



Prepared by Amelia Xu

20 October 2023

# **Statement of Environmental Effects**

**Lot 189/DP3846**

**6 Gould Street, Campsie 2194**

***Proposed alterations and additions to the existing  
dwelling house***

Proposal: Alterations and additions to the existing dwelling house

Subject Site: 6 Gould Street, Campsie 2194

Authority: City of Canterbury Bankstown Council

Date: 20 October 2023

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## 1. Introduction

This Statement of Environmental Effects (SEE) is submitted to City of Canterbury Bankstown Council in support of the proposed alterations and additions of the existing dwelling house at 6 Gould Street, Campsie.

The SEE provides an analysis of the site and surrounding environments. It is to be read in conjunction with the architectural drawings prepared by 2D House Design. It provides an outline of the subject and surrounding sites, a description of the proposal and an assessment under the relevant Planning Controls. Also, this report carries out an assessment under the relevant planning controls in accordance with Section 4.15(1) of the *Environmental Planning and Assessment Act, 1979*.

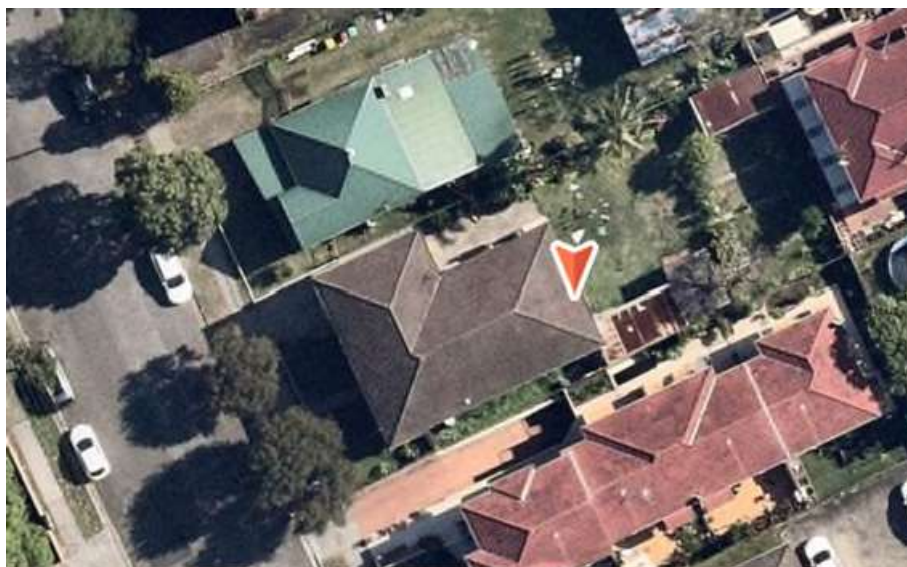
The site is zoned R4 High Density Residential zone pursuant to the Canterbury-Bankstown Local Environmental Plan 2023. The subject land use is 'dwelling house' which is permissible in the zone.

The proposal is also generally compliant and consistent with the Objectives and Controls pertaining to dwelling house under the Canterbury-Bankstown Development Control Plan 2023.

