

## 92 - 94 LANCASTER AVENUE PUNCHBOWL

11.10.2023



### STATEMENT OF ENVIRONMENTAL EFFECTS

DEMOLITION OF EXISTING STRUCTURES AND TORRENS  
TITLE SUBDIVISION OF TWO LOTS INTO THREE, CONSTRUCTION  
OF A DETACHED DUAL OCCUPANCY (WITH SUBDIVISION) AND  
TWO SINGLE STOREY DWELLING HOUSES

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## 1. Executive Summary

The proposal seeks deferred commencement consent for the demolition of the existing structures and Torrens title subdivision of 2 lots into 3, construction of a detached dual occupancy (with subdivision) and two single story dwelling houses. The deferred commencement item relates to obtaining an easement through a downstream property owner.

The site is legally described as Lot 37 & Lot 38 DP11831, which relates to the address 92 - 94 Lancaster Avenue Punchbowl. The development site has a site area of 1872.4m<sup>2</sup> (936.2m<sup>2</sup> + 936.2m<sup>2</sup>).

The application is also accompanied by the following:

- Architectural Plans
- Shadow Diagrams
- Schedule of External Colours
- Landscape Plan
- Traffic Impact Assessment
- Waste Management Plan
- Stormwater Management Plan
- Statement of Environmental Effects
- Survey Plan
- BASIX Certificate
- Estimated Cost of Works
- Owner's Consent

This Statement has been prepared pursuant to section 4.12 of the Environmental Planning and Assessment Act 1979 and Clause 50 of the Environmental Planning and Assessment Regulation 2000. The Statement provides an assessment of the development proposal having regard to the relevant legislative context, social, economic and environmental impacts, potential amenity impacts of the development on the surrounding locality and the measures proposed within the application to mitigate such impacts.

The statement details the proposed development's compliance against the applicable environmental planning instruments and development control plan including:

- Canterbury-Bankstown Local Environmental Plan 2023
- Canterbury-Bankstown Development Control Plan 2023
- 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

Having regard to the applicable legislative framework, it is to have that the proposed development is consistent with the aims and objectives of the relevant environmental planning instruments and development control plan whilst being compatible with the emerging character of the locality and minimising any potential impacts on the amenity of the adjoining properties.

## 2. Contextual Analysis

### 2.1 Site Description

Area:	1872.4m <sup>2</sup> (936.2m <sup>2</sup> + 936.2m <sup>2</sup> )
Allotment Shape:	The subject site is a regular rectangular shaped allotment and with maximum depth of 76.81metres along the side boundaries.
Max Allotment Width:	The subject allotment has street frontage of 24.3 metres along the north western front boundary.
Existing Structures:	2 single storey brick dwellings with tile roofs, ancillary structures and one mature tree.
Topography:	The subject allotment slopes from the north western boundary (RL 13.75) towards the south-eastern rear boundary (RL 11.15). The site has an average fall of 2.6m towards the rear boundary.
Constraints:	Nil.

### 2.2 Adjacent Development

North:	127 Lancaster Avenue - Single storey dwelling house with tiled roof
North-East:	125 Lancaster Avenue - Single storey dwelling house with tiled roof
North-West:	131 Lancaster Avenue - Single storey dwelling house with tiled roof
East:	90 Lancaster Avenue - Two storey dwelling house with tiled roof
West:	96 Lancaster Avenue - Single storey dwelling house with tiled roof
South-West:	6-7 Nevada Crescent - Single storey dwelling house with tiled roof
South:	22 James Street - Two storey modern dwelling house with tiled roof





## 3. Description of the Proposal

### 3.1 Planning Definition of the Proposed Development

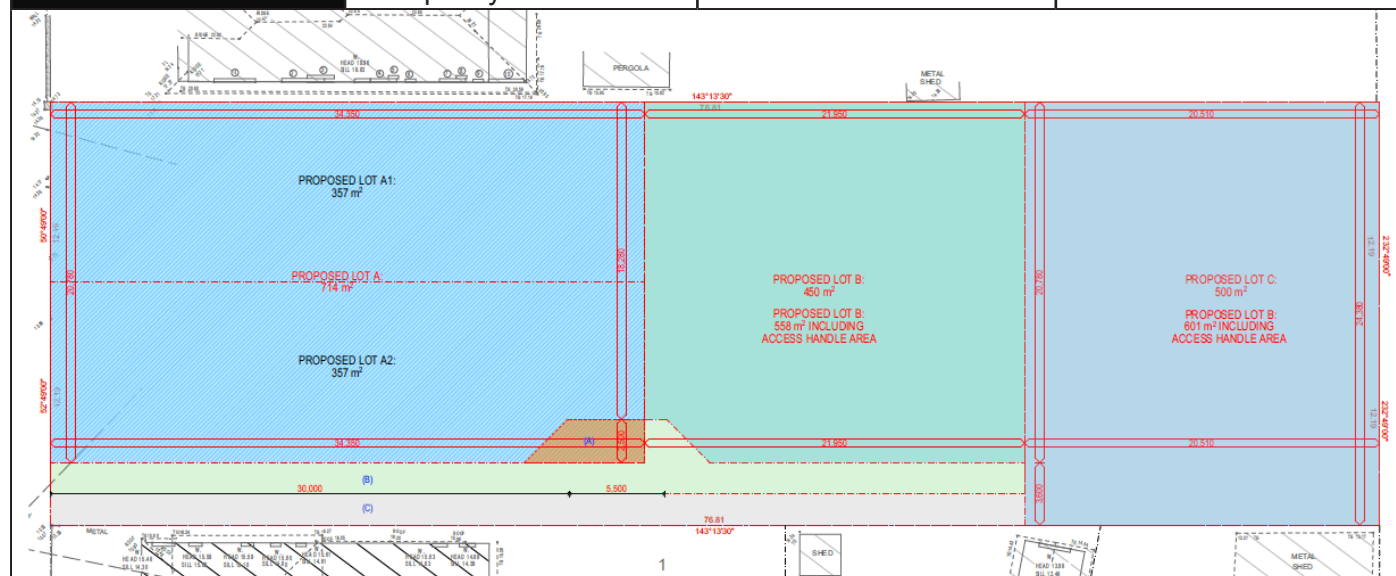
Proposed Use:	Lot A - Detached Dual Occupancy with Subdivision Lot B - Single storey dwelling house Lot C - Single storey dwelling house
Definition of Use:	<b>dual occupancy (detached)</b> means 2 detached dwellings on one lot of land, but does not include a secondary dwelling. <b>dwelling house</b> means a building containing only one dwelling.

### 3.2 Proposed Development

The proposal includes the demolition of the existing structures and Torrens Title Subdivision of two lots into three. The development of the proposal involves the construction of detached dual occupancy in Lot A (with Torrens Title Subdivision separating the units), single storey dwelling house in Lot B & Lot C.

#### 3.2.1 Torrens Title Subdivision

Proposal	Lot A	Lot B	Lot C
Lot Size	714m <sup>2</sup>	450m <sup>2</sup>	500m <sup>2</sup>
Lot Type	Rectangular	Battle-Axe Allotment	Battle-Axe Allotment
Max Lot Width	20.78 metres	24.38 metres	24.38 metres
Max Lot Depth	34.35 metres	21.95 metres	20.51 metres
Proposed Use	Detached Dual Occupancy	Detached Dwelling	Detached Dwelling

