

## **Statement of Environmental Effects**

### **Proposed New Dwelling at 18 Seymour Parade, Belfield**

**November 2023**



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## Disclaimer

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## Introduction

This Statement of Environmental Effects has been prepared by Navon Planning on behalf of Stroud Homes for the construction of a new two storey dwelling at 18 Seymour Parade, Belfield. This report should be read in conjunction with the architectural plans prepared by Stroud Homes. The high quality design reflects the emerging need for greater housing choice within the area, while also minimising potential amenity impacts to the adjoining properties. A previous DA (DA-129/2023) was withdrawn on 2 May 2023 due to various design issues raised by Council, and this DA has resolved these issues through an improved design. The proposal has been assessed against relevant State and Council planning controls and is considered satisfactory and worthy of Council approval.

This report should be read in conjunction with the following documents:

- Plans prepared by Lara's Design
- Survey prepared by Intrax Land
- Statement of Environmental Effects prepared by Navon Planning
- Stormwater plan prepared by Grand Engineering
- Landscape plan prepared by Discount Landscape Plans
- BASIX Certificate prepared by Energi Thermal Assessors

## The Site and Surrounding Area

The subject site is 18 Seymour Parade, Belfield and the legal description is Lot 101 DP 1126373. The site has a frontage of 12.195m to Seymour Parade and 23.05m to Bazentin Street. The site has a depth between 23.05m and 28.55m forming a site area of 309.9sqm. The existing dwelling is a single storey house that can be accessed from Bazentin Street. A single attached garage is located on Bazentin Street and the site is subject to an easement and positive covenant as indicated on the site survey. The surrounding area is characterised by a range of detached dwellings of various architectural styles.

To better understand the context of the site within the surrounding area, please click on the YouTube link below to watch a short drone video.