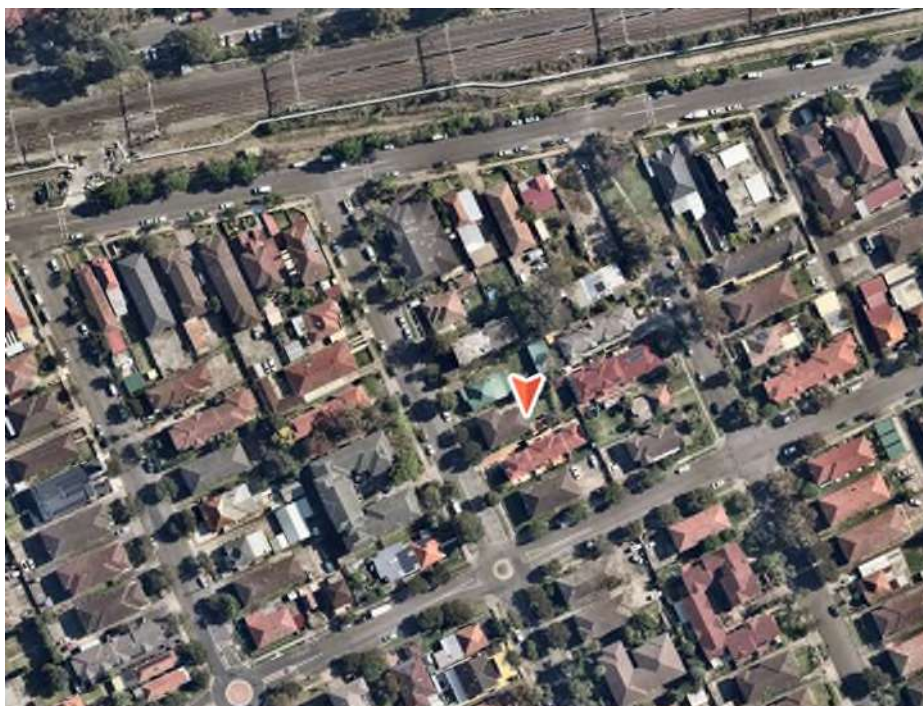
## 2. Site Analysis

### 2.1 Site description

The subject site is known No. 6 Gould Street, Campsie 2194 and known as Lot 189, DP3846. The site is zoned R4 under the Canterbury-Bankstown Local Environmental Plan 2023. Please refer to Figure 1-2 for site location information.



*Figure 1: Site satellite photo (source: Near map)*



*Figure 2: Site location map (Source: Near map)*

The site has an area of 607sqm and currently comprises a dwelling house, a fibro outbuilding with attached awning, and a shed. The site has a 15.24sqm street frontage and 40.235m in length.

The site experiences a fall on 1.2 metres to the rear of the site.

The site is not bushfire prone land.

The site is flood prone.

The site is not burdened by any easements or restrictions.

The site is not affected by ANEF noise exposure.

The site does not contain a heritage listed item, is not located in the vicinity of any heritage listed items and is not located within a heritage conservation area.

The site is located in R4 and surrounded by a mix of building types, including dwelling house, multi dwellings etc. Please refer to Figure 3 for the current subject site and Figure 4-5 for the adjacent developments.



*Figure 3: Subject site front view seen from Gould Street  
(Source: Google Map)*





*Figure 5: Adjacent dwelling No 4 Gould Street front elevations seen from Gould Street (Source: Google Map)*



*Figure 6: Adjacent multi-dwelling No 8 Gould Street front elevations seen from Gould Street (Source: Google Map)*

### **3. Proposed Development**

The proposal seeks the approval of alterations and additions of the existing dwelling including:

- Demolish of existing bifold door and add 2 new bathrooms on the ground floor.
- Construction of a new living room at the rear of the ground floor.
- Re-configuration and additions to the first floor, the first floor will comprise a sitting room with ensuite, an office, a music room, a study, three bathrooms, a toilet room, two bedrooms, a bar, a balcony and a movie theatre.



## **4. Assessment under planning controls**

### **4.1 State Environmental Planning Policies**

The proposed development is subject to the following State Environmental Planning Policies.

➤ **State Environmental Planning Policy (Resilience and Hazards) 2021**

According to Clause 4.6 of this SEPP, Council may not consent to the carrying out of any development on land unless it has considered whether the land is contaminated, and if the land is contaminated, it is satisfied that the land is suitable in its contaminated state (or will be suitable after remediation) for the purpose for which the development is proposed to be carried out.

Response: As the land has been continually used for residential purposes, the likelihood of contamination is low. In this regard, it is considered that the site is suitable for the proposed use and that no further investigation is warranted.

➤ **State Environmental Planning Policy (Biodiversity and Conservation) 2021**

Chapter 2 of the Biodiversity and Conservation SEPP aims to ensure that the value of trees and other vegetation in non-rural area are protected. The SEPP outlines that consent is required for the clearing of certain vegetation in non-rural areas. Council's Development Control Plan (DCP) 2012 outlines that certain trees can be removed without requiring consent whilst consent is required for clearing of significant vegetation.

Response: No trees will be removed or impacted under the current proposal.

➤ **State Environmental Planning Policy - Building Sustainability Index (2004)**

To encourage sustainable residential development, all new dwellings must comply with the provisions of State Environmental Planning Policy – Building Sustainability Index (BASIX).