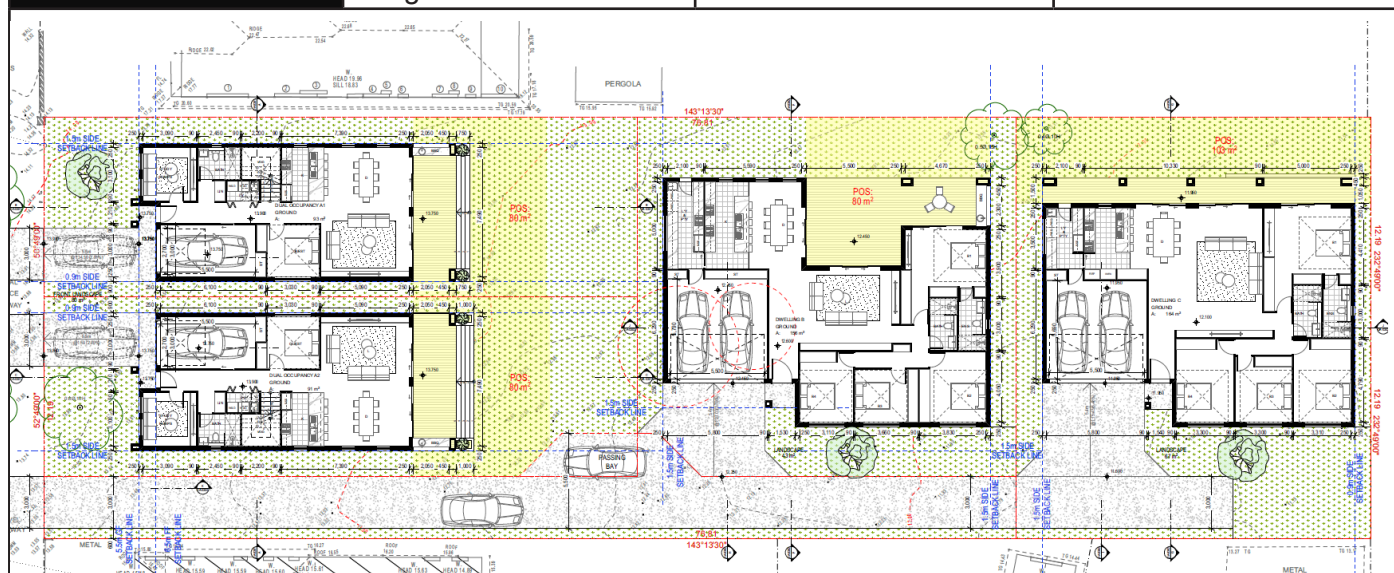


#### 3.2.2 Setbacks of the Proposed Development

Setbacks	Lot A	Lot B	Lot C
North Western Front Setback	5.5m - GF 6.5m - FF	N/A	N/A
Side Setback	1.5m	1.5m	1.5m & 0.9m

## 3.2.3 Design and Layout of the Proposed Development

Proposal	Lot A	Lot B	Lot C
Lot Size	714m <sup>2</sup>	450m <sup>2</sup>	500m <sup>2</sup>
Proposed Use	Detached Dual Occupancy	Detached Dwelling	Detached Dwelling
Subdivision of Dual Occupancy	(i) Lot A1 - 357m <sup>2</sup> (ii) Lot A2 - 357m <sup>2</sup>	N/A	N/A
No of Storey	2	1	1
Ground Floor Layout A1 & A2	1 bedroom, rumpus, 1 bathroom, internal laundry, kitchen with pantry, living and dining area	4 bedroom (master bedroom with ensuite), 1 bathroom, internal laundry, kitchen with pantry, living and dining area	4 bedroom (master bedroom with ensuite), 1 bathroom, internal laundry, kitchen with pantry, living and dining area
First Floor Layout A1 & A2	4 bedroom (master bedroom with ensuite), 1 bathroom and family living area.	N/A	N/A



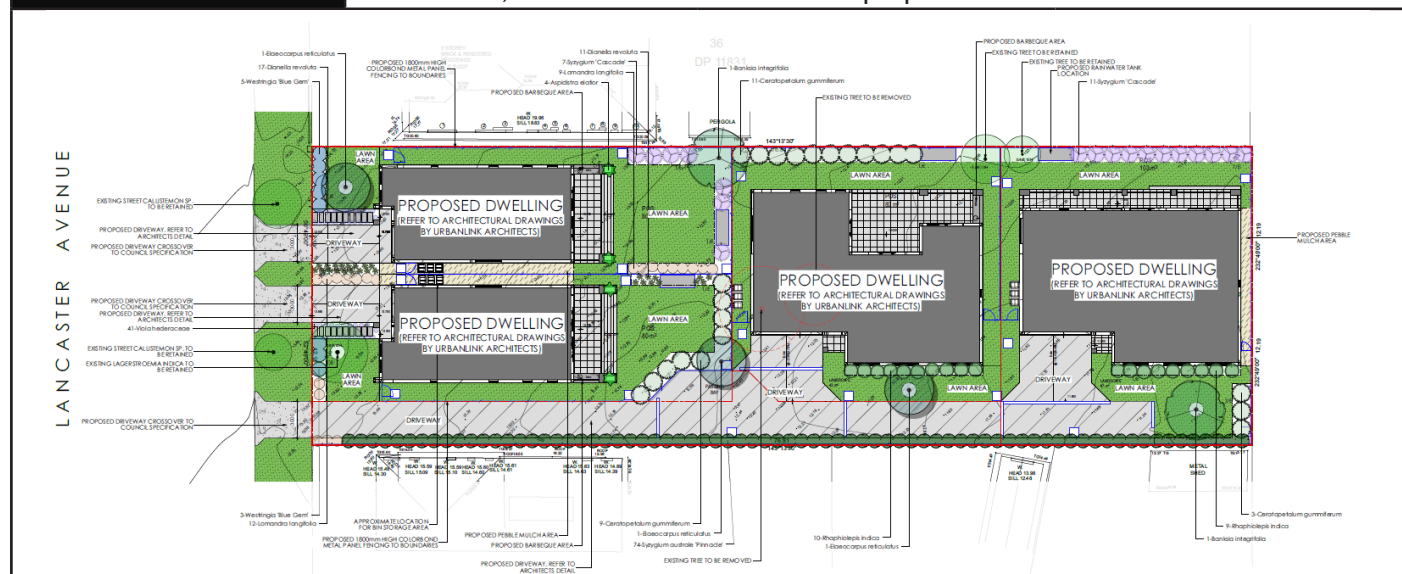
## 3.3 Features of the Development

### 3.3.1 Car Parking and Access

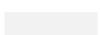


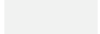





Parking Configuration:	Detached Dual Occupancy (Lot A) - Single garage for each unit Single storey dwelling house (Lot B) - Double garage Single storey dwelling house (Lot C) - Double garage
Number of Parking Spaces:	Lot A - 2 (1 hard-stand area & single garage for each unit) Lot B - 2 Lot C - 2
AS2890:	Yes, Driveway is provided with passing bay at a 30m distance. The design of the driveway ensures forward direction of the vehicular entry and exit.

### 3.3.2 Open Space and Landscaping

Proposal	Lot A	Lot B	Lot C
Landscape forward the building line	77m <sup>2</sup> (more than 45%)	46m <sup>2</sup> (more than 45%)	74m <sup>2</sup> (more than 45%)
POS Area	80m <sup>2</sup>	80m <sup>2</sup>	103m <sup>2</sup>
Features of Landscape	(i) Existing street trees to be retained. (ii) Proposed landscaping with general turf and vegetation. (iii) Plantation of specific species as per planting schedule that are selected from Canterbury-Bankstown Council list. (iv) Proposed Pebble Mulch Area indicated in the landscape plan.		
Trees proposed for removal	2 trees proposed for removal		
Fencing	Proposed 1.8 metres high colorbond metal panel fencing along the proposed lot boundaries, as indicated in the landscape plan.		



#### 3.3.4 Schedule of External Colours and Finishes

<h2>Wall Material</h2>		<p><b>A</b></p> <p>LEXICON® QUARTER SWIFT OR SIMILAR BY: DULUX</p>		<p>LANDSCAPE REFER TO LANDSCAPE PLAN &amp; LANDSCAPE SCHEDULE</p>	
<h2>External Rendering</h2>		<p><b>B</b></p> <p>TICKING SANDY OR SIMILAR BY: DULUX</p>		<p>PLANTER BOX COVERED WITH REINFORCING MESH AND COATED WITH DURABLE FLEXCRETE</p>	
<h2>Roof material</h2> <h3>Colorbond Metal Roof</h3>		<p><b>C</b></p> <p>SURFIMST® COLORBOND ROOF OR SIMILAR BY: COLORBOND®</p>		<p>ANODISED ALUMINUM FRAME WINDOWS/DOORS WITH GLAZING TO BASIS SPECIFICATIONS</p>	

## 3.4 Features of the New Development

### 3.4.1 Works within the Road Reserve

Council shall condition for a Section 138 application to be lodged prior to the issue of a Construction Certificate to demolish the existing raised threshold and relocated as per the site plan submitted and Council specifications (Council Spec Drawing S-309).

