No. 55 – Remediation of Land

The site is not identified as potentially contaminated in Council's inventory and its previous and present use would significantly reduce any likelihood of contamination.

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

#### **6 Buildings to which Policy applies**

**(1) This Policy applies to buildings arising from the following development:**

- (a) proposed BASIX affected development for which the regulations under the Act require a BASIX certificate to accompany a development application or an application for a complying development certificate or construction certificate,**
- (b) proposed BASIX optional development in relation to which a BASIX certificate accompanied a development application or an application for a complying development certificate, despite the fact that the regulations under the Act did not require a BASIX certificate,**
- (c) BASIX affected development and BASIX optional development the subject of a development consent, complying development certificate or construction certificate that, pursuant to the regulations under the Act, is subject to a BASIX commitment.**

**(2) This Policy also applies to buildings that become BASIX affected buildings because of development of the kind referred to in subclause (1).**

A BASIX certificate has been submitted as part of the proposed development.





## Local Environmental Planning Instruments

### Canterbury-Bankstown Local Environmental Plan 2023

<b>Part 2 Permitted or prohibited development</b>
<b>Land Use Table</b>
<b>Zone R2 Low Density Residential</b>
<p><b>1 Objectives of zone</b></p> <ul style="list-style-type: none"> <li>• To provide for the housing needs of the community within a low density residential environment.</li> <li>• To enable other land uses that provide facilities or services to meet the day to day needs of residents.</li> <li>• To allow for educational, recreational, community and religious activities that support the wellbeing of the community.</li> <li>• To minimise conflict between land uses within the zone and land uses within adjoining zones.</li> </ul> <p>The proposed is seen to be in keeping with the objectives of the R2 zone.</p> <p>The proposed is seen to provide for the housing needs of the community.</p>
<p><b>2 Permitted without consent</b></p> <p><b>Home occupations</b></p> <p><b>3 Permitted with consent</b></p> <p>Bed and breakfast accommodation; Building identification signs; Business identification signs; Car parks; Centre-based child care facilities; Community facilities; Dual occupancies; <u>Dwelling houses</u>; Early education and care facilities; Environmental facilities; Environmental protection works; Exhibition homes; Flood mitigation works; Group homes; Health consulting rooms; Home businesses; Oyster aquaculture; Places of public worship; Pond-based aquaculture; Recreation areas; Respite day care centres; Roads; Secondary dwellings; Semi-detached dwellings; Tank-based aquaculture</p> <p><b>4 Prohibited</b></p> <p><b>Any development not specified in item 2 or 3</b></p> <p>The proposed development is defined as dwelling house, which included above as permitted with consent.</p>







## Part 4 Principal development standards

### 4.1 Minimum subdivision lot size

**(3) The size of any lot resulting from a subdivision of land to which this clause applies is not to be less than the minimum size shown on the Lot Size Map in relation to that land.**

The minimum lot size is 450sqm. Subdivision is not proposed.

### 4.3 Height of buildings

**(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.**

9m. The dwelling is proposed below 9m, which complies with this development control.

### 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. Floor space ratio of 0.47:1 proposed. The proposal complies with this development control.

## Part 6 Additional local provisions

### 6.2 Earthworks

**(3) Before granting development consent for earthworks, the consent authority must consider the following matters—**

**a) the likely disruption of, or any detrimental effect on, existing drainage patterns and soil stability in the locality,**

**(b) the effect of the proposed development on the likely future use or redevelopment of the land,**

**(c) the quality of the fill or the soil to be excavated, or both,**

**(d) the effect of the proposed development on the existing and likely amenity of adjoining properties,**

**(e) the source of any fill material and the destination of any excavated material,**

**(f) the likelihood of disturbing relics,**

**(g) the proximity to and potential for adverse impacts on any watercourse, drinking water catchment or environmentally sensitive area.**

Excavation is proposed to accommodate basement garage. Appropriate measures will be undertaken.





## Local Level Development Control Plan

Consideration has been given with regards to the outcomes and prescriptive requirements of the Canterbury-Bankstown Development Control Plan 2023. The proposed development is considered consistent with these requirements in the DCP. The following Chapters are considered applicable to the proposal.