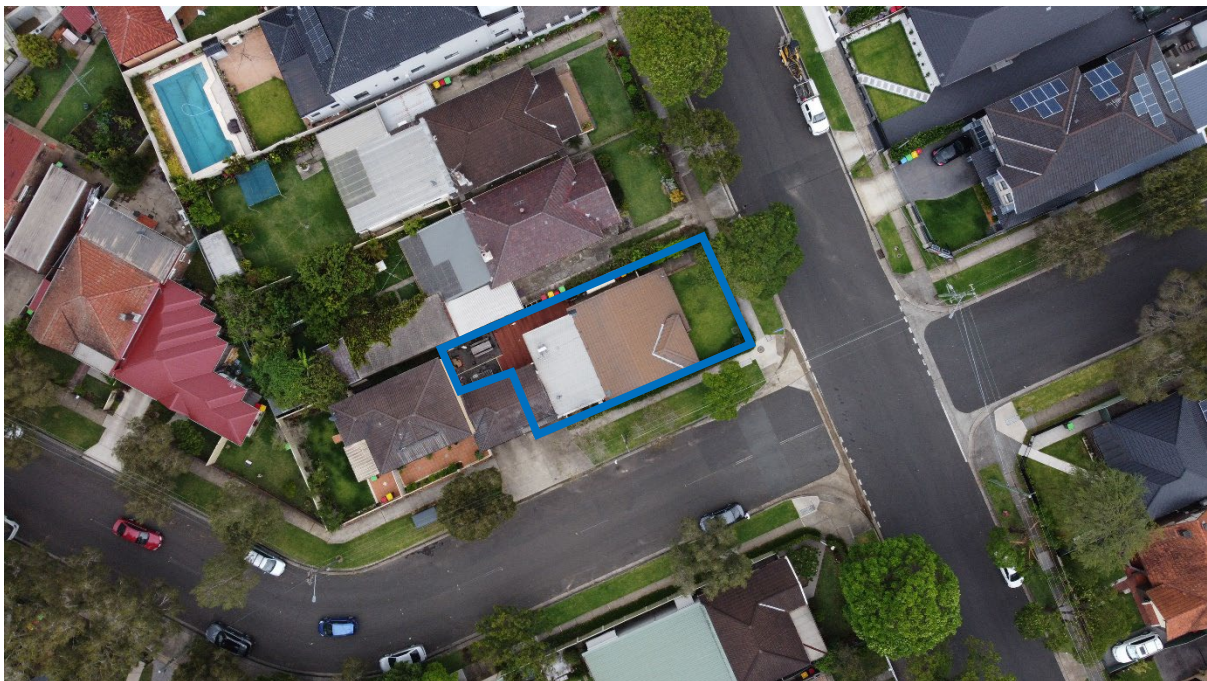


Figure 1: The site and surrounding area



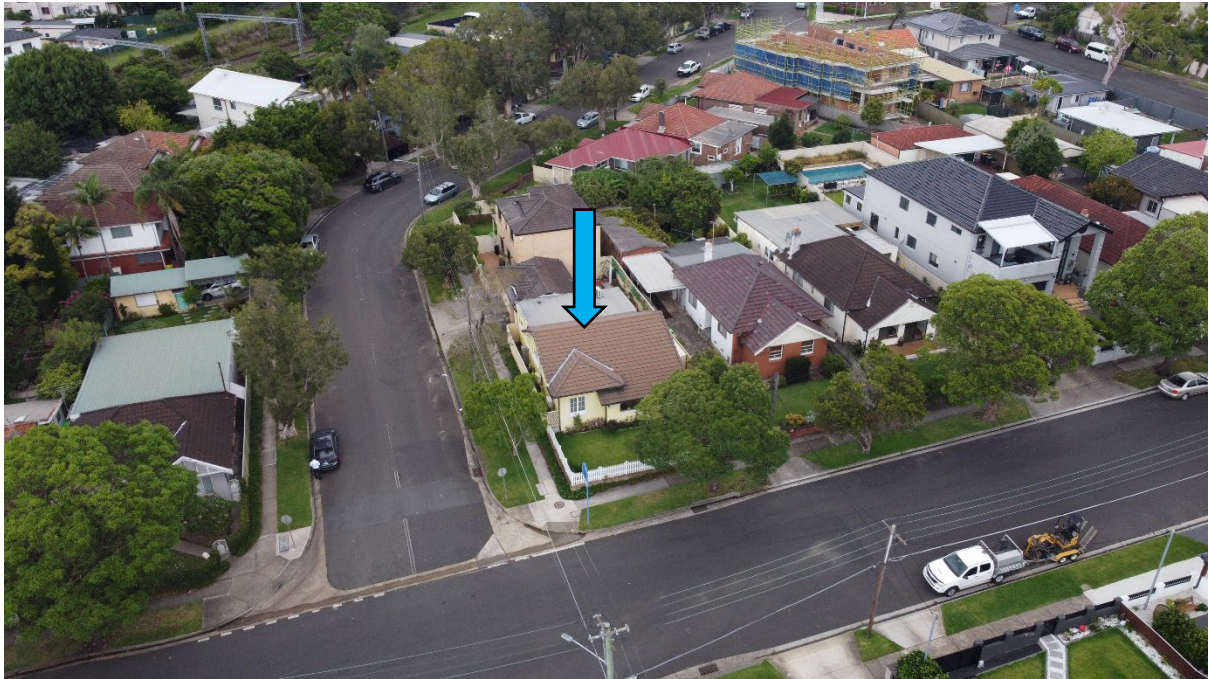


Figure 2: Drone view of the site from the front



Figure 3: Drone view of the site from the rear





Figure 4: The site from Seymour Parade



Figure 5: Dwellings to the north of the site



Figure 6: Dwelling across the road from the site (east)



Figure 7: The site from Bazentin Street



Figure 8: Adjoining dwelling to the west



Figure 9: Dwelling across the road from the site (south)

## Background

A previous DA for a new dwelling (DA-129/2023) was withdrawn on 2 May 2023 due to various design issues raised by Council, and this DA has resolved these issues through an improved design. On 18 April 2023 Council sent a letter to the applicant advising of various issues in the design. The table below summarises the concerns and how this DA has resolved these issues.

Issue	Response
<p>1. The proposed dwelling fails to comply with the rear setback controls set out in the Canterbury Development Control Plan (CDCP 2012). Control C1.3.3.2 of Part C of the CDCP 2012 requires a minimum 6m rear setback. According to the Canterbury Local Environmental Plan (LEP), setbacks are measured 90 degrees from the boundary and is measured to the building wall or outside face of any balcony, deck or the like. Therefore, the current setbacks are measured as 4.6m and 3m.</p> <p>Council will not accept a variation to this control. The rear setback control ensures the dwelling meets the objectives of an adequate setback from existing structures to accommodate household activities, solar access, privacy and landscaping. In order to meet this requirement, substantial changes will have to be made to the design of the building both internally and externally whilst remaining consistent with the broader controls of the CDCP 2012.</p>	<p>The setback has been increased to 8.5m to the alfresco on the ground floor and 11.177m to the first floor, measured from the furthest western boundary, and 6.2m to the dwelling from the closest western boundary. The rear setback now complies with the minimum 6m requirement.</p>
<p>2. The plans propose to demolish the rear garage that is attached to the neighbouring dwellings (1B Bazentin Street) garage. Demolition plans are required to detail how the demolition of the attached garage will occur in a safe manner that does not negatively affect the neighbouring dwelling. Architectural plans should reflect the design and post demolition outcome of the rear garage on the neighbouring property. It is council's view that insufficient consideration has been taken</p>	<p>The amended plans incorporate retention of the existing single garage.</p>