Response: The proposed development has achieved full compliance with the BASIX commitments. The proposal includes a copy of the BASIX Certificate for the dwelling house which meets the requirements of the SEPP.

**4.2 Canterbury-Bankstown Local Environmental Plan 2023**

Zone of the land	R4 High Density Residential
Definition of development	Dwelling House
Is the development permissible in the zone?	Yes, permissible
Satisfies the zone objectives	Yes
Satisfies Clause 4.1 (Minimum lot size)	Yes – existing site
Satisfies Clause 4.3 (Height of Buildings)	Yes – The maximum allowed building height is 11.5m, the proposed building height is 8.62m
Satisfies Clause 4.4 (Floor Space Ratio)	Yes – The maximum allowed FSR is 0.9:1, the proposed FSR is 0.77:1
Satisfies Clause 5.10 (Heritage)	NA
Satisfies Clause 6.2 (Earthworks)	Yes – No excavations are proposed, the proposed development will use drop edge beam. All earthworks are retained within the building footprint.

### 4.3 Canterbury-Bankstown Development Control Plan 2023

CBDCP – Chapter 5.2		
ITEM	REQUIREMENT	PROPOSED
2.1 Minimum lot size and frontage	C1 The minimum primary street frontage width for dwelling houses is 15m.	Complies Existing lot with frontage of 15.24m.
	C2 Lots must be generally rectangular.	Complies. The lot is rectangular size.
	C3 Internal and battle-axe blocks and lots with irregular dimensions or shallow depths must satisfy the objectives of the DCP.	N/A
	C4 Nothing in this section prevents Council giving consideration to the erection of a dwelling house on an allotment of land which existed as of 1 January 2013.	Noted
2.2 Site coverage	C1 Maximum area of building footprint 380m <sup>2</sup> , Maximum site coverage of all structures on a site 40%	Complies on merit. The proposed building footprint is 258.9m <sup>2</sup> . The proposed site coverage is 42.65%. Please refer to Part 4.4 for justification.
2.3 Landscaping	C1 Minimum deep soil area (25% of site area)	Complies, the proposed deep soil area is 45% of site area
	C2 Deep soil areas	Noted in calculation.

	must have a minimum dimension of 2.5m.	
2.4 Layout and orientation	C1 Orientate development to maximise solar access and natural lighting, without unduly increasing the building's heat load.	Complies The living room and POS are designed orienting north to maximize solar access.
	C2 Site the development to avoid casting shadows onto a neighbouring dwelling's primary living area, private open space and solar cells.	Complies The proposal provides sufficient side setback and minimizes shadow cast to the neighboring properties.
	C3 Coordinate design for natural ventilation with passive solar design techniques.	Complies Designed with natural ventilation.
	C4 Site new development and private open space to avoid existing shadows cast from nearby buildings	Complies Sufficient setbacks are provided on the northern side to minimize shadow cast from neighboring property
	C5 Site a building to take maximum benefit from cross-breezes and prevailing winds.	Complies
	C6 Do not compromise the creation of casual surveillance of the street, communal space and parking areas, through the required orientation.	Complies Habitable rooms are designed at the front facing the street to provide casual surveillance.
2.5 Height	C1 Development for the purposes of dwelling houses must	Complies The proposed dwelling is 2 storey.



	<p>not exceed the following numerical requirements:</p> <ul style="list-style-type: none"> <li>a) A maximum two storey built form.</li> <li>b) A maximum external wall height of 7m where the maximum height of buildings standard under the LEP is 8.5m.</li> <li>c) A maximum external wall height of 8m where the maximum height of building standard under the LEP is 9.5m.</li> <li>d) Finished ground floor level is not to exceed 1m above the natural ground level.</li> </ul> <p>Note: Skillion and flat roof forms will be considered on merit.</p>	The finish floor level is within 1m of the natural ground level.
C2 – C8		Not applicable to subject proposal
C9 Maximum 1m cut below ground level where it will extend beyond an exterior wall of the building.		Complies. No excavation is proposed.
C 10 No limit to cut below ground level where it will be contained entirely within the exterior walls of a building, however, excavated area is not to		Complies No excavation is proposed.

