



Corona Projects

DEVELOPMENT APPLICATION **STATEMENT OF ENVIRONMENTAL EFFECTS**

Demolition of the existing structures, construction of two new dual occupancies and subsequent
Torrens title subdivision of two (2) lots into four (4) lots.

113-115 Faraday Road Padstow

December 2023

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PROJECT DETAILS

Client: Mr Sebastian Giompaolo
 Subject land: 113-115 Faraday Road Padstow
 Lot Description: Lot 4 and 5 in Deposited Plan 19247
 Proposed development: Demolition of the existing structures, construction of two new dual occupancies and subsequent Torrens title subdivision of two (2) lots into four (4) lots.

The report is prepared by Lauren McNamara
 Bachelor of Planning (WSU)

The report is reviewed by Madeline Maric
 Bachelor of Planning (MQU)



I certify that the contents of the Statement of Environmental Effects to the best of my knowledge, has been prepared as follows:

- In accordance with Section 4.12 of the Environmental Planning and Assessment Act 1979 and Clause 24 of the Environmental Planning and Assessment Regulation 2021;
- The statement contains all available information that is relevant to the environmental impact assessment of the proposed development;
- To the best of my knowledge the information contained in this report is neither false nor misleading.

Quality Management

	Name	Date	Signature
Prepared by	Lauren McNamara	30.11.2023	
Reviewed by	Madeline Maric	01.12.2023	

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1.0 INTRODUCTION

This Statement of Environmental Effects has been prepared for Mr Sebastian Giompaolo to accompany a Development Application (DA) to Canterbury-Bankstown Council for the demolition of the existing structures, construction of two new dual occupancies and subsequent Torrens title subdivision of two (2) lots into four (4) lots at 113-115 Faraday Road Padstow.

More specifically, the proposed development comprises;

- Demolition of the existing dwelling and associated structures on site including 2 fibro garages;
- Construction of two (2) new attached dual occupancies with associated vehicle crossings;
- Removal of 13 trees;
- Torrens title subdivision of two (2) lots into four (4) lots.

The proposal is permissible with consent and is suitable for the site and the area. The proposal has been designed to relate to its site and to the streetscape in terms of appearance, envelope, setbacks, bulk, and scale. The proposal will operate without any significant impact to the amenity of neighbouring properties.

This statement assesses any numeric non-compliance as acceptable on merit, resulting in no adverse impacts and in compliance with all relevant DCP and LEP objectives.

The purpose of this SEE is to:

- Describe the site to which the application applies and its context;
- Describe the proposed development and describe the legislative framework against which the application is to be assessed and determined; and
- Provide an assessment of the environmental impacts in accordance with the Section 4.15 of the EP&A Act 1979.

This Statement has been prepared in reference to the following:

Document	Author	Date
Arborists Report	Monaco Designs	15.11.2023
Architectural Plans	Niche Home Design	09.11.2023
Landscape Plans	Monaco Designs	15.11.2023
Stormwater Plans	KD Stormwater	30.11.2023
Survey Plan	Total Surveying Solutions	09.09.2023

2.0 SITE ANALYSIS & CONTEXT

2.1 The Site

The sites are located at 113-115 Faraday Road Padstow and are legally described as Lot 4 and 5 in Deposited Plan 19247. The site is located on the eastern side of Faraday Road, between Springfield Road and Uranus Road.