### 3.4.2 Car Parking and Access

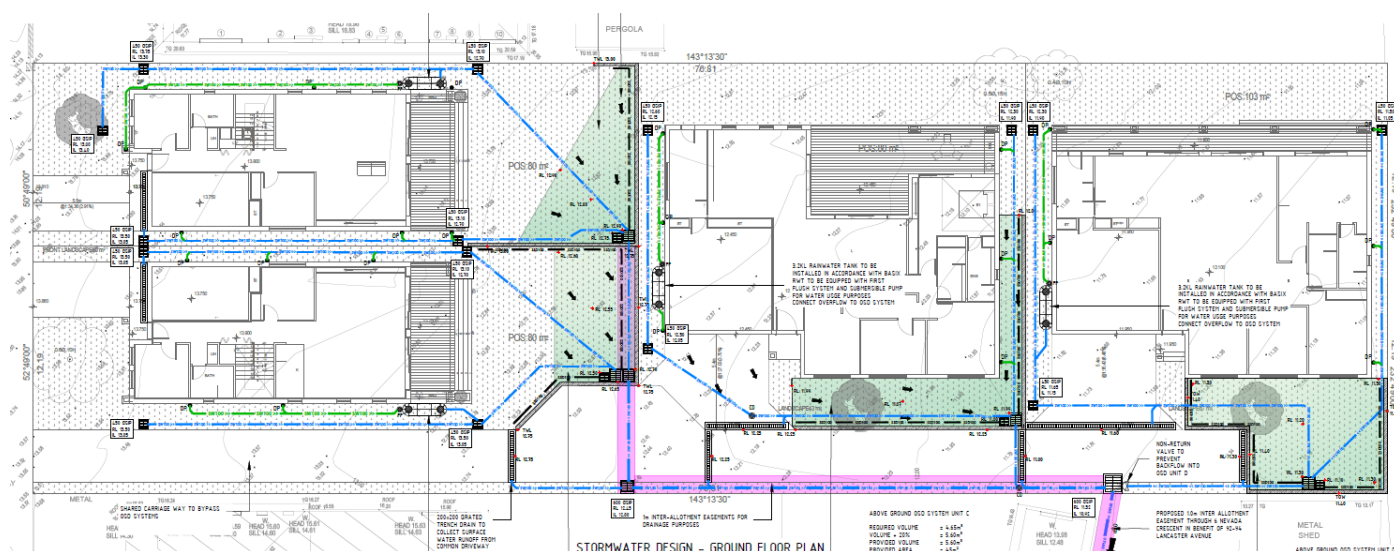
Parking Configuration:	Detached Dual Occupancy (Lot A) - Single garage for each unit. Single storey dwelling house (Lot B) - Double garage Single storey dwelling house (Lot C) - Double garage
Number of Parking Spaces:	Lot A - 2 (1 hard-stand & 1 covered for each unit) Lot B - 2 Lot C - 2
AS2890:	Yes, Driveway is provided with passing bay at a 30m distance. The design of the driveway ensures forward direction of the vehicular entry and exit.  Proposed Driveway Gradient with appropriate width in accordance with AS2890

### 3.4.3 Waste Management

A Waste Management Plan has been submitted with this development application. Refer to the Waste Management Plan for further information.

### 3.4.4 Stormwater Drainage Plan

In the case of Lot A that consists of a detached dual occupancy, stormwater collected from impervious areas, such as roofs and pavement; will be directed to a rainwater tank with a capacity of 3.2kL for each unit. In the case of Lot B & C, stormwater collected from impervious areas, such as roofs and pavement; will be directed to a rainwater tank with a capacity of 3.2kL for each unit on the respective lots. This tank will serve as a storage solution for the captured rainwater. In the event that the tank becomes full, any excess water will be discharged to drainage pits which forms part of the inter-allotment drainage system Lot 6/-/DP200543. Consent for the easement through the downstream property owner should be conditioned as a deferred commencement consent whereby the easement needs to be registered before the development consent becomes operational.





### 3.4.5 Clause 4.15(1) Assessment of the EPAA Act 1979

## 3.5 Environmental Planning Instruments Provisions

### 3.5.1 *Environmental Planning and Assessment Act 1979 (Deferred Commencement)*

Consent is sought under a deferred commencement consent to register an easement through the downstream property owner in accordance with the stormwater management plan submitted with this application through Lot 6/-/DP200543.

Under Section 4.16 of the Environmental Planning and Assessment Act 1979, a development consent may be granted subject to a condition that the consent is not to operate until the applicant satisfies the consent authority, in accordance with the regulations, as to any matter specified in the condition. Nothing in this Act prevents a person from doing such things as may be necessary to comply with the condition.

The following also applies under section 76 of the Environmental Planning and Assessment Regulations 2021:

- (1) A development consent with a deferred commencement, as referred to in the Act, section 4.16(3), must be clearly identified as a “deferred commencement” consent, whether by using the expression, referring to that section or otherwise.
- (2) A deferred commencement consent must clearly distinguish between—
  - (a) conditions that relate to matters about which the consent authority must be satisfied before the consent can operate (the relevant matters), and
  - (b) other conditions.
- (3) A consent authority may specify the period within which the applicant must produce sufficient evidence to the consent authority to enable it to be satisfied about the relevant matters.
- (4) If the applicant produces evidence in accordance with this section, the consent authority must notify the applicant whether it is satisfied about the relevant matters.
- (5) If the consent authority does not notify the applicant within 28 days after the applicant produces the evidence, the consent authority is taken to have notified the applicant, on the day on which the period expires, that it is not satisfied about the relevant matters.
- (6) Subsection (5) applies for the purposes of the Act, section 8.7 only.

### 3.5.2 *State Environmental Planning Policy (Resilience and Hazards) 2021*

## Chapter 4 Remediation of Land

The property has been historically used for residential purposes, and does not involve any potential hazards. Therefore, further assessment of the site contamination is not required for the subject allotment.

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

The Building Sustainability Index: BASIX (SEPP 2004) came into effect on July 1, 2004 and applies to the proposed development. As required by the SEPP, a BASIX Certificate must be submitted with the development application.

The plans submitted with the application demonstrate that the proposed development will meet the water, thermal comfort, and energy efficiency requirements outlined in the policy once the development is constructed.

**Refer to the (Lot A1) BASIX 1 Certificate 1402046S issued on 27th Spetember 2023.**

**(Lot A2) BASIX 2 Certificate 1402106S issued on 27th Spetember 2023.**

**(Lot B) BASIX 3 Certificate 1402126S issued on 27th Spetember 2023.**

**(Lot C) BASIX 4 Certificate 1402157S issued on 27th Spetember 2023.**

## 3.5.4 State Environmental Planning Policy (Biodiversity and Conservation) 2021

### Chapter 2 - Vegetation in Non-Rural Areas

The proposal seeks for two trees to be removed and the subject allotment is not within a Biodiversity sensitive area.

The proposal does not likely to impact the significant vegetation present in and around the subject allotment. Therefore, further assessment of the flora and fauna is not be required.

The Landscape Plan submitted with the application offsets any tree removal and introduces new native trees into the development site.