	accommodate any habitable room that would be located substantially below ground level.	
	C11 Maximum 600mm fill above ground level where it would extend beyond an exterior wall of a building.	Complies No fill is proposed outside the building footprint.
	C12 If proposed cut and fill, or a retaining wall, would be deeper or higher than 1m, structural viability must be confirmed by suitably qualified engineers' reports.	N/A
2.6 Setbacks	<p>C2 Front Setback</p> <ul style="list-style-type: none"> <li>• Minimum setback of 6m or the average of the existing setback of the nearest dwelling house to either side of the site.</li> <li>• Maximum 2m recess for the main entrance from the front building line.</li> </ul> <p>Side Setbacks</p> <ul style="list-style-type: none"> <li>• Minimum setback of minimum setback of 1m from side boundaries.</li> <li>• Corner lots: minimum setback of 2m from the secondary street frontage (the longer street boundary).</li> </ul> <p>Rear Setbacks</p>	<p>Complies</p> <p>Front Setback – unchanged. Side Setback (north) – 3.995m Side Setback (south) – 2.665m Rear Setback – 6.356m</p> <p>The front, side and rear setbacks and side setbacks of the proposed dwelling and basement level are fully compliant with the DCP requirements.</p>

	<ul style="list-style-type: none"> <li>• Minimum setback of 6m from the rear boundary.</li> </ul>	
	C3 External walls that enclose rooms, storage areas and/or garages are not to encroach beyond the specified setbacks.	N/A
	C4 For first floor additions, front and side setbacks may match the ground floor wall alignment of the existing dwelling for a depth of 10m or 50% of the length of the facade, whichever is the greater.	N/A
	C5 – C14	Not applicable to subject proposal
2.7 Building separation	<p>C1 The following controls apply to alterations and additions to dwelling houses:</p> <p>(a) The top storey of any two-storey building should be designed, as a series of connected pavilion elements.</p> <p>(b) Pavilion elements shall have a depth between 10m to 15m.</p> <p>(c) Articulate pavilion elements by an additional side boundary setback, and identified by separate roofs.</p>	N/A
2.8 General	C1 Contemporary	N/A

design	<p>architectural designs may be acceptable if:</p> <p>(a) A heritage listing does not apply to the existing dwelling or to its immediate neighbours.</p> <p>(b) The proposed addition is not visually prominent from the street or from a public space.</p> <p>(c) Extensive remodelling of existing facades is proposed in accordance with controls of this DCP.</p>	
	C2 New building forms and design features shall not mimic traditional features, but should reflect these in a contemporary design.	<p>Complies</p> <p>The proposed addition matches design feature of the existing dwelling.</p>
	C3 Access to upper storeys must not be via external stairs.	<p>Complies</p> <p>Both internal and external access are provided for first floor access.</p>
	C4 All dwellings must contain one kitchen and laundry facility.	<p>Complies</p> <p>The proposed dwelling contains one kitchen and laundry facility.</p>
	C5 Retain and extend prominent elements of the existing roof (such as gables, hips or longitudinal ridges that run parallel to a street boundary).	<p>Complies</p> <p>The existing roof is to be retained and extended.</p>
	C6 Contemporary roof forms may be acceptable on	N/A

additions at ground floor level if concealed substantially behind the existing dwelling, and not visible from the street or other public space.	
C7 Entries to residential buildings must be clearly identifiable.	Complies Existing entry to be retained at the front of the dwelling.
C8 The front door to a dwelling house may face a side boundary, or may be located beneath a carport, provided it is clearly identified by a porch or awning, and pathways.	N/A The front door is facing the street.
C9 A minimum of one habitable room must be oriented towards the street to promote positive social interaction and community safety	Complies Bedrooms are proposed at the front towards the street.
C10 Sight lines to the street from habitable rooms or entrances must not be obscured by ancillary structures	Complies Sight lines to the street from habitable rooms or entrances are not obscured by ancillary structures
C11 Design interiors to be capable of accommodating the range of furniture that is typical for the purpose of each room.	Complies
C12 The primary living area and principal bedroom must have a minimum dimension	Complies The primary living area and principal bedroom have a dimension of over 3.5m.