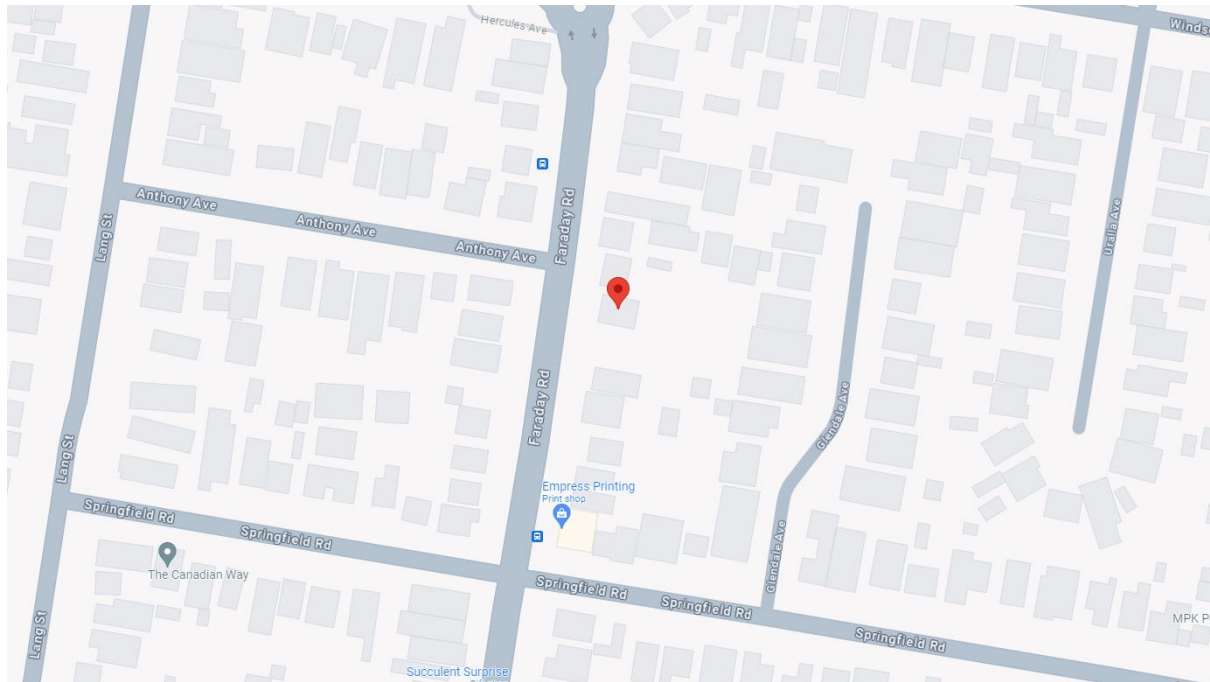


Figure 1: Site locality map (Google Maps 2023)

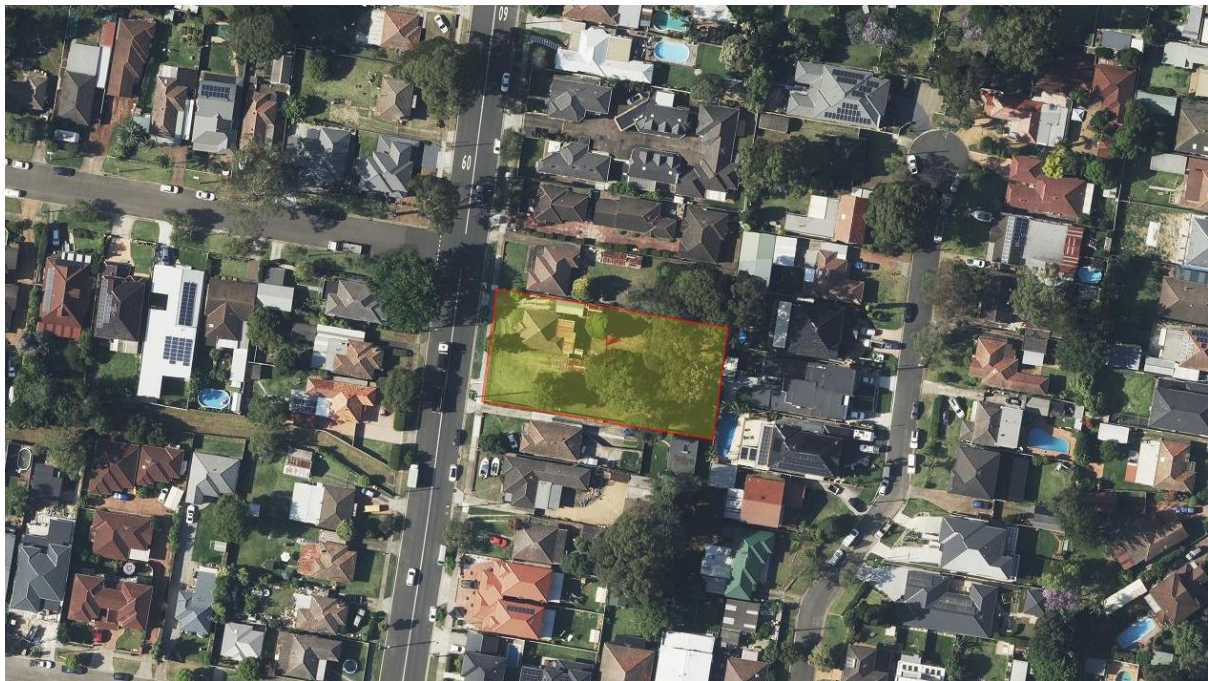


Figure 2: Aerial map (NSW SIX Maps 2023)

The overall site is rectangular with a total area of 1,782.8 square metres by survey, with each lot having a 14.63 metre street frontage to Faraday Road. The northern and southern side boundary measure 60.96 metres and the rear boundaries measure 14.63 metres each. The site falls towards the street from the rear by approximately 3 metres.