## 3.6 Local Environmental Plan

### 3.6.1 Canterbury Bankstown Local Environmental Plan 2023

Discussion		Y/N
Permitted and Prohibited Development		
Zoning:	R2 - Low Density Residential	YES
Development Definition:	Detached Dual Occupancy & Two Dwellings	YES
Is the Development Permissible with Consent?	The proposed development of detached dual occupancy and dwelling house is permitted with consent under the Land Use Table.  Torrens Title subdivision of allotment is permitted under Section 2.6 of the Local Environmental Plan	YES
Is the Development Consistent with the Objectives of the zone?	<ul style="list-style-type: none"> <li>The proposed construction will accommodate the neighborhood's needs of the household in a low-density setting.</li> <li>The development allow for additional land uses that offer amenities or services to cater to residents' daily requirements and to enable specific non-residential development that coexists with residential uses and does not negatively impact the neighborhood's quality of life or amenities. The development takes into account neighbourhood amenities. and landscaping for low-density residential environments.</li> </ul>	YES

	Control	Discussion	Y/N
<b>Principal Development Standards</b>			
Minimum subdivision lot size	450m <sup>2</sup>	<p>The Lot size as a result of the proposed Torrens Title subdivision of the allotment into three is mentioned as follows:</p> <p>Lot A - 714m<sup>2</sup>            Lot B - 450m<sup>2</sup>            Lot C - 500m<sup>2</sup></p> <p>Therefore, the proposed subdivision of the allotments is greater than the minimum lot size mentioned under the Clause 4.1AA of LEP.</p>	YES
Minimum lot sizes and special provisions for dual occupancies	<p>Lot - 700m<sup>2</sup></p> <p>At least 20 metres wide at the front building line.</p> <p>Each Lot - 350m<sup>2</sup></p>	<p>The Lot size for the proposed detached dual occupancy in Lot A is 714m<sup>2</sup>.</p> <p>The site frontage is 20.78m.</p> <p>(i) Lot A1 - 357m<sup>2</sup>            (ii) Lot A2 - 357m<sup>2</sup></p> <p>The proposed development is consistent with the Clause 4.1A of the LEP.</p>	YES
Minimum lot sizes for dwelling houses on battle-axe lots in certain residential zones	<p>This clause applies to land in Zone R2, R3 or R4 in Area 2.</p> <p>600m<sup>2</sup></p>	<p>N/A</p> <p>The proposed development is in Zone R2 in Area 1. Therefore, this clause does not apply.</p>	YES
Height of buildings	9m	<p>The proposed development is not exceeding the maximum permitted height of 9m under the Clause 4.3 of the LEP.</p> <p>Dual Occupancy at A1 - &lt;8.5m            Dual Occupancy at A2 - &lt;8.5m            Detached Dwelling at Lot B - &lt;9m            Detached Dwelling at Lot C - &lt;9m</p>	YES

Floor space ratio	0.5:1	<p>The total building area covered on the site for the proposed detached dual occupancy in Lot A is 350m<sup>2</sup>, which is 0.49:1 FSR (this ratio is the same for Lot A1 and A2).</p> <p>The total building area covered on the site for the proposed single storey dwelling house in Lot B is 156m<sup>2</sup>, which is 0.34:1 FSR.</p> <p>The total building area covered on the site for the proposed single storey dwelling house in Lot C is 164m<sup>2</sup>, which is 0.32:1 FSR.</p> <p>The above mentioned statement concludes that the proposed development in each proposed allotment is not exceeding the maximum allowable floor space ratio under the Clause 4.4 of the LEP.</p>	YES
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Discussion		Y/N
<b>Miscellaneous Provisions</b>		
Flood planning	The proposed development is not within the 1% AEP Flood level.	YES

Discussion		Y/N
<b>Additional local provisions</b>		
Acid sulfate soils	<p>Class Category - 5 in Acid Sulfate Soils Map.</p> <p>The proposed earthworks are not within 500 metres of adjacent Class 1, 2, 3 or 4 land and the proposal does not likely to lower the Australian Height Datum.</p>	YES
Earthworks	The proposed development does not involve any earthworks and it responds with the topography of the subject allotment and does not affect the amenities of the adjoining properties. The proposed development does not have any impact on the drainage patterns and soil stability in the vicinity of the development.	YES
Stormwater management and water sensitive urban design	<p>The proposed development takes into consideration of the existing easement and any excess water will be discharged to existing pit which forms part of the inter-allotment drainage system that the site benefits from in the form of an easement.</p> <p>Therefore, the proposed development incorporates water sensitive urban design.</p>	YES



### 3.7 Development Control Plan

#### 3.7.1 Canterbury - Bankstown Development Control Plan 2023

	Control	Discussion	Y/N
<b>Chapter 2.3 Tree Management</b>			
Works requiring a permit	<p>(7) A person must not cut down, fell, uproot, kill, poison, ringbark, burn or otherwise destroy, lop or otherwise remove a substantial part of any prescribed tree defined in clause 2.3 or carry out excavation and earthworks within the tree protection zone except with a permit from Council and subject to any conditions specified in the permit.</p> <p>(8) Development consent is required to remove any tree:</p> <p>(a) located on a site listed as a heritage item in Schedule 5 of the Canterbury-Bankstown Local Environmental Plan 2023; or</p> <p>(b) located on land included on the Biodiversity Map under the Canterbury-Bankstown Local Environmental Plan 2023.</p>	<p>The subject site does not meet either of the following:</p> <ul style="list-style-type: none"> <li>It is not on a site listed as a heritage item in Schedule 5 of the Canterbury-Bankstown Local Environmental Plan 2023.</li> <li>It is not on land included on the Biodiversity Map under the Canterbury-Bankstown Local Environmental Plan 2023.</li> </ul> <p>The proposed development includes 2 trees for removal. Replacement planting is proposed in accordance with the landscape plan submitted with this application.</p>	YES
Prescribed trees	<p>(1) Chapter 2.3 of this DCP applies to the following trees:</p> <p>(a) all trees that are 5m or more in height; and</p> <p>(b) all mangroves, regardless of size; and</p> <p>(c) all trees, regardless of size, listed as Vulnerable or Endangered or a component of an Endangered Ecological Community listed under the Biodiversity Conservation Act 2016; and</p> <p>(d) all trees, regardless of size, listed under the Environmental Protection and Biodiversity Conservation Act 1999; and</p> <p>(e) all trees, regardless of size, located on land included on the Biodiversity Map under the Canterbury-Bankstown Local Environmental Plan 2023; and</p> <p>(f) all trees, regardless of size, located on sites listed as a heritage item in Schedule 5 of the Canterbury-Bankstown Local Environmental Plan 2023; and</p> <p>(g) all trees, regardless of size, located in the foreshore area under the Canterbury-Bankstown Local Environmental Plan 2023.</p>	<p>N/A</p> <p>The subject site does not contain any specific trees mentioned under this chapter 2.3 of the DCP.</p> <p>Therefore, this chapter does not apply.</p>	YES

	Control	Discussion	Y/N						
Chapter 3.2 Parking									
Off-street parking rates	(1) Dual occupancies/ semi-detached dwellings: (i) 1 car space per 2 or less bedrooms; or (ii) 2 car spaces per 3 or more bedrooms. (2) Dwelling houses: (i) 2 car spaces.	(i) Dual Occupancy in each lot at Lot A - Total 5 no of bedrooms - 2 (1 hard-stand area & single garage for each unit).  (ii) Detached Dwelling at Lot B - 2 (iii) Detached Dwelling at Lot C - 2	YES						
Access driveway width and design	(1) The location of driveways to properties should allow the shortest, most direct access over the nature strip from the road. (2) The appropriate driveway width is dependent on the type of parking facility, whether entry and exit points are combined or separate, the frontage road type and the number of parking spaces served by the access facility. (3) Driveway widths for existing dwellings and extensions to the existing properties are assessed on their merits. (4) For new residential development, necessary clear driveway widths are provided in the following table: <table><tr><th>Driveway width</th><th>Minimum clear width</th></tr><tr><td>One-way</td><td>3m</td></tr><tr><td>Two-way</td><td>5.5m</td></tr></table>	Driveway width	Minimum clear width	One-way	3m	Two-way	5.5m	The proposed driveway is positioned along the boundary on the side and can be directly accessed from Lancaster Avenue. This driveway spans a width of 3 meters and includes a passing bay situated 30 meters away. This driveway primarily provides a direct access to the proposed dwellings at both lot B and lot C. It is designed to allow vehicles entering and exiting each dwelling unit to do so in a forward direction.  The driveway provides entry and exit to parking availability for four cars across two dwellings and the total lot width, including the driveway, is not less than 24 metres.	YES
Driveway width	Minimum clear width								
One-way	3m								
Two-way	5.5m								
Sight distance requirement	For all development, adequate sight distance must be provided for vehicles exiting driveways. Clear sight lines are to be provided at the street boundary to ensure adequate visibility between vehicles on the driveway and pedestrians on the footway and vehicles on the roadway.	The proposed development is designed with adequate sight distance for all the vehicles exiting through the driveway.	YES						
Pedestrian access	Parking areas should be designed so that through-traffic is excluded, and pedestrian entrances and exits are separate from vehicular entrances and exits.	The proposed development will not affect pedestrian accessibility, and the parking spaces are planned to be separate from the pedestrian entrances.	YES						