Issue	Response
regarding the rear attached garage and further consideration must be given.	
3. The dwelling proposes two ground floor lounge rooms and upstairs principle bedroom. These rooms fail to comply with Control C1.4.1.13 of Part C in the CDCP 2012. This control requires those rooms to have a minimum dimension of 3.5m on both sides. Given that the dwelling will have to be redesigned substantially to comply with the aforementioned setback controls, this only exacerbates the degree of that redesign. The resulting dwelling would ultimately be substantially different to what was originally proposed and constitute the requirement for a new development application.	These rooms have been amended to have a minimum of 3.5m dimension on both sides.
<p>4. The proposed development fails to comply with Council's development engineering standards with regard to the following proposed VFC (vehicular footway crossing) and internal driveway assessment;</p> <p>a. The proposed VFC along Seymour Parade frontage will be impacting an existing kerb inlet pit with lintel. The architectural and stormwater plans need to be amended showing the existing kerb inlet pit to be converted to a butterfly pit and new kerb inlet pit with lintel is to be constructed further downstream, matching existing lintel opening width and lintel dimensions, in accordance with Council Standard Drawing – S-101 &amp; S-108.</p> <p>b. The proposed VFC width shall be amended to maximum 2.75m with 0.6m wings in order to achieve minimum 6.0m clearance from kerb tangent point at the intersection and 0.6m clearance from adjacent power pole. The proposed VFC width of 3m cannot be provided.</p>	The amended design deletes the garage fronting Seymour Parade and is now replaced with retaining the existing single garage along Bazentin Street with an additional hardstand car space. As such, this new proposal resolves this issue.

Issue	Response
c. The redundant VFC along Bazentin Street frontage is to be removed and new 0.8m VFC wing to be constructed for No.1B Bazentin Street existing VFC.	
<p>5. The proposed development fails to comply with Council's development engineering standards with regard to the following stormwater management assessment;</p> <p>a. Insufficient information has been provided regarding the OSD system. The stormwater plans indicate that the proposed OSD system is based on an original design and analysis carried out by Rafeletos Zanuttini dated 13/08/01. These stormwater plans would be required for a full assessment of the existing OSD system.</p> <p>b. OSD system calculations must include bypass area flow volumes. Minimum 75% of total site area must be directed to the OSD system. Landscaped areas must also be factored in.</p> <p>c. Minimum 0.7m depth throughout the OSD tank must be provided as per Canterbury DCP 2012 – Section B5.4.2.</p>	Refer to the amended stormwater plans demonstrating compliance with these items.

## The Proposal

This proposal seeks approval for the demolition of the existing dwelling and construction of a new two storey dwelling at 18 Seymour Drive, Belfield. Refer to the plans prepared by Stroud Homes for further details.

In detail, the proposal incorporates the following:

- Demolition of existing structures

### Basement Floor

- Cellar

### Ground Floor

- Entry
- Bed 4
- Kitchen with WIP
- Dining & Family
- Laundry
- Alfresco
- Retention of existing single garage
- Single hardstand car space and driveway

### First Floor

- Bedroom 1 with WIR, ensuite and front balcony
- Bedroom 2
- Bedroom 3
- WIR
- Lounge room
- Bathroom

Refer to the submitted plans prepared by Lara's Design for further details.





Figure 10: 3D perspective of the new dwelling from the front



Figure 11: 3D perspective of the new dwelling from the rear

## **Environmental Planning Assessment**

Below is an assessment of the proposal in relation to the relevant matters for consideration under Section 4.15 of the Environmental Planning and Assessment Act 1979.

### **Draft Environmental Planning Instruments**

There are no relevant draft environmental planning instruments that impacts the proposal.

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

The existing site has been zoned and used for residential purposes for many years. The site is unlikely to have been used for any purpose that would cause the site to be contaminated. The proposal is therefore consistent with this SEPP.

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

A BASIX Certificate has been prepared to accompany this proposal and ensures the proposal achieves the required environmental outcomes.

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

No trees are proposed for removal from the site. The proposal incorporates the required landscaping and therefore meets the provisions of this SEPP.

### **Canterbury Bankstown Local Environmental Plan 2023**

The site is zoned R3 Medium Density Residential under the Canterbury Bankstown Local Environmental Plan 2023, and the proposal is defined as Dwelling Houses, which is permissible within the zone. The table below summarises how the proposal complies with the relevant LEP provisions.

Control	Proposal	Complies
<b>Zone R3 Medium Density Residential</b>	Dwelling houses are permissible in the zone.	Yes
<b>4.3 Height of buildings</b>		
The height of the building is not to exceed 8.5m.	Proposed: 8.3m	Yes
<b>4.4 Floor space ratio</b>	Site area: 309.9sqm Maximum: 0.55:1 (170.445sqm) Proposed: 0.55:1 (170.26sqm)	Yes
<b>5.10 Heritage</b>	The site is not listed as a heritage item and is not located, adjoining or adjacent a heritage conservation area.	Yes
<b>5.21 Flood Planning</b>	The site is not identified as being affected by flood.	N/A
<b>6.1 Acid Sulfate Soils</b>	The site is not identified as having Acid Sulfate Soils.	N/A
<b>6.2 Earthworks</b>	The development proposes the construction of a basement cellar underneath the new dwelling. The basement can be undertaken using standard engineering practices.	Yes
<b>6.4 Stormwater management</b>	A compliant stormwater plan accompanies this application.	Yes



## Canterbury Bankstown Development Control Plan 2023

The table below addresses how the proposal relates with the relevant DCP provisions.