The site currently contains a single storey clad dwelling with a tile roof. The site also contains two fibro garages with metal roofs. The rear of the site is landscaped with shrubs, grass and supports a range of large trees. Vehicular access is available from Faraday Road.

The land is zoned R2 Low Density Residential under the provisions of Canterbury-Bankstown Local Environmental Plan 2023 (LEP). The site is not identified as a Heritage Item, nor is it located within a Heritage Conservation Area (HCA). It is also not considered to be located within the close vicinity of any Item or HCA, or as a contributory item.



Figure 3: Subject site as viewed from Faraday Road (Corona Projects 2023)



Figure 4: Existing dwelling (Corona Projects 2023)



Figure 5: Subject site as viewed from Faraday Road (Corona Projects 2023)



Figure 6: Rear yard of subject site (Corona Projects 2023)



Figure 7: Rear of dwelling (Corona Projects 2023)

2.2 The Locality

The site is located within the local residential centre of Padstow. The locality comprises of predominately residential development of buildings heights typically of one to two storeys.

The site adjoins a one storey dwelling to the north at 111 Faraday Road. The site adjoins a one-storey dwelling to the south at 117 Faraday Road. The rear of the site is adjoined by two-storey dwellings at 7 and 5 Glendale Avenue.



Figure 8: Neighbouring dwelling at 117 Faraday Road (Corona Projects 2023)



Figure 9: Neighbouring dwelling at 113 Faraday Road (Corona Projects 2023)

2.3 Development History

A search on Council's DA Tracker found there is no recent recorded planning history for the site.

3.0 THE PROPOSAL

3.1 Overview

The Development Application proposes demolition of the existing structures, construction of two new dual occupancies and subsequent Torrens title subdivision of two (2) lots into four (4) lots at 113-115 Faraday Road Padstow.

More specifically, the proposed development comprises;

- Demolition of the existing dwelling and associated structures on site including 2 fibro garages;
- Construction of two (2) new attached dual occupancies with associated vehicle crossings;
- Removal of thirteen (13) trees;
- Torrens title subdivision of two (2) lots into four (4) lots.

The proposal has been designed to relate to its site and to the streetscape in relation to appearance, envelope, setbacks, bulk, and scale. The contemporary design utilises high quality materials and detailing to present an unobtrusive visual outcome for the locality.

Please refer to plans prepared by Niche Home Designs.

3.2 Development Configuration

Each of the proposed dwellings will comprise of the following:

Level	Use
Ground Floor	Garage
	Entry
	Bedroom 2
	Powder room
	Laundry
	Open plan kitchen/living/dining with WIP
First Floor	Bedroom 3
	Bedroom 4
	Store room/study
	Bedroom 1 with WIR, ensuite and balcony

External	Patio
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3.3 Numerical Overview

A brief numerical overview of the development parameters for the proposed development is included in the following table

Table 1: Key development components

Component	Lot 4	Lot 5
Site area	891.40m ²	891.40m ²
Gross Floor Area	444.90m ²	444.90m ²
Floor Space Ratio	0.499:1	0.499:1
Landscaped Area	386.87 (43.4%)	386.05 (43.3%)
Height	2 storeys 8.51m	2 storeys 8.68m
Boundary setbacks		
Front	6.580m	6.580m
Side (N)	1.197m	1.197m
Side (S)	1.197m	1.197m
Rear	23.280m	23.280m
Car spaces	2 per dwelling	2 per dwelling

4.0 STATUTORY PLANNING FRAMEWORK AND ENVIRONMENTAL ASSESSMENT

This Chapter provides an environmental assessment in accordance with Section 4.15 of the Environmental Planning and Assessment Act 1979.

4.1 Statutory and Policy Compliance

The relevant matters for consideration under Section 4.15(a) of the EP&A Act, 1979, are identified as:

- State Environmental Planning Policy (Resilience and Hazards) 2021
- State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004
- Canterbury-Bankstown Local Environmental Plan 2023
- Canterbury-Bankstown Development Control Plan 2023

The primary statutory document that relates to the subject site and the proposed development is Canterbury-Bankstown Local Environmental Plan 2023. The primary non-statutory plan relating to the subject site and the proposed development is Canterbury-Bankstown Development Control Plan 2023.

4.1.1 State Environmental Planning Policy (Resilience and Hazards) 2021

This Policy is to provide for a state-wide planning approach to the remediation of contaminated land. Subject to Clause 4.6, considerations should be given to the suitability of land in terms of contamination.