	Control	Discussion	Y/N
Car wash bay	<p>(1) The minimum dimensions for a car wash bay is 3.5m by 5.4m.</p> <p>(2) Where residential development are required to provide a car wash bay as a condition of development consent, the following requirements apply:</p> <p>(a) the car wash bay pavement must be bunded and isolated from the stormwater drainage system so that car wash runoff does not discharge into the Sydney Water sewer system;</p> <p>(b) the car wash bay must be covered or located in the basement and protected so that stormwater does not collect in the wash bay and discharge into the sewer system; and</p> <p>(c) the car wash bay space may also be used as a visitor space.</p>	<p>N/A</p> <p>The proposed development does not include any car washing bay.</p>	YES
<b>Chapter 3.3 Waste Management</b>			
Weekly generation rates	<p>(i) General waste - 140L</p> <p>(ii) Recycling - 120L</p> <p>(iii) Garden organics - 120L</p>	<p>The proposed project adequately incorporates bin sizes that can manage weekly waste generation effectively.</p> <p>The provision of storage spaces within the kitchen area of the proposed project is deemed satisfactory.</p> <p>Refer to the Architectural Plans.</p>	YES
Bin sizes	<p>(iv) General waste - 140L</p> <p>(v) Recycling - 240L</p> <p>(vi) Garden organics - 240L</p>		
All residential development types	<p>(1) Council or its contractors are solely to provide the waste services to all residential development types as required under the <i>Local Government Act 1993</i>.</p> <p>(2) Each dwelling is to have:</p> <p>(a) A waste storage cupboard in the kitchen capable of holding two days waste and recycling and be sufficient to enable separation of recyclable materials.</p> <p>(b) A suitable space in the kitchen for a caddy to collect food waste.</p>		

	Control	Discussion	Y/N
All residential development types	<p>(1) Development must provide an adequate sized bin storage area behind the front building line to accommodate all allocated bins.</p> <p>(2) The location of the bin storage area must not adversely impact on the the streetscape, building design or amenity of dwellings.</p> <p>(3) The location of the bin storage area should ensure this area:</p> <p>(a) is screened or cannot be viewed from the public domain; and</p> <p>(b) is away from windows of habitable rooms to reduce adverse amenity impacts associated with noise, odour and traffic.</p> <p>(4) The location of the bin storage area is to be convenient to use for the dwelling occupants and caretakers, through reducing the bin travel distance from the bin storage area to the nominated kerbside collection point. The bin-carting route from the bin storage area to the collection point must not pass through any internal areas of the building/ dwelling and must avoid stairs or slopes.</p> <p>(5) Where possible, development may consider providing each dwelling with a suitable space for composting and worm farming, located within the backyard, private courtyard or open space. Composting facilities should locate on an unpaved area, with a minimum size of 1m<sup>2</sup> per dwelling.</p> <p>(6) Dwellings are to have access to an adequately sized on-site storage area to store bulky waste awaiting collection.</p> <p>(7) Development must comply with the requirements of the applicable Waste Design for New Developments Guide.</p>	<p>The proposed development complies with the necessary guidelines outlined in the Waste Design for New Developments Guide. It integrates a well-sized bin storage area behind the primary structure, thereby ensuring it does not impact negatively on the streetscape, structural design, or residential convenience.</p> <p>The area allocated for bin storage is designed to be unnoticeable from public spaces, and strategically placed away from livable spaces to mitigate potential noise, odour, and traffic issues.</p> <p>Provision has also been made to avail residents of an adequately sized onsite storage area to hold bulky waste pending collection.</p> <p>These measures put in place validate the compliance of the proposed development with the guidelines stipulated in the Waste Design for New Developments Guide.</p>	YES



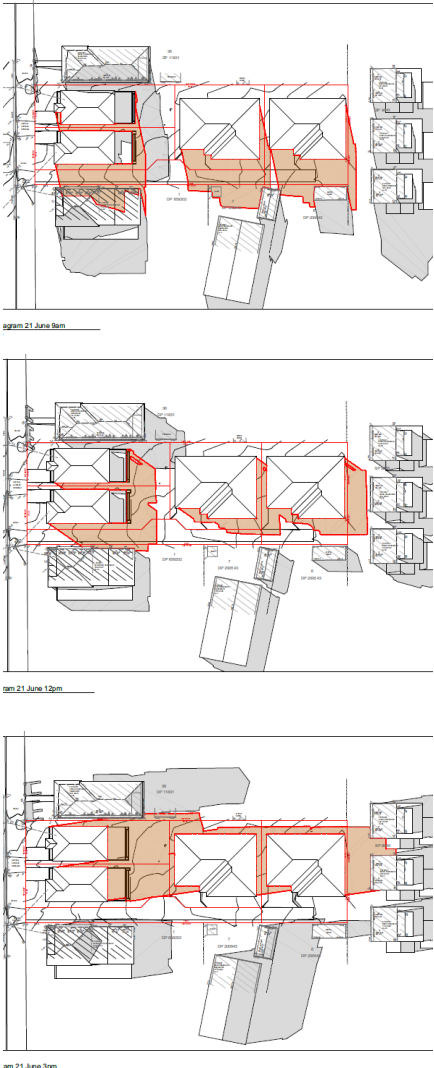
Control		Discussion	Y/N
<b>Chapter 3.5 Subdivision</b>			
Lot dimensions and access handles	<p>(1) Council may allow the subdivision of land to create not more than four battle-axe lots provided that:</p> <p>(a) the area of each lot, exclusive of any access corridor, is not less than 450m<sup>2</sup> ; and</p> <p>(b) each lot contains a rectangle with sides of 10m and 15m behind the setbacks of the proposed building.</p> <p>(2) Where the subdivision of land is creating:</p> <p>(a) a single battle-axe lot, the minimum width of an access handle is 3.5m; or</p> <p>(b) two or more battle-axe lots, the minimum width of an access handle is 3.5m plus a passing bay at 30m intervals.</p> <p>(3) Vehicle access to battle-axe lots must be provided via access handles and not rights-of way.</p> <p>(4) The access handle must be constructed in concrete, be unobtrusive in colour and be designed to enable vehicles to enter and leave the site in a forward direction:</p> <p>(a) Where the access handle serves only one lot, two concrete strips within the access handle are permitted, each to be 1m wide and spaced 0.75m apart.</p> <p>(b) Where the access handle is to serve two or more lots, it must be constructed with kerb and gutter on at least one side, with sealed pavement and drainage discharged.</p>	<p>The Lot size as a result of the proposed Torrens Title subdivision of the allotment into three is mentioned as follows:</p> <p>Lot A - 714m<sup>2</sup></p> <p>Lot B - 450m<sup>2</sup> (excluding access handle)</p> <p>Lot C - 500m<sup>2</sup> (excluding access handle)</p> <p>Therefore, the proposed subdivision of the allotments is greater than the minimum lot size mentioned under the requirements.</p> <p>The access handle is servicing to two battle-axe lots, identified as Lot A and Lot B.</p>	YES
<b>Chapter 3.7 Landscape</b>			
Existing vegetation and natural features	<p>(1) New landscaping is to complement the existing street landscaping and improve the quality of the streetscape.</p> <p>(2) 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.</p>	<p>The proposed development aligns with these objectives. It intends to not only enhance the existing street landscape but also to uplift the overall streetscape quality.</p> <p>It is designed to limit substantial earthworks, ensuring the conservation of site soil.</p>	YES