of 3.5m.	
C13 Secondary bedrooms must have a minimum dimension of 3m.	Complies Secondary bedrooms have dimension of over 3m.
C14 Provide general storage in addition to bedroom wardrobes and kitchen cupboards	Complies General storage space provided on both floors.
C15 Development on corner lots must address both street frontages through facade treatment and articulation of elevations.	N/A
C16 Use non-reflective materials, do not randomly mix light and dark coloured bricks, and treat publicly accessible wall surfaces with anti-graffiti coating.	Complies The proposed addition will use similar brick that matches existing.
C17 Facade design should reflect the orientation of the site using elements such as sun shading devices, light shelves and bay windows.	Complies Facade design reflects the orientation of the site
C18 Facades visible from the street should be designed as a series of articulating panels or elements.	Complies Articulation provided at the front façade.
C19 The width of articulating panels should be consistent with the scale and rhythm characteristic of bungalows	N/A

C20 The width of articulating panels shall be in accordance with the numerical requirements below: Street elevation 4m to 6m Side elevation 10m to 15m	N/A
C21 Avoid long flat walls along street frontages - stagger the wall alignment with a step (not a fin wall of other protruding feature) of at least 0.5m for residential buildings.	Complies Articulation provided at the front façade.
C22 Vary the height of modules so they are not read as a continuous line on any one street between 2 - 4 storeys, step-back to the middle component and again at the top.	Complies Hip roof is proposed with varied height.
C23 Incorporate contrasting elements in the facade - use a harmonious range of high quality materials, finishes and detailing.	Complies high quality materials, finishes are proposed for the façade.
C24 Screen prominent corners with awnings, balconies, terraces or verandas that project at least 1 m from the general wall alignment.	Complies Existing balcony at the front to be retained.
C25 The top storey of any two-storey dwelling should be	Complies

designed as a series of connected pavilion elements to minimise scale and bulk	
C26 Facades that exceed 25m in length shall be indented to create the appearance of multiple pavilion elements.	N/A
C27 Pavilion elements shall have a depth between 10-15m.	N/A
C28 Articulate upper storey pavilions with an additional side boundary setback, and identify by separate roofs.	N/A
C29 Large windows should be located at the corners of a building and may be designed as projecting bay-windows.	N/A
C30 Large windows should be screened with blinds, louvres, awnings or pergolas and be draft insulated.	N/A
C31 Windows must be rectangular.	Complies The proposed windows are rectangular.
C32 Square, circle and semi-circle windows are acceptable in moderation.	N/A
C33 Vertical proportioned window openings can include multi-panel windows or multi-panel doors.	N/A

C34 Windows and openings shall be appropriately located and shaded to reduce summer heat load and maximise sunlight in winter.	Complies Windows and openings are appropriately located and shaded to reduce summer heat load and maximise sunlight in winter.
C35 Dormer windows on buildings in the residential zone do not appear as additional storey must comply with the following design requirements: a) Individual dormers are no wider than 1.5m in width; b) Provide a minimum 2.5m separation between dormers; and c) Dormers do not extend encroach above the ridgeline of the building.	N/A
C36 Incorporate features to facilitate natural ventilation and convective currents - such as opening windows, high vents and grills, high level ventilation (ridge and roof vents) in conjunction with low-level air intake (windows or vents).	Complies
C37 Where natural ventilation is not possible, energy efficient ventilation devices such as ceiling	Complies

	fans should be considered as an alternative to air conditioning. Explore innovative technologies to naturally ventilate internal building areas or rooms.	
2.9 Roof design and features	C1 Use a simple pitched roof that accentuates the shape of exterior walls, and minimises bulk and scale.	Complies Hip roof is proposed for the dwelling house.
	C2 Avoid complex roof forms such as multiple gables, hips and valleys, or turrets	Complies Complex roof form is avoided.
	C3 Roof pitches are to be compatible and sympathetic to nearby buildings.	Complies Roof pitch is compatible and sympathetic to nearby buildings.
	C4 Parapet roofs that increase the height of exterior walls are to be minimised.	Complies No parapet roofs are proposed.
	C5 Use minor gables only to emphasise rooms or balconies that project from the body of a building.	Complies No gables are proposed.
	C6 Mansard roofs (or similar) are not permitted.	Complies Mansard roofs (or similar) are not proposed.
	C7 Pitched roofs should not exceed a pitch of 30 degrees.	Complies. The proposed roof does not exceed a pitch of 30 degrees.
	C8 Relate roof design to the desired built form and context.	Complies The proposed roof is compatible and sympathetic to the built form and context.