The subject site has a long history of being used for the residential purpose. Thus, the land is not likely to be contaminated and, given that no change of use is proposed, no further consideration is required under Clause 4.6(1)(b) and (c) of the Resilience and Hazards SEPP.

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

SEPP (BASIX) 2004 applies to the proposed development. A BASIX Certificate is submitted with the application and confirms that the proposal will comply with the water, thermal comfort, and energy efficiency requirements of the policy.

4.1.5 Canterbury-Bankstown Local Environmental Plan 2023

The development complies with the provisions of Canterbury-Bankstown Local Environmental Plan 2023 (LEP 2023).

Zoning and permissibility

The site is located in Zone R2 Low Density Residential.

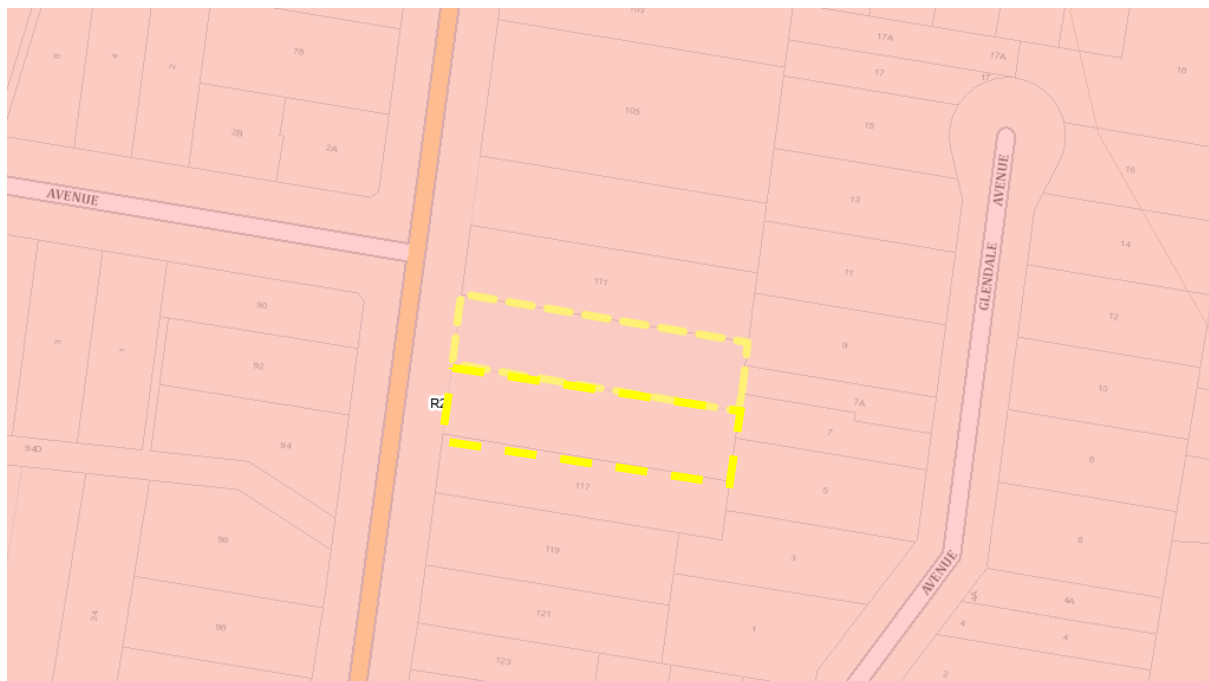


Figure 10: Land Zoning Map (NSW Spatial Planning Viewer 2023)

The development is identified to be *dual occupancies*, which are permitted with consent in the R2 Low Density Residential zone.

The objectives of the zone are:

- *To provide for the housing needs of the community within a low-density residential environment.*
- *To enable other land uses that provide facilities or services to meet the day to day needs of residents.*
- *To allow for certain non-residential uses that are compatible with residential uses and do not adversely affect the living environment or amenity of the area.*
- *To ensure suitable landscaping in the low-density residential environment.*
- *To minimise and manage traffic and parking impacts.*
- *To minimise conflict between land uses within this zone and land uses within adjoining zones.*
- *To promote a high standard of urban design and local amenity.*

The proposed development will provide contemporary dwellings in the form of two dual occupancy developments with a high level of amenity and function, meeting the need for increased housing without disrupting the established low-density character of the locality. The development does not reduce the availability of, nor prevent the use of, facilities and/or services to meet the day to day needs of the residents nearby. Generous private open space and indoor open plan living areas facilitate a range of residential uses on site, from function to recreation while retaining surrounding local amenity. Landscaping and retention of select existing trees on site are used as a key characteristic in the design of the development and provide generous landscaped areas in the front and rear yards. The proposed dwellings provide 2 vehicle spaces per dwelling to minimise impacts on surrounding street parking and traffic.