Control	Proposal	Complies
<b>Chapter 2 Site Considerations</b>		
<b>2.1 Site Analysis</b>	Provided.	Yes
<b>2.2 Flood Risk Management</b>	The site is not affected by flooding.	Yes
<b>2.3 Tree Management</b>	The development does not propose the removal of any significant trees from the site or the adjoining road reserve.	Yes
<b>Chapter 3 General Requirements</b>		
<b>3.1 - Development Engineering Standards</b>	A stormwater plan accompanies the application.	Yes
<b>3.2 - Parking</b>	The existing single garage is retained and the proposal includes a hardstand car space. Therefore the proposal incorporates two car spaces.	Yes
<b>3.3 - Waste Management</b>	A waste management plan accompanies the application. Sufficient space is available to the side of the dwelling for bin storage	Yes
<b>3.4 - Sustainable Development</b>	Refer to submitted BASIX Certificate	Yes
<b>3.7 - Landscape</b>	A landscape plan accompanies this application	Yes
<b>B2.4 Environment and Biodiversity</b>	N/A	Yes
<b>Chapter 4 Heritage</b>	N/A	Yes

Control	Proposal	Complies																				
Chapter 5 – Residential Accommodation																						
5.2 - Former Canterbury LGA																						
2.1 Minimum Lot Size and Frontage																						
C1. The minimum primary street frontage width for dwelling houses is 15m.	The site has an existing frontage of 12.195m	Merit – existing																				
C2. Lots must be generally rectangular.	The lot is rectangular.	Yes																				
C7. Nothing in this section prevents Council giving consideration to the erection of a dwelling house on an allotment of land which existed as of 1/1/2013.	The lot is existing.	Yes																				
2.2 Site Coverage																						
C1. All development must comply with the numerical requirements contained in the table below: <table border="1"><thead><tr><th>Site Area</th><th>Maximum Area of Building Footprint</th><th>Maximum Floor Area of all Outbuildings</th><th>Maximum Site Coverage of all Structures on a Site</th></tr></thead><tbody><tr><td>Up to 449m2</td><td>300m2</td><td>30m2</td><td>60%</td></tr><tr><td>450m2 to 599m2</td><td>330m2</td><td>45m2</td><td>50%</td></tr><tr><td>600m2 to 899m2</td><td>380m2</td><td>60m2</td><td>40%</td></tr><tr><td>900m2 or above</td><td>430m2</td><td>60m2</td><td>40%</td></tr></tbody></table> <p>Table C1.1: Maximum Building Footprint, Floor Area of Outbuildings and Site Coverage</p>	Site Area	Maximum Area of Building Footprint	Maximum Floor Area of all Outbuildings	Maximum Site Coverage of all Structures on a Site	Up to 449m2	300m2	30m2	60%	450m2 to 599m2	330m2	45m2	50%	600m2 to 899m2	380m2	60m2	40%	900m2 or above	430m2	60m2	40%	Site area: 309.9sqm Maximum building footprint: 300sqm Proposed building footprint: 119.35sqm Maximum site coverage: 60% (185.94sqm) Proposed site coverage: 38.5% (119.35sqm)	Yes
Site Area	Maximum Area of Building Footprint	Maximum Floor Area of all Outbuildings	Maximum Site Coverage of all Structures on a Site																			
Up to 449m2	300m2	30m2	60%																			
450m2 to 599m2	330m2	45m2	50%																			
600m2 to 899m2	380m2	60m2	40%																			
900m2 or above	430m2	60m2	40%																			
2.3. Landscaping																						
C1.Deep soil permeable areas must be provided in accordance with the table below: <table border="1"><thead><tr><th>Site Area</th><th>Minimum Deep Soil Area (% of site area)</th></tr></thead><tbody><tr><td>Up to 449m2</td><td>15%</td></tr><tr><td>450m2 to 599m2</td><td>20%</td></tr><tr><td>600m2 or above</td><td>25%</td></tr></tbody></table>	Site Area	Minimum Deep Soil Area (% of site area)	Up to 449m2	15%	450m2 to 599m2	20%	600m2 or above	25%	Proposed Deep Soil Area: 28.5% (84.47sqm)	Yes												
Site Area	Minimum Deep Soil Area (% of site area)																					
Up to 449m2	15%																					
450m2 to 599m2	20%																					
600m2 or above	25%																					