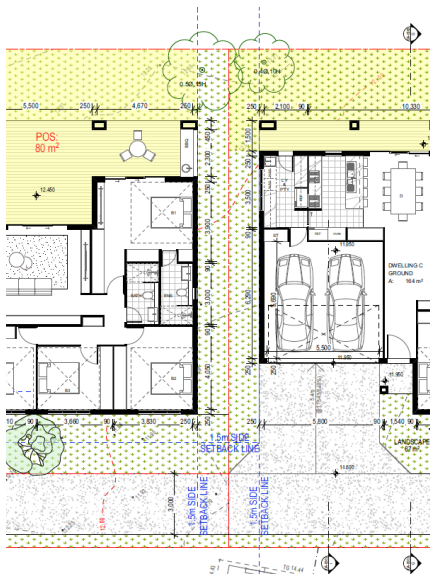
	Control	Discussion	Y/N
Design and location of landscape	<p>(1) The landscape design is to contribute to and take advantage of the site characteristics.</p> <p>(2) The landscape design is to improve the quality of the streetscape and communal open spaces by:</p> <ul style="list-style-type: none"> <li>(a) providing appropriate shade from trees or structures;</li> <li>(b) defining accessible and attractive routes through the communal open space and between buildings;</li> <li>(c) providing screens and buffers that contribute to privacy, casual surveillance, urban design and environmental protection, where relevant;</li> <li>(d) improving the microclimate of communal open spaces and hard paved areas;</li> <li>(e) locating plants appropriately in relation to their size including mature size;</li> <li>(f) softening the visual and physical impact of hard paved areas and building mass with landscaping that is appropriate in scale;</li> <li>(g) including suitably sized trees, shrubs and groundcovers to aid climate control by providing shade in summer and sunlight in winter.</li> </ul> <p>(3) The landscape of setbacks and deep soil zones must:</p> <ul style="list-style-type: none"> <li>(a) provide sufficient depth of soil to enable the growth of mature trees;</li> <li>(b) use a combination of groundcovers, shrubs and trees;</li> <li>(c) use shrubs that do not obstruct sightlines between the site and the public domain; and</li> <li>(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.</li> </ul>	<p>The proposed landscape plan encompasses appropriate shading from trees or structures, establishes pathways from the streets, and integrates screening and buffering methods for privacy and urban design.</p> <p>It also enhances the microclimate of private open spaces and hard paved areas, ensures appropriate placement of plants considering their mature size, and mitigates the visual and physical impact of hard paved areas and building mass using landscaping measures.</p> <p>The landscape of setbacks and deep soil zones is arranged to encourage the thriving of mature trees, with suitable combinations of groundcovers, shrubs, and trees. Refer to the planting schedule.</p> <p>Sightlines between the site and the public domain remain unobscured by the specific selection of shrubs and trees.</p>	YES


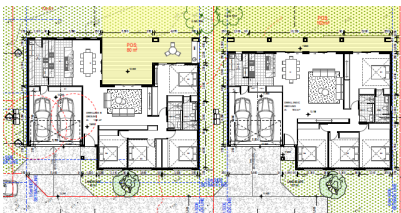
	Control	Discussion	Y/N
Trees	<p>(1) Development must consider the retention of existing trees in the building design.</p> <p>(2) Development must plant at least one canopy tree for every 12m of front and rear boundary width and:</p> <p>(a) Canopy trees are to be of a minimum 75 litre pot size.</p> <p>(b) Use deciduous trees in small open spaces, such as courtyards, to improve solar access and control of microclimate.</p> <p>(c) Place evergreen trees well away from the building to allow the winter sun access.</p> <p>(d) Select trees that do not inhibit airflow.</p> <p>(e) Provide shade to large hard paved areas using tree species that are tolerant of compacted/deoxygenated soils.</p> <p>(3) Development must provide street trees that will contribute to the canopy where possible.</p>	<p>The proposed development plans include the preservation of existing street trees. The tree within the development site is centrally located and cannot be retained.</p> <p>As part of this landscape design, six additional trees will be planted, while two existing trees will remain undisturbed on the side boundary.</p> <p>The trees chosen for this project will facilitate optimal access to the winter sun's radiance, while also offering sufficient shade over hard paved regions.</p> <p>In addition to enhancing the aesthetic appeal of the development, these trees will also contribute to increasing the overall canopy coverage.</p>	YES
<b>Chapter 5 Residential Accommodation - Former Bankstown LGA</b>			
<b>Dwelling Houses</b>			
Storey limit (not including basements)	<p>(a) The storey limit for dwelling houses is two storeys.</p> <p>(b) The siting of dwelling houses 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.</p> <p>(c) Any reconstituted ground level on the site must not exceed a height of 600mm above the ground level (existing) of an adjoining site except where:</p> <p>(i) the dwelling house is required to be raised to achieve a suitable freeboard</p> <p>(ii) the fill is contained within the ground floor perimeter of the dwelling house to a height no greater than 1 metre above the ground level (existing) of the site.</p>	<p>The proposed development on lots B and C is designed to consist solely of single-storey dwellings, thereby complying with all the outlined restrictions.</p> <p>This proposal ensures that any associated landscaping work are fully compatible with the existing slope and contours of the lots, as well as any neighboring sites.</p> <p>This development does not interfere with existing platforms on columns, unnecessary terracing, excessive rock excavation, retaining walls, nor land reclamation.</p> <p>Furthermore, the proposed development does not comprise of earthworks exceeding 600mm above the ground level.</p>	YES

	Control	Discussion	Y/N
Setback restrictions	The erection of dwelling houses is prohibited within 9 metres of an existing animal boarding or training establishment.	The subject allotment is not within 9 metres of any animal boarding or training establishment.	YES
Street setbacks	(1) The minimum setback for a building wall to the primary street frontage is: (a) 5.5 metres for the first storey (i.e. the ground floor); and (b) 6.5 metres for the second storey. (2) The minimum setback to the secondary street frontage is: (a) 3 metres for a building wall; and (b) 5.5 metres for a garage or carport that is attached to the building wall.	The proposed development is in the Lot B and Lot C.  The subject allotments does not address the street and the street frontage control does not apply.	YES
Side setbacks	(1) 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) 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. Council may vary this requirement where a second storey addition to an existing dwelling house demonstrates it must use the ground floor walls for structural support. (3) The basement level must not project beyond the ground floor perimeter of the dwelling house.	The proposed detached dwelling is a single storey design and the wall height is less than 7 metres.  The development has a side setback of minimum 0.9 metres.  Complies.	YES
Private open space	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.	Complies.  Private Open space of the proposed single dwelling:  At Lot B - 80m <sup>2</sup> At Lot C - 103m <sup>2</sup>  The proposed POS is in the form of a single area with a minimum width of 5 metres.	YES



	Control	Discussion	Y/N
Access to sunlight	<p>(1) 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 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>(2) 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.</p> <p>(3) 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.</p> <p>(4) Development should avoid overshadowing any existing solar hot water system, photovoltaic panel or other solar collector on the site and neighbouring sites.</p>	<p>The living area of the proposed development receives a minimum of three hours of sunlight between 8.00am and 4.00pm at the mid-winter solstice, and adjoining dwellings meets this sunlight requirement. The proposed development does not result in overshadowing on any living areas.</p> <p>50% private open space of the proposed development receives three hours of sunlight between 9.00am and 5.00pm at the equinox.</p> 	YES

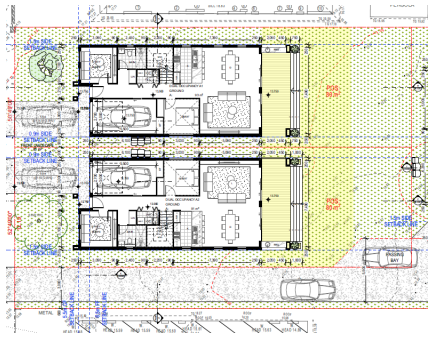
	Control	Discussion	Y/N
Visual privacy	<p>(1) Where development proposes a window that directly looks into the living area or bedroom window of an existing dwelling, the development must:</p> <ul style="list-style-type: none"> <li>(a) offset the windows between dwellings to minimise overlooking; or</li> <li>(b) provide the window with a minimum sill height of 1.5 metres above floor level; or</li> <li>(c) ensure the window cannot open and has obscure glazing to a minimum height of 1.5 metres above floor level; or</li> <li>(d) use another form of screening to the satisfaction of Council.</li> </ul> <p>(2) Where development proposes a window that directly looks into the private open space of an existing dwelling, the window does not require screening where:</p> <ul style="list-style-type: none"> <li>(a) the window is to a bedroom, bathroom, toilet, laundry, storage room, or other non-habitable room; or</li> <li>(b) the window has a minimum sill height of 1.5 metres above floor level; or</li> <li>(c) the window has translucent glazing to a minimum height of 1.5 metres above floor level; or</li> <li>(d) the window is designed to prevent overlooking of more than 50% of the private open space of a lower-level or adjoining dwelling.</li> </ul> <p>(3) Council may allow dwelling houses 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:</p> <ul style="list-style-type: none"> <li>(a) does not have an external staircase; and</li> <li>(b) does not exceed a width of 1.5 metres throughout; and</li> <li>(c) incorporates a form of screening to the satisfaction of Council such as partially recessing the balcony into the building.</li> </ul> <p>(4) Council does not allow dwelling houses to have roof-top balconies and the like.</p>	<p>The proposed single-storey dwellings on Lots B and C are designed with privacy as a priority.</p> <p>These designs do not incorporate any windows that have direct sight lines into the living or bedroom areas of neighbouring dwellings, thus ensuring a high level of privacy for the occupants.</p> <p>The provided image effectively illustrates this feature: it showcases how each dwelling is structured so that windows do not directly overlook living or bedrooms of the adjacent dwelling.</p> <p>This configuration effectively safeguards each household's privacy, an essential aspect in the design of proposed residential development.</p> 	YES