Clause 4.1A Minimum lot sizes and special provisions for dual occupancies

Clause	Proposal
<p>(1) The objectives of this clause are as follows—</p> <p>(a) to ensure lots are large enough to accommodate proposed dwellings, setbacks to adjoining land, private open space and landscaped areas, driveways and vehicle manoeuvring areas,</p> <p>(b) to ensure lots are large enough to protect special attributes, including natural or cultural features, heritage items, heritage conservation areas, trees and natural topographical features,</p>	<p>Noted.</p>

(c) to minimise the likely adverse impact of development on the amenity of the area.	
<p>(2) Development consent must not be granted to development for the purposes of dual occupancies on a lot in Zone R2 in Area 1 unless—</p> <p>(a) the lot is at least—</p> <p>(i) for dual occupancies (attached)—500m², and</p> <p>(ii) for dual occupancies (detached)—700m², and</p> <p>(b) the width of the lot at the front building line is at least—</p> <p>(i) for dual occupancies (attached)—15m, and</p> <p>(ii) for dual occupancies (detached)—20m, and</p> <p>(c) each dwelling will have a frontage to a road.</p>	<p>The lot is zoned R2 Low-density Residential with Area 1. The allotments have areas of 891.4 square metres and a frontage of 14.63 metres and does not comply with the minimum frontage development standard. Refer to the Clause 4.6 Report prepared by Corona Projects which is submitted with this application.</p> <p>Each dwelling will have a frontage to a public road.</p>
<p>(3) Development consent must not be granted to the subdivision of a dual occupancy in Zone R2 in Area 1 unless each resulting lot will be at least—</p> <p>(a) for dual occupancies (attached)—250m², and</p> <p>(b) for dual occupancies (detached)—350m².</p>	<p>The proposed lot sizes will result in lot sizes of 445.70 square metres and thus, is permissible.</p>

Clause 4.3 Height of buildings

The LEP Height of Building Map stipulates that the maximum building height permitted for the site is 9 metres. Furthermore, as per Clause 4.3 (2C)

(2C) The maximum wall height for a dwelling house or dual occupancy in Zone R2 in Area 1 is 7m.

The proposed height of the dual occupancies are 8.51m (Lot 4) and 8.68m (Lot 5). The proposed dwellings have a maximum wall height of 6.831 metres (No. 113), 6.977 metres (No.113A), 6.734 metres (No. 115) and 6.997 metres (No 115), as measured from ground level (existing) to the underside of the eaves at the wall line on their respective sides.

Clause 4.4 Floor space ratio

The LEP Floor Space Ratio Map stipulates that the maximum floor space ratio permitted for the site is 0.5:1. The proposed dual occupancies have a floor space ratio of 0.499:1 respectively.

Clause 5.10 Heritage Conservation

The site is not identified as a Heritage Item, nor is it located within a Heritage Conservation Area (HCA). It is also not considered to be located within the close vicinity of any Item or HCA, or as a contributory item.

Clause 6.1 Acid sulphate soils

The Acid Sulphate Soils Map stipulates that the site is Class 5. The proposed works will not be below 5 metres Australian Height Datum, and are unlikely to lower the water table below 1 metre Australian Height Datum on adjacent Class 1, 2, 3, or 4 land.

4.1.6 Canterbury-Bankstown Development Control Plan 2023

The development achieves a high level of compliance with the provisions of Canterbury-Bankstown Development Control Plan 2023.

Control	Comment	Compliance
CHAPTER 3 – GENERAL REQUIREMENTS		
SECTION 2–OFF-STREET PARKING RATES		
Off-street parking rates		
4.1	<p>Development must use the Off-Street Parking Schedule to calculate the amount of car, bicycle and service vehicle parking spaces that are required on the site.</p> <p>In calculating the total number of car parking spaces required for development, these must be: (a) rounded down if the fraction of the total calculation is less than half (0.5) a space; or (b) rounded up if the fraction of the total calculation is equal or more than half (0.5) a space; and (c) must include a room that is capable of being converted to a bedroom.</p>	<p>The parking requirements are calculated in accordance with Council's controls.</p> <p>Complies</p>
-	Dual occupancies/ semi-detached dwellings 1 car space per 2 or less bedrooms; or 2 car spaces per 3 or more bedrooms	<p>The proposed development requires 2 spaces per dwelling. The proposed dwellings provide 2 spaces per dwelling in the form of a single garage</p> <p>Complies</p>

Control	Comment	Compliance
	and tandem hard stand space for each proposed dwelling.	