### Canterbury-Bankstown Development Control Plan 2023

Chapter 3. General Requirements	
3.1 Development Engineer Standards	
Development requiring vehicular access across the Council footpath area must provide a vehicular footway crossing (VFC) with maximum and minimum widths of 2.75m to 5.5m.	The proposed driveway width is 3.7m which is compliant with the requirements of this development control.
The on-site driveway layout must be designed so that a car may be able to access and exit all required car spaces in one motion. In addition, a required car parking space must be located so as to be outside and clear of any vehicular manoeuvring area or right of carriage way. Austroads standard turning path templates are to be used to determine acceptability	Complies.
Development impacted by stormwater systems	
<p>Applicants must apply to Council for a Stormwater System Report (SSR), prior to DA submission, if the site is noted on Council's SSR register as affected by Council's stormwater drainage pipelines and/or affected by potential local stormwater flooding. The development must be designed to consider the recommendations of the SSR and satisfy the requirements of this DCP.</p> <p>It is the applicant's responsibility to locate and verify Council's stormwater drainage system as shown on the SSR or other information given by Council, including OLFPs where the stormwater system is located within the site.</p>	It is understood the necessary steps were taken before preparing the Stormwater Management Plan, submitted as part of this Development Application.





Development must be designed and constructed to make provision for overland flow from stormwater runoff generated by external upstream catchments.	
<p>Site stormwater drainage systems should be designed to flow under gravity, and be connected to Council's stormwater drainage system at the nearest suitable location or CDL benefiting the site. Site drainage design should follow the natural fall of the catchment to a pipeline connection point that has been designed for the runoff. Catchment redirections may be permitted subject to compliance with requirements outlined below.</p> <p>A separate approval to connect to Council's stormwater drainage system must be obtained from Council. Permission to carry out the works must be obtained by applying for the relevant Work Permit.</p>	<p>A stormwater management plan is provided as part of this Development application.</p> <p>It is acknowledged that the required adherence has been satisfied in this aspect. For further details, please refer to the accompanying report.</p>
<b>Roof gutter design</b>	
Roof, eave and/or box gutters and downpipes must be sized using the formulas and tables provided in accordance with the Australian Standard AS/NZS 3500 and Table 4b. In the case of OSD design, where overflow of the roof system cannot be directed to the OSD system, the roof stormwater drainage system must be designed for the 100-year ARI storm.	<p>A stormwater management plan is provided as part of this Development application.</p> <p>It is acknowledged that the required adherence has been satisfied in this aspect. For further details, please refer to the accompanying report.</p>
<b>3.2 Parking</b>	
Dwelling houses: 2 car spaces	<p>Complies.</p> <p>The basement garage accommodates up to 4 car spaces.</p>
<b>Access driveway width and design</b>	
<p>The location of driveways to properties should allow the shortest, most direct access over the nature strip from the road.</p> <p>The appropriate driveway width is dependent on the type of parking facility, whether entry and exit points are combined or separate, the frontage</p>	Complies.





road type and the number of parking spaces served by the access facility.  Driveway width: single – 3m, double- 5.5m	
3.3 Waste Management	
Each dwelling is to have A waste storage cupboard in the kitchen capable of holding two days waste and recycling and be sufficient to enable separation of recyclable materials and a suitable space in the kitchen for a caddy to collect food waste.	The Waste Management plan is submitted as part of this Development application.  For further details, please refer to the accompanying report.
Development must provide an adequate sized bin storage area behind the front building line to accommodate all allocated bins.	
3.7 Landscape	
New landscaping is to complement the existing street landscaping and improve the quality of the streetscape.	The control is taken into consideration during the design stage of the development project. The landscaping design will only complement the existing street-landscaping.  The landscape plan is prepared by suitably qualified specialist and submitted as part of this Development Application.
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 control is taken into consideration during the design stage of the development project.  It is anticipated that cut and fill associated with the development will adhere to the regulations, while taking care to minimize any adverse effects on the existing cut and fill.  All calculations pertaining to proposed fill encompass the existing fill material already present on the site, ensuring a comprehensive understanding of the site's topography.





