

Statement of Environmental Effects (amendments)



21 Narelle Crescent, GREENACRE

Demolition of existing dwelling, construction of a new two storey attached dual occupancy with in ground swimming pool and Torrens Title Subdivision.

Masterplanning Services Report: Version 2, prepared on 11 October 2023

It is proposed to undertake demolition of the existing single storey dwelling on site and construction of a new two storey attached dual occupancy with in ground pools, single garages and 2 lot Torrens Title subdivision. This Statement responds to the planning considerations required to be assessed by Canterbury Bankstown Council.

The proposal has been redesigned to address the non-compliances raised in the letter of determination received on 18 October 2023 which include:

1. Urban Design:

The new proposed design has been redesigned to address all non-compliance items in regard to Subdivision, Floor Space Ratio, Solar Access, Visual Privacy and car parking to meet LEP 2023 and CBDP 2023 requirements specifically Section 4.15(1)(a)(i) of the *Environmental Planning and Assessment Act 1979*, and to comply with Clause 1.2, Aim (j) of the Canterbury Bankstown Local Environmental Plan 2023 (CBLEP 2023) with regard to achieving a good urban design outcome.

2. Subdivision:

The new proposed Torrens Title subdivision of the lot for two unequal allotments being 300.42 m² for proposed lot 21 and 256.88 m² for lot 21A have been redesigned to comply with Section 4.15(1)(a)(i) of the *Environmental Planning and Assessment Act 1979*, and Clause 4.1(1)(a)(b)(f) of the CBLEP 2023 with regard to Subdivision by adjusting the subdivision design to avoid inconsistency as shown on the architectural suite of plans prepared by Bellevue Architects and accompanies the application.

3. Floor Space Ratio:

The New Dual Occupancy has been redesigned to have a proposed FSR of 49.75% being 277.25 m² to comply with Section 4.15(1)(a)(i) of the *Environmental Planning and Assessment Act 1979*, and Clause 4.4 of the CBLEP 2023 in regard to the maximum permitted floor space ratio for a dual occupancy development in the R2 Zone as shown on the architectural suite of plans prepared by Bellevue Architects and accompanies the application.

4. Solar Access:

The New Dual Occupancy has been redesigned to eliminate the previously proposed roof for the rear terrace of unit 21 allowing a 3 hours daily solar access to the as required to comply with Section 4.15(1)(a)(iii) of the *Environmental Planning and Assessment Act 1979*, and Chapter 5.1, Control 4.13 of the Canterbury Bankstown Development Control Plan 2023 (CBDP 2023) in regard to meeting the minimum requirements for solar access as shown on the architectural suite of plans prepared by Bellevue Architects and accompanies the application.

5. Visual Privacy:

The New Dual Occupancy has been redesigned to have all first floor level side windows set at a sill height of either 1500mm or 1800mm to comply with Section 4.15(1)(a)(iii) of the *Environmental Planning and Assessment Act 1979*, and Chapter 5.1, Control 4.19 of the CBDP 2023 in regard to visual privacy requirements as shown on the architectural suite of plans prepared by Bellevue Architects and accompanies the application.

6. Car parking:

The New Dual Occupancy has been redesigned to have the garage of unit 21A setback as 6m as required to comply with Section 4.15(1)(a)(iii) of the *Environmental Planning and Assessment Act 1979*, and Chapter 5.1, Control 4.28 of the CBDP 2023 in regard to car parking setbacks as shown on the architectural suite of plans prepared by Bellevue Architects and accompanies the application.

Finally, and based on all the above mentioned, we hope that the new design development will meet all Environmental planning legislations and Canterbury Bankstown Council's DCP requirements to achieve an approval for this development application.

Mike Darwich

Registered Architect
NSWARB 9980