Control	Proposal	Complies
C2. Deep soil areas must have a minimum dimension of 2.5m.	Minimum 2.5m dimension considered.	Yes
<b>2.4. Layout and Orientation</b>		
C1. Orientate development to maximise solar access and natural lighting, without unduly increasing the building's heat load.	The development is orientated in accordance with the lot being east-west. Heating and cooling are addressed through a compliant BASIX Certificate.	Yes
C2. Site the development to avoid casting shadows onto a neighbouring dwelling's primary living area, private open space and solar cells.	The proposal is orientated in accordance with the lot being east-west with shadows cast to the rear of the lot and the road reserve. Refer to shadow diagrams.	Yes
C3. Coordinate design for natural ventilation with passive solar design techniques.	The development is suitably cross ventilated.	Yes
C4. Site new development and private open space to avoid existing shadows cast from nearby buildings.	The dwelling and POS are suitably located on the site.	Yes
C5. Site a building to take maximum benefit from cross-breezes and prevailing winds.	The dwelling is suitably cross ventilated.	Yes
C6. Do not compromise the creation of casual surveillance of the street, communal space and parking areas, through the required orientation.	Habitable rooms at ground and upper level overlook the streetscape.	Yes
<b>2.5 Height</b>		
<b>Height</b> C1. Development for the purposes of dwelling houses must not exceed the following numerical requirements: (a) A maximum two storey built form. (b) A maximum external wall height of 7m where the maximum height of buildings standard under the LEP is 8.5m. (c) A maximum external wall height of 8m where the maximum height of building standard under the LEP is 9.5m. (d) Finished ground floor level is not to exceed 1m above the natural ground level. Note: Skillion and flat roof forms will be considered on merit.	A maximum two storey built form. Less than 7m wall height is proposed.  N/A  Finished ground floor level does not to exceed 1m above the natural ground level.	 Yes Yes  N/A  Yes
<b>Basement and Sub-floor Projection</b>	The development includes a basement	Yes



Control	Proposal	Complies
C2. Any part of a basement or sub-floor area that projects greater than 1m above ground level comprises a storey.	cellar and storage that does not project greater than 1m above ground level.	
<b>Attics and Roof Terraces</b>	N/A	N/A
<b>Basement and Sub-floor</b> C5. Dwelling houses may provide basement or subfloor parking where site constraints warrant and it can be demonstrated that there will be no adverse impacts on amenity, streetscape or public domain. C6. Basement and sub-floor parking is only suitable where compliance with Chapter B1 Transport and Parking of this DCP can be demonstrated	The development includes a basement cellar and storage that does not project greater than 1m above ground level.  The basement is proposed to the centre of the dwelling and does not affect the amenity, streetscape or public domain.	Yes  Yes
<b>Retaining Walls – Development Without Basement Parking</b>	N/A	N/A
<b>Cut and fill - Development Without Basement Parking</b> C9. Maximum 1m cut below ground level where it will extend beyond an exterior wall of the building.	Cut for the basement does not extend beyond an exterior wall of the building.	Yes
C10. 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 accommodate any habitable room that would be located substantially below ground level.	The basement will be contained entirely within the exterior walls of a building and will not accommodate any habitable room.	Yes
C11. Maximum 600mm fill above ground level where it would extend beyond an exterior wall of a building.	No fill is proposed beyond an exterior wall of a building.	Yes
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.	The development proposes the construction of a basement. The basement is able to be undertaken using standard engineering practices.	Yes
<b>2.6 Setbacks</b>		
<b>Front, Side and Rear Setbacks</b> C1. Development, including basement and sub-floor areas, fronting a major road must have a minimum front setback of 9m.	N/A	N/A