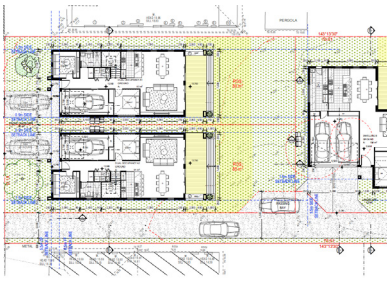
	Control	Discussion	Y/N
Building design	<p>(1) The maximum roof pitch for dwelling houses is 35 degrees.</p> <p>(2) Council may allow dwelling houses to have an attic provided the attic design:</p> <ul style="list-style-type: none"> <li>(a) accommodates no more than two small rooms (for the purposes of a bedroom and/or study) and a bathroom plus an internal link to the storey below; and</li> <li>(b) ensures the attic does not give the external appearance of a storey.</li> </ul> <p>(3) The design of dormers must:</p> <ul style="list-style-type: none"> <li>(a) be compatible with the form and pitch of the roof; and</li> <li>(b) must not project above the ridgeline of the main roof; and</li> <li>(c) must not exceed a width of 2 metres; and</li> <li>(d) the number of dormers must not dominate the roof plane.</li> </ul>	<p>The maximum roof pitch for the proposed dwelling houses is less than 35 degrees.</p> <p>The proposed design of the dwelling houses does not incorporate any attic spaces.</p>  <p style="text-align: center;">PROPOSED DWELLING C</p>	YES
Building design (car parking)	<p>(1) 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 to locate forward of the front building line provided:</p> <ul style="list-style-type: none"> <li>(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</li> <li>(b) the covered car parking space is setback a minimum 6 metres from the primary and secondary street frontages.</li> </ul> <p>(2) 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 facade.</p>	<p>The proposed development is configured to consist of a double garage in the battle-axe lots, which are situated behind Lot A.</p> <p>For dwelling unit, the associated garage is positioned behind the building line.</p> 	YES

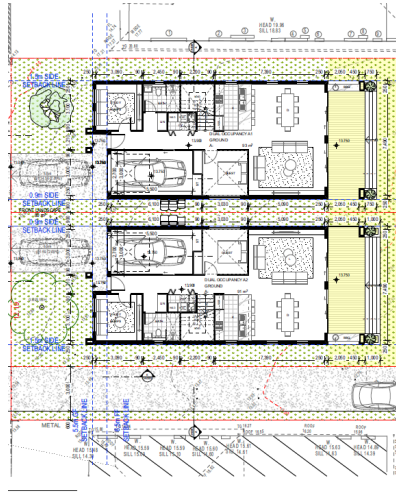
	Control	Discussion	Y/N
Landscape	<p>(1) Development must retain and protect any significant trees on the site and adjoining sites. To achieve this clause, the development may require a design alteration or a reduction in the size of the dwelling house.</p> <p>(2) Development must landscape the following areas on the site by way of trees and shrubs with preference given to native vegetation endemic to Canterbury-Bankstown:</p> <p>(a) a minimum 45% of the area between the dwelling house and the primary street frontage; and</p> <p>(b) a minimum 45% of the area between the dwelling house and the secondary street frontage; and</p> <p>(c) plant at least one 75 litre tree between the dwelling house and the primary street frontage.</p>	<p>The proposed development is consistent with the minimum requirement of landscape provisions.</p>	YES
<b>Dual Occupancies</b>			
Subdivision	<p>For development that establishes a dual occupancy and a secondary dwelling on the same allotment, the two dwellings forming the dual occupancy may be subdivided provided the minimum lot size is 450m<sup>2</sup> per dwelling.</p>	<p>The proposed development includes a detached dual occupancy with one dwelling unit on each lot.</p> <p>Proposed total lot size - 714m<sup>2</sup> For each unit - 357m<sup>2</sup></p>	YES
Storey limit (not including basements)	<p>(1) The storey limit for dual occupancies is two storeys.</p> <p>(2) The siting of dual occupancies, 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.</p> <p>(3) Any reconstituted ground level on the site must not exceed a height of 600mm above the ground level (existing) of an adjoining site except where:</p> <p>(a) the dual occupancy is required to be raised to achieve a suitable freeboard; 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 site.</p>	<p>The proposed development on Lot A includes a detached dual occupancy which is designed to consist of two-storey design, thereby complying with all the outlined restrictions.</p> <p>This proposal ensures that any associated landscaping work are fully compatible with the existing slope and contours of the lots, as well as any neighboring sites.</p> <p>This development does not interfere with elevated platforms on columns, unnecessary terracing, excessive rock excavation, retaining walls, nor land reclamation.</p> <p>Furthermore, the proposed development retains the existing ground level and is not exceeding 600mm above the ground level.</p>	YES

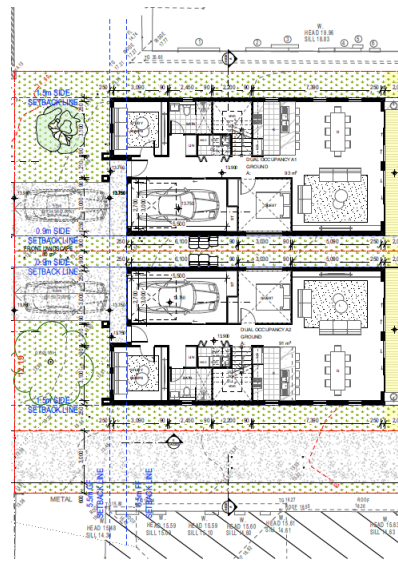
	Control	Discussion	Y/N
Setback restrictions	The erection of dual occupancies is prohibited within 9 metres of an existing animal boarding or training establishment.	The subject allotment is not within 9 metres of any animal boarding or training establishment.	YES
Street setbacks	<p>(1) The minimum setback for a building wall to the primary street 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> <p>(2) The minimum setback to the secondary street frontage is:</p> <p>(a) 3 metres for a building wall; and</p> <p>(b) 5.5 metres for a garage or carport that is attached to the building wall.</p>	<p>Proposed Detached Dual Occupancy has the following:</p> <p>Front Setback at GF - 5.5m</p> <p>Front Setback at FF - 6.5m</p>	YES
Side setbacks	<p>(1) 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. 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 site.</p> <p>(2) 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>(3) The minimum setback between a dual occupancy and the side boundary must be clear of obstacles such as a hot water unit, waste storage area, storage shed and the like.</p>	<p>The proposed detached dual occupancy at Lot A is a double storey design and a wall height of greater than 7 metres.</p> <p>The detached dual occupancy has a side setback of 1.5 metres and the setback is solely used as a landscaped area.</p>	YES
Private open space	Dual occupancies must provide a minimum 80m <sup>2</sup> 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.	<p>Complies.</p> <p>Private Open space of the proposed detached dual occupancy:</p> <p>At Lot A1 - 80m<sup>2</sup></p> <p>At Lot A2 - 80m<sup>2</sup></p> <p>The proposed POS is in the form of a single area with a minimum width of 5 metres.</p>	YES