<p><b>The landscape design is to contribute to and take advantage of the site characteristics.</b></p>	<p>Complies.</p> <p>The control is taken into consideration during the design stage of the development project.</p> <p>The landscape plan is prepared by suitably qualified specialist and submitted as part of this Development Application.</p>
<p><b>The landscape design is to improve the quality of the streetscape and communal open spaces by:</b></p> <p><b>(a) providing appropriate shade from trees or structures;</b></p> <p><b>(b) defining accessible and attractive routes through the communal open space and between buildings;</b></p> <p><b>(c) providing screens and buffers that contribute to privacy, casual surveillance, urban design and environmental protection, where relevant;</b></p> <p><b>(d) improving the microclimate of communal open spaces and hard paved areas;</b></p> <p><b>(e) locating plants appropriately in relation to their size including mature size;</b></p> <p><b>(f) softening the visual and physical impact of hard paved areas and building mass with landscaping that is appropriate in scale;</b></p> <p><b>(g) including suitably sized trees, shrubs and groundcovers to aid climate control by providing shade in summer and sunlight in winter.</b></p>	<p>Complies. An adequate landscaping features numerous vegetation and trees proposed in front and rear setbacks as well as side and throughout through proposed courtyard.</p> <p>Please refer to the landscape plan submitted as part of this Development Application.</p>
<p><b>The landscape of setbacks and deep soil zones must:</b></p> <p><b>(a) provide sufficient depth of soil to enable the growth of mature trees;</b></p> <p><b>(b) use a combination of groundcovers, shrubs and trees;</b></p> <p><b>(c) use shrubs that do not obstruct sightlines between the site and the public domain; and</b></p>	<p>Complies.</p> <p>Please refer to the landscape plan submitted as part of this Development Application.</p>





<p><b>(d) where buffer or screen planting is required, use continuous evergreen planting consisting of shrubs and trees to screen the structure, maintain privacy and function as an environmental buffer.</b></p>	
<p><b>Development must consider the retention of existing trees in the building design.</b></p>	<p>The control is taken into consideration during the design stage of the development project.</p> <p>The proposed development of this site includes the demolition of existing structures and driveway, the removal of specific site trees and two council street trees.</p> <p>Please refer to the Arborist report and the site plan for more details.</p>
<p><b>Development must plant at least one canopy tree for every 12m of front and rear boundary width and:</b></p> <p><b>(a) Canopy trees are to be of a minimum 75 litre pot size.</b></p> <p><b>(b) Use deciduous trees in small open spaces, such as courtyards, to improve solar access and control of microclimate.</b></p> <p><b>(c) Place evergreen trees well away from the building to allow the winter sun access.</b></p> <p><b>(d) Select trees that do not inhibit airflow.</b></p> <p><b>(e) Provide shade to large hard paved areas using tree species that are tolerant of compacted/deoxygenated soils.</b></p>	<p>Noted.</p> <p>Please refer to the Arborist report, the landscape plan and the site plan for more details.</p>
<p><b>Development must retain, protect and enhance indigenous/native vegetation and natural site features and incorporate it into the landscape design</b></p>	<p>Noted.</p> <p>Please refer to the Arborist report, the landscape plan and the site plan for more details.</p>