Control	Proposal	Complies								
<p>C2. Development must comply with the minimum front, side and rear setbacks as detailed in the following tables:</p> <table><tr><th>Setback</th><th>Controls</th></tr><tr><td>Front Setback</td><td><ul style="list-style-type: none"><li>• Minimum setback of 5.5m from the front boundary.</li><li>• Maximum 2m recess for the main entrance from the front building line.</li><li>• Where the existing front setback is less than 5.5m, further encroachments by alterations and additions are not acceptable.</li></ul></td></tr><tr><td>Side Setback</td><td><ul style="list-style-type: none"><li>• Minimum setback of 900mm from side boundaries.</li><li>• Alterations and additions may be in line with the existing ground level walls.</li></ul></td></tr><tr><td>Rear Setback</td><td><ul style="list-style-type: none"><li>• Minimum setback of 6m from the rear boundary.</li></ul></td></tr></table> <p>Table C1.3: Dwelling houses with frontage of 12.5 or less</p>	Setback	Controls	Front Setback	<ul style="list-style-type: none"><li>• Minimum setback of 5.5m from the front boundary.</li><li>• Maximum 2m recess for the main entrance from the front building line.</li><li>• Where the existing front setback is less than 5.5m, further encroachments by alterations and additions are not acceptable.</li></ul>	Side Setback	<ul style="list-style-type: none"><li>• Minimum setback of 900mm from side boundaries.</li><li>• Alterations and additions may be in line with the existing ground level walls.</li></ul>	Rear Setback	<ul style="list-style-type: none"><li>• Minimum setback of 6m from the rear boundary.</li></ul>	<p>Site frontage: 12.195m</p> <p>Front setback: 5.5m (excluding the porch)</p> <p>Side setback: Min 1.2m</p> <p>Rear setback: The setback is 8.5m to the alfresco on the ground floor and 11.77m to the first floor, measured from the furthest western boundary, and 6.2m to the dwelling from the closest western boundary.</p>	<p>Yes</p> <p>Yes</p> <p>Yes</p>
Setback	Controls									
Front Setback	<ul style="list-style-type: none"><li>• Minimum setback of 5.5m from the front boundary.</li><li>• Maximum 2m recess for the main entrance from the front building line.</li><li>• Where the existing front setback is less than 5.5m, further encroachments by alterations and additions are not acceptable.</li></ul>									
Side Setback	<ul style="list-style-type: none"><li>• Minimum setback of 900mm from side boundaries.</li><li>• Alterations and additions may be in line with the existing ground level walls.</li></ul>									
Rear Setback	<ul style="list-style-type: none"><li>• Minimum setback of 6m from the rear boundary.</li></ul>									
<p><b>Exceptions and Other Requirements</b></p> <p>C3. External walls that enclose rooms, storage areas and/or garages are not to encroach beyond the specified setbacks.</p>	<p>Noted.</p>	<p>Yes</p>								
<p>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 façade, whichever is the greater.</p>	<p>N/A</p>	<p>N/A</p>								
<p>C5. Minimum setback of 1m from any side or rear boundary for swimming pools and associated terraces. Landscaping shall be provided in the setback area to screen the pool from neighbours.</p>	<p>N/A</p>	<p>N/A</p>								
<p>C6. Swimming pools must not be located within any front setback.</p>	<p>N/A</p>	<p>N/A</p>								
<p>C7. One garage or carport may be constructed with a nil rear setback for sites that adjoin a rear</p>	<p>N/A</p>	<p>N/A</p>								

Control	Proposal	Complies
laneway. The garage or carport must not comprise more than 50% of the rear boundary frontage to a lane and not be wider than 6m.		
C8. For a residential building that does not have basement parking lightweight carports may extend beyond the required side boundary setback.	N/A	N/A
C9. Car parking structures must satisfy BCA requirements.	The existing garage is retained and complies with the relevant Australian Standards for off-street parking.	Yes
C10. For existing dwellings one single space carport may encroach beyond the minimum front setback, where it can be demonstrated that vehicular access cannot be provided behind the building line given that side driveway access is less than 2.7m. Carports must not be wider than 3m.	N/A	N/A
C11. On land identified as having a height of 9.5m on the Map, the following parking structures may encroach beyond the minimum front or side setback: (a) One carport that is not wider than 6m. (b) On sites that rise from the street frontage, one garage that is not wider than 6m and no higher than 3m above street level.	N/A	N/A
C12. The following minor building elements may project up to 1m into the minimum side setback area: (a) Roof eaves, awnings, pergolas and patios; (b) Stair or ramp access to the ground floor; (c) Rainwater tanks; and (d) Terraces above basement parking that are no higher than 1m above ground level (except dwelling houses, semi-detached dwellings and dual occupancy).	N/A	N/A
C13. Elements that articulate a front elevation of a dwelling house, such as awnings, balconies, patios, pergolas, porches, porticoes and verandas, may project up to 1.5m into the required front setback articulation zone.	A patio of not more than 1.5m is proposed to project into the front setback.	Yes

Control	Proposal	Complies
<p>C14. On steeply sloping land basements and basement parking are acceptable only if they:</p> <p>(a) Do not extend beyond the exterior walls or ground floor patios of the dwelling.</p> <p>(b) Accommodate only entrance lobby, stairway, car parking or storage, but do not accommodate any habitable room.</p> <p>(c) Are not capable of future alteration to accommodate any habitable room.</p>	N/A	N/A
<b>2.7 Building Separation</b>		
<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	N/A
<b>2.8. Building Design</b>		
<b>General Design</b>		
<p><b>Contemporary Built Form</b></p> <p>C1. Contemporary 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>	The dwelling proposes a pitched roof and traditional materials.	Yes
C2. New building forms and design features shall not mimic traditional features, but should reflect these in a contemporary design.	N/A	N/A
C3. Access to upper storeys must not be via external stairs.	N/A	N/A