	C9 Roofs with greater pitches will only be considered on merit taking into account matters such as streetscape, heritage value and design integrity.	N/A
2.10 Solar access and overshadowing	C1 Solar access to proposed development Where site orientation permits at least primary living areas of dwellings must receive a minimum of 3 hours of sunlight between 8.00am and 4.00pm on 21 June.	Complies The proposed primary living areas receives a minimum of 3 hours of sunlight between 8.00am and 4.00pm on 21 June.
	C2 Principle areas of private open space must receive a minimum of 3 hours of sunlight between 8.00am and 4.00pm on 21 June to at least 50% of the open space surface area.	Complies Principle areas of private open space receives a minimum of 3 hours of sunlight between 8.00am and 4.00pm on 21 June to at least 50% of the open space surface area.
	C3 Dwellings must comply with the following: (a) At least one living room window and at least 50% or 35m <sup>2</sup> with minimum dimension of 2.5m (whichever is the lesser), of ground level private open space. (b) Receive a minimum of 3 hours sunlight between 8.00am and 4.00pm	Complies The proposed primary living areas receives a minimum of 3 hours of sunlight between 8.00am and 4.00pm on 21 June. Principle areas of private open space receives a minimum of 3 hours of sunlight between 8.00am and 4.00pm on 21 June to at least 50% of the open space surface area.

on 21 June. (c) Where existing overshadowing by buildings and fences is already greater than this control, sunlight is not to be reduced by more than 20%.	
C4 Proposed development must retain a minimum of 3 hours of sunlight between 8.00am and 4.00pm on 21 June for existing primary living areas and to 50% of the principal private open space.	Complies Proposed development retains a minimum of 3 hours of sunlight between 8.00am and 4.00pm on 21 June for existing primary living areas and to 50% of the principal private open space.
C5 If a neighbouring dwelling currently receives less than 3 hours of sunlight, then the proposed development must not reduce the existing level of solar access to that property.	Complies The proposed development does not reduce the existing level of solar access to adjoining properties.
C6 Sunlight to solar hot water or photovoltaic systems on adjoining properties must comply with the following: (a) Systems must receive at least 3 hours of direct sunlight between 8.00am and 4.00pm on 21 June. (b) If a system currently receives less	Complies The proposed development does not reduce sunlight to solar hot water or photovoltaic systems on adjoining properties.

than 3 hours sunlight, then the proposed development must not reduce the existing level of sunlight.	
C7 Clothes drying areas on adjoining residential properties must receive a minimum of 3 hours of sunlight on 21 June.	Complies Clothes drying areas on adjoining residential properties receive a minimum of 3 hours of sunlight on 21 June.
C8 Windows and openings shall be appropriately located and shaded to reduce summer heat load and maximise sunlight in winter.	Complies Windows and openings are appropriately located and shaded to reduce summer heat load and maximise sunlight in winter.
C9 Use shading devices to allow direct sunlight to enter and heat a building in winter and prevent direct sunlight entering and heating the building in summer. Devices include eaves, awnings, shutters, louvres, pergolas, balconies, colonnades or external planting.	Noted
C10 Provide horizontal shading to north-facing windows and vertical shading to east or west windows.	Noted
C11 Use moveable shading devices on large windows facing east and west that are	Noted

	capable of covering 100% of glazed areas. Eaves shall be a minimum of 350mm wide and allow for an overhang of approximately 65 degrees above the horizontal.	
	C12 Avoid reducing internal natural daylight or interrupting views with shading devices.	Noted
	C13 Use double-glazing, solar coated windows, curtains, or internal shutters to prevent heat loss and provide extra summer protection.	Noted
	C14 Use high performance glass with a reflectivity below 20%.	Noted
	C15 Minimise external glare by avoiding reflective films and use of tint glass.	Noted
	C16 Use of draft insulation around windows and doors.	Noted
2.11 Visual privacy	C1 Locate and orient new development to maximise visual privacy between buildings, on and adjacent to the site.	Complies  The development does not have adverse privacy impact to adjoining properties.
	C2 Minimise direct overlooking of rooms and private open space through the	Complies Adequate setbacks are provided, no living room windows are overlooking neighbouring