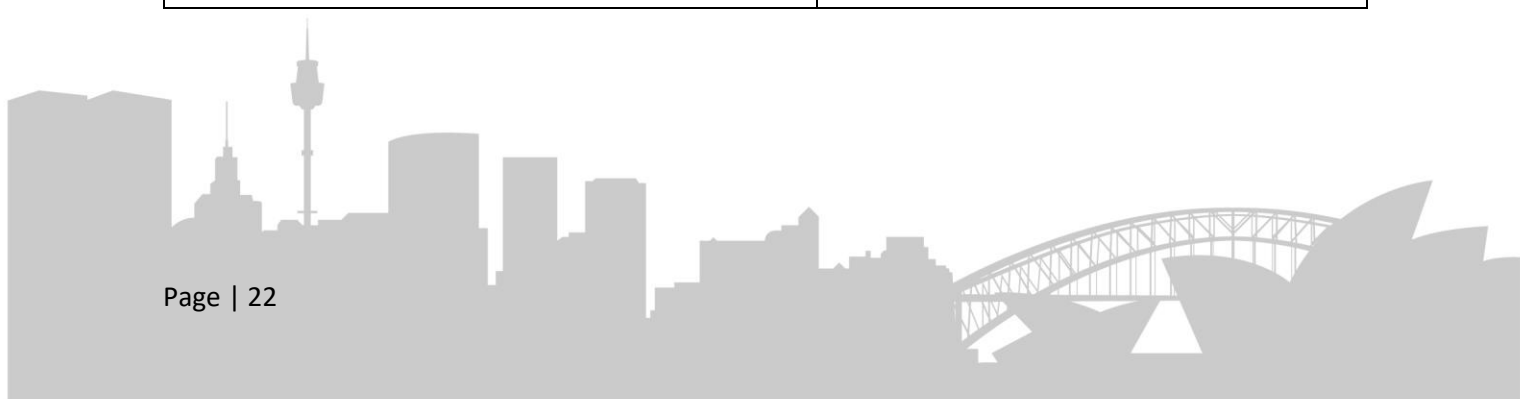


<b>Chapter 5. Residential Accommodation</b>	
<b>2. Dwelling Houses</b>	
<b>Storey limit (not including basements)</b>	
<p>The storey limit for dwelling houses is two storeys</p> <p>The siting of dwelling houses and landscape works must be compatible with the existing slope and contours of the site and any adjoining sites.</p>	<p>Complies.</p> <p>A two storeys dwelling on top of the basement is proposed.</p> <p>The dwelling is designed in compatibility with the site attributes.</p>
<b>Street setbacks</b>	
<p>The minimum setback for a building wall to the primary street frontage is 5.5 metres for the first storey (i.e. the ground floor); and 6.5 metres for the second storey.</p>	<p>The proposed front setback is 5.4m for the ground floor and 6.4m for the first floor.</p> <p>The proposal complies with this development control.</p>
<b>Side setbacks</b>	
<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 site is 0.9 metre. 2.8 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 site is 1.5 metres.</p>	<p>Side setbacks proposed are 1.9m and 1.1m.</p> <p>The proposal complies with this development control.</p>
<b>Private Open Space</b>	
<p>Dwelling houses must provide a minimum 80m<sup>2</sup> of private open space behind the front building line. This may be in the form of a single area or a sum of areas provided the minimum width of each area is 5 metres throughout.</p>	<p>Private open space provides exceeds 80m<sup>2</sup> with a minimum width of 5m.</p> <p>The proposal complies with this development control.</p>
<b>Access to sunlight</b>	
<p>At least one living area must receive a minimum three hours of sunlight between 8.00am and 4.00pm at the mid-winter solstice. Council may</p>	<p>Complies, please refer to the shadow diagrams.</p>





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.	The control is taken into consideration during the design stage of the development project.
At least one living area of a dwelling on an adjoining site must receive a minimum three 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.	The BASIX certificate, demonstrating the efficient use of solar energy and compliance with this development control, is submitted as part of the Development application.
A minimum 50% of the private open space required for the dwelling house and a minimum 50% of the private open space of a dwelling on an adjoining site must receive at least three hours of sunlight between 9.00am and 5.00pm at the equinox. Where this requirement cannot be met for a dwelling on an adjoining site, the development must not result with additional overshadowing on the affected private open space.	
Development should avoid overshadowing any existing solar hot water system, photovoltaic panel or other solar collector on the site and neighbouring sites.	Complies.
<b>Visual privacy</b>	
<p>Where development proposes a window that directly looks into the living area or bedroom window of an existing dwelling, the development must:</p> <p>(a) offset the windows between dwellings to minimise overlooking; or</p> <p>(b) provide the window with a minimum sill height of 1.5 metres above floor level; or</p> <p>(c) ensure the window cannot open and has obscure glazing to a minimum height of 1.5 metres above floor level; or</p> <p>(d) use another form of screening to the satisfaction of Council.</p>	<p>The control is taken into consideration during the design stage of the development project.</p> <p>Proposed windows are offset from adjoining property windows.</p> <p>The control is taken into consideration during the design stage of the development project.</p> <p>The integrity of Visual Privacy remains uncompromised in this context.</p>





<p><b>Where development proposes a window that directly looks into the private open space of an existing dwelling, the window does not require screening where:</b></p> <p><b>(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</b></p> <p><b>(c) the window has translucent glazing to a minimum height of 1.5 metres above floor level; or</b></p> <p><b>(d) the window is designed to prevent overlooking of more than 50% of the private open space of a lower-level or adjoining dwelling.</b></p>	<p>Proposed windows are considered not to overlook adjoining private open spaces.</p> <p>The control is taken into consideration during the design stage of the development project.</p> <p>The integrity of Visual Privacy remains uncompromised in this context.</p>
<b>Building design</b>	
<p><b>The maximum roof pitch for dwelling houses is 35 degrees.</b></p>	<p>The flat roof is proposed. The proposal complies with this development control.</p>
<p><b>Council may allow dwelling houses to have an attic provided the attic design:</b></p> <p><b>(a) accommodates no more than two small rooms (for the purposes of a bedroom and/or study) and a bathroom plus an internal link to the storey below; and (b) ensures the attic does not give the external appearance of a storey.</b></p>	<p>N/A</p> <p>Attic is not proposed.</p>
<p><b>The design of dormers must:</b></p> <p><b>(a) be compatible with the form and pitch of the roof; and</b></p> <p><b>(b) must not project above the ridgeline of the main roof; and (c) must not exceed a width of 2 metres; and (d) the number of dormers must not dominate the roof plane</b></p>	<p>N/A</p> <p>Dormer windows are not proposed.</p>
<b>Building design (car parking)</b>	
<p><b>Development must locate the car parking spaces behind the front building line with at least one covered car parking space for weather protection.</b></p>	<p>Complies.</p> <p>The basement garage proposed behind front building line.</p>