Control	Proposal	Complies
C4. All dwellings must contain one kitchen and laundry facility.	The dwelling includes a kitchen and laundry.	Yes
C5. Retain and extend prominent elements of the existing roof (such as gables, hips or longitudinal ridges that run parallel to a street boundary).	N/A	N/A
C6. Contemporary roof forms may be acceptable on additions at ground floor level if concealed substantially behind the existing dwelling, and not visible from the street or other public space.	A pitched roof is proposed.	Yes
<b>Building Entries</b> C7. Entries to residential buildings must be clearly identifiable.	The entrance is clearly identifiable.	Yes
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	N/A
C9. A minimum of one habitable room must be oriented towards the street to promote positive social interaction and community safety.	Habitable rooms overlook the street at both ground and upper level.	Yes
C10. Sight lines to the street from habitable rooms or entrances must not be obscured by ancillary structures.	Sight lines are not obscured.	Yes
<b>Internal Dwelling Lot</b> C11. Design interiors to be capable of accommodating the range of furniture that is typical for the purpose of each room.	The dwelling size is appropriate to accommodate a range of furniture layouts.	Yes
C12. The primary living area and principal bedroom must have a minimum dimension of 3.5m.	The primary living area and principal bedroom have a minimum dimension of 3.5m.	Yes
C13. Secondary bedrooms must have a minimum dimension of 3m.	Secondary bedrooms have a minimum dimension of 3m.	Yes
C14. Provide general storage in addition to bedroom wardrobes and kitchen cupboards.	Storage is provided in addition to bedroom wardrobes and kitchen cupboards.	Yes
<b>Façade Treatment</b> C15. Development on corner lots must address both street frontages through façade treatment and articulation of elevations.	The development addresses both street frontages through façade treatment and articulation of elevations.	Yes

Control	Proposal	Complies						
C16. Use non-reflective materials, do not randomly mix light and dark coloured bricks, and treat publicly accessible wall surfaces with anti-graffiti coating.	The development proposes the use of appropriate colours and materials.	Yes						
C17. Facade design should reflect the orientation of the site using elements such as sun shading devices, light shelves and bay windows.	The dwelling faces the street in accordance with the orientation of the lot.	Yes						
C18. Facades visible from the street should be designed as a series of articulating panels or elements.	The façade is suitably articulated.	Yes						
C19. The width of articulating panels should be consistent with the scale and rhythm characteristic of bungalows.	The façade is suitably articulated.	Yes						
<p>C20. The width of articulating panels shall be in accordance with the numerical requirements below:</p> <table border="1"> <thead> <tr> <th>Facade</th><th>Street Elevation</th><th>Side Elevation</th></tr> </thead> <tbody> <tr> <td>Width of articulating panels</td><td>4m to 6m</td><td>10m to 15m</td></tr> </tbody> </table> <p>Table C1.6: Width of articulating panels</p>	Facade	Street Elevation	Side Elevation	Width of articulating panels	4m to 6m	10m to 15m	The façade is suitably articulated.	Yes
Facade	Street Elevation	Side Elevation						
Width of articulating panels	4m to 6m	10m to 15m						
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.	N/A	N/A						
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.	The façade is suitably articulated.	Yes						
C23. Incorporate contrasting elements in the facade - use a harmonious range of high quality materials, finishes and detailing.	The development proposes the use of appropriate colours and materials.	Yes						
C24. Screen prominent corners with awnings, balconies, terraces or verandas that project at least 1 m from the general wall alignment.	The secondary façade is suitably articulated	Yes						
<p><b>Pavilions</b></p> <p>C25. The top storey of any two-storey dwelling</p>	The façade is suitably articulated.	Yes						

Control	Proposal	Complies
should be 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	N/A
C27. Pavilion elements shall have a depth between 10-15m.	N/A	N/A
C28. Articulate upper storey pavilions with an additional side boundary setback, and identify by separate roofs.	The façade is suitably articulated.	Yes
<b>Windows</b> C29. Large windows should be located at the corners of a building and may be designed as projecting bay-windows.	N/A	N/A
C30. Large windows should be screened with blinds, louvres, awnings or pergolas and be draft insulated.	The dwelling includes eaves for sun control.	Yes
C31. Windows must be rectangular.	Windows are generally rectangular.	Yes
C32. Square, circle and semi-circle windows are acceptable in moderation.	N/A	N/A
C33. Vertical proportioned window openings can include multi-panel windows or multi-panel doors.	N/A	N/A
C34. Windows and openings shall be appropriately located and shaded to reduce summer heat load and maximise sunlight in winter.	Windows and openings are appropriately located	Yes
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	N/A

Control	Proposal	Complies
<b>Ventilation</b> 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).	The dwelling is suitably cross ventilated.	Yes
C37. Where natural ventilation is not possible, energy efficient ventilation devices such as ceiling fans should be considered as an alternative to air conditioning. Explore innovative technologies to naturally ventilate internal building areas or rooms.	The dwelling is suitably cross ventilated.	Yes
<b>2.9 Roof Designs and Features</b>		
C1. Use a simple pitched roof that accentuates the shape of exterior walls, and minimises bulk and scale.	A pitched roof is proposed.	Yes
C2. Avoid complex roof forms such as multiple gables, hips and valleys, or turrets	N/A	N/A
C3. Roof pitches are to be compatible and sympathetic to nearby buildings.	The pitch is consistent with dwellings along the streetscape.	Yes
C4. Parapet roofs that increase the height of exterior walls are to be minimised.	N/A	N/A
C5. Use minor gables only to emphasise rooms or balconies that project from the body of a building.	N/A	N/A
C6. Mansard roofs (or similar) are not permitted.	N/A	N/A
C7. Pitched roofs should not exceed a pitch of 30 degrees.	Less than 30 degrees is proposed.	Yes
C8. Relate roof design to the desired built form and context.	The pitch is consistent with dwellings along the streetscape.	Yes
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	N/A
<b>Amenity</b>		
<b>2.10 Solar Access and Overshadowing</b>		