	<p>following:</p> <p>(a) Provide adequate building separation, and rear and side setbacks; and</p> <p>(b) Orient living room windows and private open space towards the street and/or rear of the lot to avoid direct overlooking between neighbouring residential properties.</p>	properties.
	<p>C3 If living room windows or private open spaces would directly overlook a neighbouring dwelling:</p> <p>(a) Provide effective screening with louvres, shutters, blinds or pergolas; and/or</p> <p>(b) Use windows that are less than 600mm wide or have a minimum sill height of at least 1.5m above the associated floor level.</p>	<p>Complies</p> <p>Living room is located on the ground floor and is unlikely to have any adverse privacy impact to the adjoining property.</p>
	<p>C4 Screening of bedroom windows is optional and dimensions are not restricted.</p>	Noted
2.12 Acoustic privacy	<p>C1 Protect sensitive rooms, such as bedrooms, from likely sources of noise such as major roads and neighbouring' living areas.</p>	<p>Complies</p> <p>Adequate setbacks are provided.</p>
	C2 Bedroom windows	Complies



	in new dwellings that would be located at or close to ground level are to be raised above, or screened from, any shared pedestrian pathway.	No shared pathway exists on site.
	C3 Screen balconies or windows in living rooms or bedrooms that would face a driveway or basement ramp.	N/A
	C4 Address all requirements in 'Development Near Rail Corridors and Busy Roads – Interim Guideline (2008)' published by the NSW Department of Planning.	N/A
2.13 Fences	C1 Provide boundary definition by construction of an open fence or hedge to the front street boundary.	N/A Existing boundary fence to be retained.
	C2 Front fences within the front boundary setback are to be no higher than 1.2m.	N/A Existing boundary fence to be retained.
	C3 Side fences may be 1.8m high to the predominant building line. Forward of the building line, side fences must taper down to the height of the front fence at a height no greater than 1.2m.	N/A Existing boundary fence to be retained.

	C4 On corner sites where the facade of a building presents to two street frontages, fences are to be no higher than 1.2m.	N/A
	C5 Front fences shall not be taller than 1.2m.	N/A
	C6 Screens with a minimum of 50% transparency may be up to 1.8m high along the front boundary.	N/A
	C7 Landscaping should not include visually solid hedges that may conceal intruders.	N/A
2.14 Outbuildings and swimming pools	C1 – C14	Not applicable to subject proposal
2.15 Building services	C1 All letterboxes be installed to meet Australia Post standards.	N/A
	C2 Design and provide discretely located mailboxes at the front of the property.	N/A
	C3 Integrate systems, services and utility areas with the design of the whole development – coordinate materials with those of the building and integrate with landscaping.	N/A
	C4 Facilities should	N/A

not be visually obtrusive and should not detract from soft-landscaped areas that are located within the required setbacks or building separations.	
C5 Appliances that are fitted to the exterior of a building, and enclosures for service meters, do not detract from the desired architectural quality of new building, or the desired green character of streetscapes.	Complies. Appliances do not detract from the desired architectural quality of new building, or the desired green character of streetscapes.
C6 Unscreened appliances and meters should not be attached to any facade that would be visible from a street or driveway within the site: (a) Screen air conditioning units behind balcony balustrades; (b) Provide screened recesses for water heaters rather than surface - mounting them on exterior walls; and (c) Locate meters in service cabinets.	Complies. Unscreened appliances and meters are not attached to any facade that would be visible from a street or driveway.
C7 Screen or treat air conditioning units, TV antennae, satellite dishes, ventilation	Complies. Air conditioning units, TV antennae, satellite dishes, ventilation ducts and other like

ducts and other like structures so they are not visible on the street elevation.	structures are not visible on the street elevation.
C8 Coordinate and integrate building services, such as drainage pipes, with overall facade and balcony design.	Complies
C9 Location and design of service areas should include: (a) Screening of clothes drying areas from public places; and (b) Space for storage that is screened or integrated with the building design.	Complies. Clothes drying areas are not visible from street. Space for storage is integrated with the building design.
C10 Minimise visual impact of solar hot water systems by: (a) Placing the system as unobtrusively as possible, both to the street and neighbouring properties; (b) Using a colour that is consistent with the colour of roof materials; (c) Designing solar panels, where possible, as part of the roof; (d) Setting the solar panels back from the street frontage and position below the	Complies. Solar hot water systems are not visible from street.