Where development proposes a garage with up to two car parking spaces facing the street, Council must ensure the garage architecturally integrates with the development and does not dominate the street façade.	Complies.  The proposed garage is wholly integrated with development and does not dominate the street façade.
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:  (a) the building is at least two storeys in height, and  (b) the garage is architecturally integrated with the upper storey by:  (i) ensuring the garage does not project more than 3 metres forward of the upper storey street façade; and (ii) designing a covered balcony, rooms or other architectural features of the upper storey to extend over the garage roof	The dwelling is two storeys in height and is integrated with the secondary storey as it is a basement garage located below the entire dwelling. The garage therefore does not project forward of the upper storey façade.
<b>Landscape</b>	
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 dwelling house	Please refer to the Arborist report, the site plan and landscape plan for more details.
Development must landscape the following areas on the site by way of trees and shrubs with preference given to native vegetation endemic to Canterbury-Bankstown:  (a) a minimum 45% of the area between the dwelling house and the primary street frontage; and  (b) a minimum 45% of the area between the dwelling house and the secondary street frontage; and  (c) plant at least one 75 litre tree between the dwelling house and the primary street frontage	45% off front setback is landscaped area.  The proposal complies with this development control.





(refer to the Landscape Guide for a list of suitable trees in Canterbury-Bankstown); and	
<b>12. Ancillary Development (Buildings)</b>	
<b>Restrictions</b>	
<b>Council allows a maximum of one outbuilding on a site.</b>	Only one outbuilding is proposed. The proposal complies with this development control.
<p><b>The outbuilding must be established in conjunction with the principal dwelling on the same site and must ensure that:</b></p> <p><b>(a) it is separate from the principal dwelling and any secondary dwelling on the same site, and</b></p> <p><b>(b) it is not used as a separate dwelling, and</b></p> <p><b>(c) it does not contain cooking facilities, toilet and shower, and</b></p> <p><b>(d) it does not function or can be adapted to function for industrial purposes.</b></p>	<p>The outbuilding is separate from the principal dwelling and contains an open structure for use of any outdoor/bbq kitchen, with enclosed wash closet to complement the swimming pool.</p> <p>The building won't be used as a separate dwelling.</p> <p>The proposal complies with this development control.</p>
<b>Site cover</b>	
<p><b>The maximum site cover of the outbuilding is:</b></p> <p><b>(a) 36m<sup>2</sup> where the site is less than 300m<sup>2</sup> in area</b></p> <p><b>(b) 45m<sup>2</sup> where the site is 300m<sup>2</sup> to 600m<sup>2</sup> in area</b></p> <p><b>(c) 60m<sup>2</sup> where the site is greater than 600m<sup>2</sup> in area.</b></p> <p><b>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.</b></p>	The outbuilding is 33.4sqm in area, which is less than the maximum site cover included in this development control.





<b>The outbuilding must not result in the principal dwelling on the site having less than the required landscaped area and private open space</b>	The proposal complies with this development control.
<b>Height</b>	
<b>The storey limit for the outbuilding is single storey. An attic or basement is not permitted in the outbuilding.</b>	Single storey is proposed. The proposal complies with this development control.
<b>The maximum building height for the outbuilding is 4.5 metres above ground level (existing)</b>	Building is less than 4.5m in height. The proposal complies with this development control.
<b>The siting of the outbuilding and landscape works must be compatible with the existing slope and contours of the site and any adjoining sites. Council does not allow any development that involves elevated platforms on columns; or excessive or unnecessary terracing, rock excavation, retaining walls or reclamation.</b>	The proposal complies with this development control.
<b>Street setbacks</b>	
<b>The outbuilding must locate behind the front building line.</b>	The proposal complies with this development control.
<b>Side and rear setbacks</b>	
<b>The minimum setback to the side and rear boundaries of the site is:</b> <b>(a) zero setback for carports or masonry walls that do not contain windows, eaves and gutters provided the structures comply with the National Construction Code; or</b> <b>(b) 0.45 metre for non-masonry walls that do not contain a windows, eaves and gutters; or</b> <b>(c) 0.9 metre for walls with windows.</b>	Building is setback 1.1m from side boundary and well away from rear boundary.
<b>The minimum setback to a dwelling, building, roof, awning, balcony, deck, patio, pergola, terrace,</b>	The proposal complies with this development control.