Access driveway width and design

3.8	The location of driveways to properties should allow the shortest, most direct access over the nature strip from the road.	The location of the proposed driveways are best sited to utilise the existing crossovers and provide direct access to the dwelling car parking areas.	Complies
3.11	For new residential development, necessary clear driveway widths are provided in the following table: One way- 3m	The proposed driveways are a minimum 3 metres in width.	Complies

3.3 Waste Management

SECTION 3–RESIDENTIAL DEVELOPMENT

All residential development types

3.2	Each dwelling is to have: (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. (b) A suitable space in the kitchen for a caddy to collect food waste.	The proposed dwellings are capable of providing waste storage area in accordance with the requirements.	Complies
3.3	Development must provide an adequately sized bin storage area behind the front building line to accommodate all allocated bins	The proposed dwellings have suitable bin storage areas on the side setbacks.	Complies

CHAPTER 5 – RESIDENTIAL ACCOMMODATION

SECTION 4–DUAL OCCUPANCIES

Subdivision

4.1	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 ² per dwelling.	The subject site does not comprise of a secondary dwelling.	Complies
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Storey limit (not including basements)

4.2	The storey limit for dual occupancies is two storeys	The proposed dwellings are two (2) storeys.	Complies
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Control		Comment	Compliance
4.3	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.	The proposed development is compatible with the existing slope and contours of the site and does not require significant excavation or elevation. The proposal does not involve any significant elevated platforms or excessive terracing, rock excavation or retaining walls.	Complies
4.4	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: (a) the dual occupancy is required to be raised to achieve a suitable freeboard in accordance with Chapter 2.2 of this DCP; or (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.	The proposed dwellings are appropriately stepped to follow the topography of the land. The proposed ground level does not exceed a height of 600mm above the ground level of adjoining sites.	Complies
Setback restriction			
4.5	The erection of dual occupancies is prohibited within 9 metres of an existing animal boarding or training establishment.	The subject sites are not located within 9m of any known existing animal boarding or training establishments.	Complies
Street setbacks			
4.6	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.	The proposed setbacks for all dwellings on the ground floor exceed 5.5m. The proposed setbacks for all dwellings on the second floor exceed 6.5m.	Complies
Side setbacks			
4.8	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	The proposed dwelling all have a wall height of less than 7 metres and have	Complies

Control		Comment	Compliance
	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.	a minimum side setback of 1.197 metres on each side.	
4.9	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 allotment is 1.5 metres.	N/A	-
4.10	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.	The side setbacks provided is in excess of 0.9 metres and exceeds the minimum requirements. There is hot water units and rainwater tanks located at each side setback, although it does not affect the ability to access the sides of the dwelling, nor is the side setback reduced below 0.9m.	Complies
Private open space			
4.12	Dual occupancies must provide a minimum 80m ² 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.	The proposed development provides adequate amount of private open space that exceeds 80 square metres per dwelling. This space is provided in each rear yard across the patio and lawn areas.	Complies
Access to sunlight			
4.13	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.	The proposed dwellings at No. 113 and No. 115 will achieve compliant solar access to the north facing living room windows. Due to the site orientation and constraints, the proposed dwellings have been designed to best maximise solar access and incorporate skylights above the patio to ensure that direct solar access is provided to the dwellings primary living spaces (lounge/dining rooms). This solar access is achieved	Complies

Control		Comment	Compliance
		through the east facing sliding doors and clerestory windows at the rear.	
4.14	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>The solar access afforded to the dwelling to the north of the subject site will not be impacted by the proposed dwellings.</p> <p>The solar access afforded to the dwelling to the south of the subject site (No. 117 Faraday Road) will be impacted by the proposed dwelling, however will achieve solar access to the kitchen window during the middle of the day, as demonstrated within the elevational shadows.</p>	Complies
4.15	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	The proposed development will provide compliant solar access to the private open space of the proposed dwellings and neighbouring sites.	Complies
4.16	Development should avoid overshadowing any existing solar hot water system, photovoltaic panel or other solar collector on the site and neighbouring sites	Noted. No adverse effects are expected onto existing solar apparatuses.	Complies
Visual privacy			
4.17	Where development proposes a window that directly looks into the living area or bedroom window of an existing dwelling, the development must: (a) offset the windows between dwellings to minimise overlooking; or	No windows are proposed which directly look into the living room or bedroom of any adjacent existing dwellings. All windows are offset to ensure no direct overlooking is foreseen.	Complies