	Control	Discussion	Y/N
Access to sunlight	<p>(1) At least one living area of each dwelling must receive a minimum three 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>(2) 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.</p> <p>(3) 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 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.</p> <p>(4) Development should avoid overshadowing any existing solar hot water system, photovoltaic panel or other solar collector on the site and neighbouring sites.</p>	<p>The living area of the proposed development receives a minimum of three hours of sunlight between 8.00am and 4.00pm at the mid-winter solstice, and adjoining dwellings meets this sunlight requirement. The proposed development does not result in overshadowing on any living areas.</p> <p>50% private open space of the proposed development receives three hours of sunlight between 9.00am and 5.00pm at the equinox.</p> 	YES

	Control	Discussion	Y/N
Visual privacy	<p>(1) Where development proposes a window that directly looks into the living area or bedroom window of an existing dwelling, the development must:</p> <ul style="list-style-type: none"> <li>(a) offset the windows between dwellings to minimise overlooking; or</li> <li>(b) provide the window with a minimum sill height of 1.5 metres above floor level; or</li> <li>(c) ensure the window cannot open and has obscure glazing to a minimum height of 1.5 metres above floor level; or</li> <li>(d) use another form of screening to the satisfaction of Council.</li> </ul> <p>(2) Where development proposes a window that directly looks into the private open space of an existing dwelling, the window does not require screening where:</p> <ul style="list-style-type: none"> <li>(a) the window is to a bedroom, bathroom, toilet, laundry, storage room, or other non-habitable room; or</li> <li>(b) the window has a minimum sill height of 1.5 metres above floor level; or</li> <li>(c) the window has translucent glazing to a minimum height of 1.5 metres above floor level; or</li> <li>(d) the window is designed to prevent overlooking of more than 50% of the private open space of a lower-level or adjoining dwelling.</li> </ul> <p>(3) 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:</p> <ul style="list-style-type: none"> <li>(a) does not have an external staircase; and</li> <li>(b) does not exceed a width of 1.5 metres throughout; and</li> <li>(c) incorporates a form of screening to the satisfaction of Council such as partially recessing the balcony into the building.</li> <li>(d) Council does not allow dual occupancies to have roof-top balconies and the like.</li> </ul>	<p>The proposed double storey detached dual occupancy on Lot A is designed with privacy as a priority.</p> <p>The design do not incorporate any windows that have direct sight lines into the living or bedroom areas of neighbouring dwellings, thus ensuring a high level of privacy for the occupants. The proposed development is located at a distance of more than 6 metres from the proposed single storey dwellings on lot B and lot C.</p> <p>The provided image showcases that windows in the detached dual occupancy do not directly overlook living or bedrooms of the adjacent dwelling.</p> <p>This configuration effectively safeguards each household's privacy, an essential aspect in the design of proposed residential development.</p> 	YES

	Control	Discussion	Y/N
Building design	<p>(1) Development for the purpose of dual occupancies must demolish all existing dwellings (not including any heritage items) on the site.</p> <p>(2) The design of dual occupancies must ensure:</p> <ul style="list-style-type: none"> <li>(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</li> <li>(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</li> <li>(c) the front porch and one or more living area or bedroom windows to each dwelling face the street; and</li> <li>(d) the garage, driveway and front fence do not dominate the front of the building and front yard; and</li> <li>(e) the two dwellings on a corner site each face a different frontage.</li> </ul> <p>(3) The maximum roof pitch for dual occupancies is 35 degrees.</p> <p>(4) Council may allow dual occupancies to have an attic provided the attic design:</p> <ul style="list-style-type: none"> <li>(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</li> <li>(b) ensures the attic does not give the external appearance of a storey.</li> </ul> <p>(5) The design of dormers must:</p> <ul style="list-style-type: none"> <li>(a) be compatible with the form and pitch of the roof; and</li> <li>(b) must not project above the ridgeline of the main roof; and</li> <li>(c) must not exceed a width of 2 metres; and</li> <li>(d) the number of dormers must not dominate the roof plane.</li> </ul>	<p>The proposed detached dual occupancy design incorporates individual identities for each dwelling, adhering to the symmetrical design requirement for an independent identity when viewed from the street.</p> <p>Architectural elements have been integrated in a manner that aligns with the aesthetics of surrounding environment.</p> <p>The front porch and a minimum of one living area or bedroom window in each dwelling also capitalize on the street-facing views.</p> <p>Moreover, the design has been implemented in a way that the additional elements such as the garage, driveway, and front fence blend in seamlessly and do not overwhelm the overall appearance of the building's front or its front yard.</p> <p>Thus, the proposed design successfully achieves the guidelines for dual occupancy development.</p> 	YES

	Control	Discussion	Y/N
Building design (car parking)	<p>(1) 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 street frontages.</p> <p>(2) 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 facade. Council does not permit internal stacked or tandem garages.</p> <p>(3) 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 two 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>The design with a single garage avoids the problem of proposing multiple car parking spaces facing the street, eliminating the concern of dominating the street facade or requiring complex architectural integration. Thus, it aligns with the council's preferences.</p> <p>With its two-storey design, it satisfies the condition for a building proposing a single garage for each unit and with only two car parking spaces facing the street.</p> <p>The proposed garage is setback 6m from the street and placed behind the front building line, it adheres to the guidelines for covered car parking spaces.</p> 	YES

	Control	Discussion	Y/N
Landscape	<p>(1) 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 dual occupancy.</p> <p>(2) 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.</p> <p>(a) a minimum 45% of the area between the dual occupancy and the primary street frontage; and</p> <p>(b) a minimum 45% of the area between the dual occupancy and the secondary street frontage; and</p> <p>(c) plant at least one 75 litre tree between the dual occupancy and the primary street frontage.</p>	<p>The proposed development is consistent with the minimum requirement of landscape provisions.</p>	YES



## 3.8 Planning Agreements

A planning agreement is not proposed in response to Section 4.15(1)(iia) of the EPAA Act 1979.

## 3.9 Impacts of the Development

There are several factors to consider when evaluating the potential environmental impacts on the natural and built environments, as well as the social and economic impacts in the local area, in accordance with the Environmental Planning and Assessment Act 1979. These may include:

- The potential for the development to affect air quality, water resources, soil quality, flora and fauna, and other natural resources
- The potential for the development to cause noise, vibration, or other types of pollution
- The potential for the development to contribute to climate change or other environmental issues
- The potential for the development to affect the character or amenity of the local area
- The potential for the development to have social or economic impacts on the local community, including impacts on housing affordability, employment, and local industries.

The proposed development is to have to be satisfactory because it compliments the surrounding environmental conditions and is not considered to have any significant social or economic impacts on the existing local community. *The proposed demolition of the existing structures and Torrens Title Subdivision of one lot into three and construction of detached dual occupancy (with subdivision) and two single storey dwelling houses that does not result in any environmental concerns and improves the character and amenity of the local area.*

## 3.10 Suitability of the Site for the Development

The proposed development is located in a zoning that allows for the type of development being proposed and has access to the necessary infrastructure to support it. The property's physical characteristics, including its size and shape, are suitable for the development, and the location is appropriate given the surrounding land uses and the needs and desires of the community. There is sufficient demand for the development in the local area. *The subject site does not have any environmental constraints that prevent the development from proceeding.*

## 3.11 Submissions

Council must consider any submissions received in accordance with Council's Notification Policy.

## 3.12 The Public Interest

The proposed development has been carefully designed to minimize its environmental impacts as demonstrated by the assessment of the relevant SEPPs, LEP and DCP. *The development will have a positive social impact by enhancing the residential quality of the surrounding and satisfies the housing needs of the local community.* The development's design is compatible with the surrounding area and will enhance the character and amenity of the local community. It will not generate significant additional vehicle traffic or have any negative impacts on local roads or transportation networks. The development meets all health and safety standards and will not negatively affect the cultural or heritage values of the area. It also aligns with regional and state planning objectives.

#### 4. Conclusion

The proposed development is permissible with the consent of Council under the Environmental Planning and Assessment Act 1979. This Statement of Environmental Effects has assessed the proposal against the relevant SEPPs, Local Environmental Plan and Development Control Plan. The proposal has demonstrated that it is compatible with the aims of objectives of the LEP and DCP.

Council should therefore be supportive of *the demolition of the existing structures and proposed Torrens Title Subdivision of one lot into three and construction of detached dual occupancy (with subdivision) and two single storey dwelling houses.*

Should you wish to discuss the matter further, please do not hesitate to contact the undersigned.

Yours faithfully,



Steven Sammut  
Director  
Developable Pty Ltd