verandah, carport, garage and the like on the same site is 1.8 metres.	
<b>Building design</b>	
The maximum roof pitch for the outbuilding is 25 degrees	Flat roof proposed. The proposal complies with this development control.
<b>Landscape</b>	
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.	Please refer to the Arborist report, the landscape plan and the site plan for more details.
<b>13. Ancillary Development (Outdoor Structures)</b>	
<b>Swimming pool and spas</b>	
Swimming pools and spas must locate behind the front building line	The proposal complies with this development control.
The minimum setback between the waterline of swimming pools/spas and the site boundary is 1 metre	The proposal complies with this development control.
Where Council allows swimming pools/spas within 30 metres of the high water mark of the Georges River and its tributaries: (a) the maximum height of the swimming pool/spa is 300mm measured above the ground level (existing); and (b) the swimming pool/spa fence must be an open style fence.	N/A





## LIKELY IMPACTS OF THE DEVELOPMENT, INCLUDING ENVIRONMENTAL IMPACTS ON BOTH THE NATURAL AND BUILT ENVIRONMENTS, AND SOCIAL AND ECONOMIC IMPACTS IN THE LOCALITY

### Environmental impacts on both the natural and built environments

The project will respect the existing built environment, causing minimal disruption to the current setup.

### Social impacts

The proposed changes aim to provide a new dwelling to the area to contribute to the housing needs. This project does not directly correlate to the provision of essential services or employment opportunities as it is a residential alteration project.

### Economic impacts

The proposed development will positively impact the subject property's value, contributing to the economic growth of the locality. While it may not directly provide employment opportunities like a commercial project, it does contribute to the local economy by engaging local tradespeople and businesses throughout the project's duration.

### Hazards or Risks

The proposal has been carefully assessed for potential hazards or risks, and none have been identified. As a result, the development is deemed acceptable, ensuring the safety and well-being of its residents and the surrounding community.

### Native Vegetation

The proposal will have minimal impact on nature vegetation or mature trees.

### Noise / Management Issues

The project is not expected to generate excessive noise beyond what is standard for residential work. All construction activities will adhere to local noise regulations, ensuring minimal disturbance to surrounding properties.





## CONCLUSION

The proposed development has been considered against the Section 4.15 'Evaluation' of the Environmental Planning and Assessment Act 1979 No 203. Specifically, the proposed is considered suitable for consent with respect to the following considerations;

- |   |  |
|---|--|
| <b>(i) any environmental planning instrument, and</b>   | - The proposed is not known to conflict with any applicable environmental planning instruments or draft environmental planning instruments.  |
| <b>(iii) any development control plan</b>   | - The proposed is not known to conflict in any significant way with the applicable development control plan.   |
| <b>(iiia) any planning agreement that has been entered into under section 7.4, or any draft planning agreement that a developer has offered to enter into under section 7.4</b> | - The subject site, the proposed, nor the applicant is not known to be associable to any such agreements.  |
| <b>(iv) the regulations</b>   | - No conflict between the proposed and the Regulations has been identified.  |
| <b>(b) the likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality</b>  | - The proposed has not been determined as likely to have any significant adverse impacts with regards to both the natural and built environments, and social and economic impacts in the locality  |
| <b>(c) the suitability of the site for the development</b>  | - The proposed has demonstrated compatibility with the subject site as well as careful design responsiveness to the circumstance of the site.  |
| <b>(d) any submissions made in accordance with this Act or the regulations,</b>   | - The proposed is not envisaged to attract significant community scrutiny or concern. Where appropriate submissions are made the applicant will consider and duly respond.   |
| <b>the public interest.</b>   | - The proposed is deemed to be in the public interest as demonstrated through compliance with the publicly approved statutory planning framework surrounding it. Primarily the proposed will act toward the supply of residential lots and development of urban release areas in the locality. |