Control	Proposal	Complies
<b>Solar Access to Proposed Development</b> C1. 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.	The primary living areas will receive a minimum of 3 hours of sunlight between 8.00am and 4.00pm on 21 June.	Yes
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.	POS will 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.	Yes
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 8:00 am and 4:00 pm 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%.	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. Receive a minimum of 3 hours sunlight between 8:00 am and 4:00 pm on 21 June.	Yes
<b>Solar Access to Neighbouring Development</b> 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.	The proposal 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.	Yes
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.	N/A	N/A
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 than 3 hours sunlight, then the proposed	N/A	N/A



Control	Proposal	Complies
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.	Provided for adjoining properties.	Yes
<b>Shading Devices</b> C8. Windows and openings shall be appropriately located and shaded to reduce summer heat load and maximise sunlight in winter.	Windows and openings are appropriately located and shaded to reduce summer heat load and maximise sunlight in winter.	Yes
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.	As above.	
C10. Provide horizontal shading to north-facing windows and vertical shading to east or west windows.	Eaves are provided to each elevation	Yes
C11. Use moveable shading devices on large windows facing east and west, that are 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.	N/A	N/A
C12. Avoid reducing internal natural daylight or interrupting views with shading devices.	N/A	N/A
C13. Use double-glazing, solar coated windows, curtains, or internal shutters to prevent heat loss and provide extra summer protection.	Refer to BASIX Certificate for measures used to control thermal efficiency.	Yes
C14. Use high performance glass with a reflectivity below 20%.	As above	Yes
C15. Minimise external glare by avoiding reflective films and use of tint glass.	Noted	Yes
C16. Use of draft insulation around windows and doors.	Notes	Yes
<b>2.11 Visual Privacy</b>		

Control	Proposal	Complies
C1. Locate and orient new development to maximise visual privacy between buildings, on and adjacent to the site.	The dwelling is suitably located on the site	Yes
C2. Minimise direct overlooking of rooms and private open space through the following: (a) Provide adequate building separation, and rear and side setbacks; and (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.	These measures have been appropriately considered in the design.	Yes
C3. If living room windows or private open spaces would directly overlook a neighbouring dwelling: (a) Provide effective screening with louvres, shutters, blinds or pergolas; and/or (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.	N/A	Yes
C4. Screening of bedroom windows is optional and dimensions are not restricted.	Noted.	
<b>2.12 Acoustic Privacy</b>		
C1. Protect sensitive rooms, such as bedrooms, from likely sources of noise such as major roads and neighbouring living areas.	The site is not located on a major road. The arrangement of rooms within the dwelling is suitable for its use and noise mitigation.	N/A
C2. Bedroom windows in new dwellings that would be located at or close to ground level are be raised above, or screened from, any shared pedestrian pathway.	N/A	N/A
C3. Screen balconies or windows in living rooms or bedrooms that would face a driveway or basement ramp.	N/A	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	N/A

## **Section 4.15 Considerations**

### **Natural Environment**

The scale of the proposal is unlikely to cause any adverse impacts to the site and surrounding area. There are no significant on-site trees, neighbouring trees or street trees that are adversely impacted by the proposal. The new dwelling meets the solar access requirements for the adjoining properties and complies with the relevant objectives associated with the landscaped area provisions. Significant landscaping is proposed along the site frontage to ensure natural elements complement the new dwelling. The proposal will not impact the general natural environment of Belfield.

### **Built Environment**

The scale of the proposal is consistent with the built form and streetscape of the surrounding area. It provides for an attractive contemporary development that enhances the streetscape. The proposal fully complies with the LEP building height, FSR and setbacks. Potential impacts of the proposal have been considered in accordance with the relevant planning controls.

### **Social and Economic Impacts**

There are no social or economic impacts expected by the new dwelling.

### **Suitability of the site**

The proposed new dwelling is consistent with the general residential character of the area and does not cause any significant impact to the amenity of the adjoining properties or surrounding area. The site is therefore suitable for the proposal.

### **Public Interest**

The proposal is considered to be in the public interest.

## Conclusion

This report for the proposed new dwelling at 18 Seymour Parade, Belfield has considered the site, context, and relevant planning provisions. The proposal is considered to achieve the desired future character of the local area as expressed in the relevant State and Council planning controls.

The proposal does not comprise any significant adverse impacts to the amenity of the adjoining properties in relation to solar access, privacy and view sharing between the proposed dwelling and adjoining properties. The proposal has been reviewed and is consistent with the relevant State and Council provisions and is therefore considered worthy of Council approval.