Control		Comment	Compliance
	(b) provide the window with a minimum sill height of 1.5 metres above floor level; or (c) ensure the window cannot open and has obscure glazing to a minimum height of 1.5 metres above floor level; or (d) use another form of screening to the satisfaction of Council	The proposed windows on the first floor for No. 113A and No. 115 which are adjoining each other are appropriately treated or highlight windows to ensure privacy internally between the dwellings is protected.	
4.18	Where development proposes a window that directly looks into the private open space of an existing dwelling, the window does not require screening where: (a) the window is to a bedroom, bathroom, toilet, laundry, storage room, or other non-habitable room; or (b) the window has a minimum sill height of 1.5 metres above floor level; or (c) the window has translucent glazing to a minimum height of 1.5 metres above floor level; or (d) the window is designed to prevent overlooking of more than 50% of the private open space of a lower-level or adjoining dwelling	No windows are proposed which directly look into the private open space of an existing dwelling and require privacy screening in accordance with this control.	Complies
4.19	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: (a) does not have an external staircase; and (b) does not exceed a width of 1.5 metres throughout; and (c) incorporates a form of screening to the satisfaction of Council such as partially recessing the balcony into the building.	The proposed balconies are not accessible from a living area or hallway. The proposed balconies have a maximum depth of 1.5m and are recessed within the dwelling to ensure that surrounding privacy amenity is retaining.	Complies
4.20	Council does not allow dual occupancies to have roof-top balconies and the like.	The proposal does not include roof top balconies.	Complies
Building design			

Control		Comment	Compliance
4.21	Development for the purpose of dual occupancies must demolish all existing dwellings (not including any heritage items) on the site.	The proposal includes the demolition of all existing dwellings.	Complies
4.22	<p>The design of dual occupancies must ensure:</p> <p>(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</p> <p>(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</p> <p>(c) the front porch and one or more living area or bedroom windows to each dwelling face the street; and</p> <p>(d) the garage, driveway and front fence do not dominate the front of the building and front yard; and</p> <p>(e) the two dwellings on a corner site each face a different frontage.</p>	<p>(a) The façade of the dual occupancies are asymmetrical as one unit per lot supports different setback, porch roof ridgelines and design features.</p> <p>(b) The design incorporates architectural elements that are compatible with the surrounding streetscape appearance.</p> <p>(c) The front porch and Bedroom 3 face the street.</p> <p>(d) The single garages do not dominate the front façade of the site, nor does the driveway dominate the front setback.</p> <p>(e) Not Applicable.</p>	Complies
4.23	The maximum roof pitch for dual occupancies is 35 degrees.	The proposed roof pitch does not exceed 35 degrees.	Complies
Building design (car parking)			
4.28	<p>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</p>	<p>The proposed development has one covered parking space per dwelling located in line with the building line within each garage. Furthermore, each dwelling has an additional car parking space located on the hardstand of the driveway. The car parking spaces located in front of the building line are uncovered and located in a stacked arrangement on the driveway in front</p>	Complies

Control		Comment	Compliance
	stacked arrangement on the driveway in front of the covered car parking space; and (b) the covered car parking space is setback a minimum 6 metres from the primary and secondary street frontages.	of the garage spaces. The covered spaces are setback at least 6 metres from the primary frontage; thus, the proposal is compliant with this control.	
4.29	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.	The proposed garages are integrated into the building and ensures that the garages do not dominate the street façade.	Complies
Landscape			
4.31	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.	The proposed development retains trees where possible. Due to the site constraints and large number of trees across the two sites, to facilitate development, the removal of select trees is required. It is considered the retention of these trees would unreasonably limit the development potential of the land. Refer to the Arborist Report and Landscape Plan for further details.	Merit Assessment
4.32	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 (refer to the Landscape Guide for a list of suitable species): (a) a minimum 45% of the area between the dual occupancy and the primary street frontage; and (b) a minimum 45% of the area between the dual occupancy and the secondary street frontage; and (c) plant at least one 75 litre tree between the dual occupancy and the primary street frontage	(a) The proposed dwellings all have a minimum landscaped area of 45% within the front setback. (b) Not applicable. (c) Refer to the Landscape plan submitted with this application for specific planting details. (d) Not Applicable.	Complies

Control	Comment	Compliance
(refer to the Landscape Guide for a list of suitable trees in Canterbury Bankstown); and (d) for development in the foreshore protection area (refer to map in Appendix 1), plant native trees with a mature height greater than 12 metres adjacent to the waterbody		

4.1.7 Draft Planning Instruments

Canterbury-Bankstown Council does not have any current Draft Planning Instruments that apply to the proposed development, thus as demonstrated, the development achieves a high level of compliance with the applicable Environmental Planning Instruments.