	<p>ridgeline; and</p> <p>(e) Separate the water storage tank from the solar collectors and place on a less visually obtrusive part of the roof, or within the building (for example, the roof space or laundry).</p>	
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## 4.4 Justification Statement

### 4.4.1 Site Coverage

The objective of 2.2 Site Coverage Under Part 5.2 of the *CBDCP* are to *‘ensure that the scale and mass of development achieves improved levels of residential amenity for new development and for existing dwellings’* and *“To ensure there is adequate unbuilt upon areas to allow for private open space, substantial landscaped areas and deep soil planting capable of supporting large trees”*.

This is supported by the development controls set out in Table 1: Maximum site coverage of all structures on a site is 40% for lots >900m<sup>2</sup>. The application proposes a 46.65% which is a minor variation.

The following is noted to support the minor 2.65% variation:

- The site coverage control apply to dwellings in residential zones, while the subject site is located within R4 High density residential zone, the maximum allowed FSR is 0.9:1 which is much higher than R2 zone, therefore, the minor variation to the site coverage shall be considered acceptable as the subject site allows higher density;
- The proposed dwelling house is located in high density residential area, the proposed double storey dwelling and remains in keeping with the bulk and scale of development within the vicinity.
- Sufficient private open space and landscape area are provided for the dwelling house which exceeds the DCP requirements.
- Adequate setbacks are proposed to retain the natural landscape features present on the site. Deep soil area are proposed capable of supporting large trees.
- The proposal complies with Council’s controls with respect to height, setbacks, general design, privacy, sunlight access, private open space, and landscape area requirements.

The proposal would result in a dwelling with a height, bulk and scale that is compatible with the high density residential environment with negligible environmental and amenity impacts. As such, the minor variation shall be considered acceptable.

## **5. SECTION 4.15(1) CONSIDERATIONS**

The following matters for consideration have been assessed in accordance with Section 4.15(1) under the *Environmental Planning and Assessment Act 1979*.

### **Section 4.15(1)(a)(i) - Environmental Planning Instruments**

The proposal demonstrates compliance with the applicable environmental planning instruments – *Canterbury-Bankstown Local Environmental Plan 2023* as addressed under Part 4 of this report.

### **Section 4.15(1)(a)(ii) – Proposed Planning Instruments**

The proposal is consistent with the applicable draft environmental planning instruments as addressed under Section 4 of this report.

### **Section 4.15(1)(a)(iii) – Development Control Plans**

The applicable development control plan – Canterbury-Bankstown Development Control Plan 2023 is addressed under Section 4 in this report.

### **Section 4.15(1)(a)(iiia) – Planning agreements or draft planning agreements submitted under Section 93F**

There are no planning agreements or draft planning agreements submitted under Section 93F.

**Section 4.15(1)(a)(iv) – The *Environmental Planning and Assessment Regulations***

The development application has been prepared in accordance with the environmental planning and assessment regulations.

**Section 4.15(1)(a)(v) – Coastal Zone Management Plan**

The proposed development is not within a Coastal Zone Management Plan area.

**S4.15(1)(b) Natural environment impacts**

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

Throughout the period of construction, all measures will be taken to ensure that any noise, dust and vibration will be kept to a minimum. Subsequent to construction, the day to day operations of the dwelling house unlikely to cause undue impacts in relation to noise, pollution, drainage or pedestrian and vehicular traffic flows.

***S4.15(1)(b) Social and economic impacts***

The proposal is unlikely to have any social or economic impacts on the surrounding area due to its existing use nature is not changed.

**S4.15(1)(b) Built environment impacts**

The proposed height and floor space have been designed to have minimal impacts on the surrounding built environment.

***S4.15(1)(c) Suitability of the site for the development***

The site is well located in terms of suitability, as the proposal its existing use nature is not changed.



## 6. Conclusions

The proposed alterations and additions of the existing dwelling house is permissible in the R4 High Density Residential zone in accordance with the clause in Canterbury-Bankstown Local Environmental Plan 2023. Also, it complies with the CBLEP 2023 maximum building height and floor space ratio set in Clause 4.3 and 4.4.

The proposal succeeds when assessed against the Heads of Consideration pursuant to Section 4.15 of the Environmental Planning and Assessment Act, 1979. It is our professional opinion that the application should be granted development consent subject to conditions.