4.2 Impacts of the Development

As noted in the above assessment against the provisions of the relevant Environmental Planning Instruments and Development Control Plan, the development is of a reasonable scale and nature, and does not present unreasonable environmental, social, and economic impacts.

4.2.1 Natural and Built Environment Impacts

The development does not impact upon native vegetation, soil conditions, foreshore environment or air quality. The proposed dwellings will utilise a suitable design and scale that will benefit the visual appearance of the streetscape. The appropriate size and visual features of this contemporary development also create the potential for a cohesive outlook along the street. Sympathetic materials and colour schemes will also be applied to best enhance the site aesthetics. The proposed built form allows the neighbouring sites to retain their access to privacy, pleasant outlook, and overall residential amenity. Private outdoor areas are proposed for each dwelling house that allows for sufficient amenity and private recreation.

The development involves the removal of select trees to accommodate the development which is supported within the Arborist Report which accompanies this application. The proposed development retains trees where possible to ensure the natural character of the area is retained.

4.2.2 Social and Economic Impacts

The development aids the locality through providing additional housing stock for the future community and residents. The development will thus also upgrade the presentation of the site to the street and

improve aesthetic quality of the streetscape. The short-term economic impacts are positive, with the generation of employment opportunity through the physical construction stages. The use of high-quality materials will ensure a durable final built outcome, reducing the need to rebuild in the near future, resulting in a positive long term financial and sustainability outcome. The proposal does not engender any negative social or economic outputs.

4.3 Suitability of the Site

The subject site is considered suitable in size and shape to accommodate the dual occupancy development. The proposal does not introduce any incompatible uses to the site. The works are permissible under the R2 Low Density Residential zone.

4.3.1 Access to Services

The site is located within an established residential area with excellent access to services and public transport. As the site is within an established urban area, electricity, sewer, telephone, and water services are readily available to the subject site.

4.3.2 Parking and Access

The on-site parking provided complies with the parking requirements as prescribed by Canterbury-Bankstown Development Control Plan 2023. The proposed development will provide two off street parking spaces per dwelling, one each in the single garage and one each provided in the off-street driveway. It provides a logical and considered approach to the provision of off-street car parking. The design and layout of on-site parking and vehicle access/egress is compliant with AS2890.1.

4.3.3 Hazards

The site is not in an area recognised by Council as being subject to flooding, landslip, bushfire, or any other particular hazards. The proposed development is not likely to increase the likelihood of such hazards occurring and is considered appropriate in this instance.

4.4 The Public Interest

The proposal is considered to be in the public interest as it produces nominal environmental, social, and economic impacts. The proposal is furthermore, considered to be in the public interest through aiding to increase the housing supply within the locality. The proposal also utilises an appropriate design and scale that enhances the streetscape and is designed in accordance with the desired future character for

the developments in the area. Thus, contains nominal negative environmental, social and economic impacts.

The proposed development has been designed to relate to the size, shape and context of the site and has been designed in accordance with the desired future character for development in the area.

The proposal seeks to provide a dual occupancy development that makes efficient use of space on the site in a prime location that is in high demand for residential accommodation. In addition, the proposal has been designed to minimise as far as practical any adverse effects on existing and future neighbouring properties. The proposal is consistent with the applicable LEP and DCP provisions except where identified and justified in this Statement of Environmental Effects. Accordingly, the proposed development is considered to be in the public interest.

5.0 CONCLUSION

The Statement of Environmental Effects (SEE) has been prepared to consider the environmental, social, and economic impacts of the dual occupancy development at 113-115 Faraday Road Padstow. The report has addressed the applicable policies and plans, and has provided an environmental assessment in accordance with Section 4.15 of the Environmental Planning and Assessment Act 1979.

The application proposes a permissible development within the subject site locality. The proposal incorporates appropriate design considerations to minimise any adverse impacts on the natural and built environment, and the amenity of the surrounding neighbourhood.

Given the benefits of the development and compliance with the relevant policies and plans, we conclude that the proposed development at 113-115 Faraday Road Padstow as described in this application is reasonable and supportable, and worthy of approval by Canterbury-Bankstown Council.