

STATEMENT OF ENVIRONMENTAL EFFECTS

*222 Old Kent Road,
Greenacre, NSW, 2190*

02nd January

2024



D E S I G N S T U D I O



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1.0 – Planning Report Introduction

1. Executive introduction

The purpose of this planning report / statement of environmental effects is to accompany a development application to the consent authority of **Canterbury-Bankstown Council** for a proposed **Secondary Dwelling** within the subject site of **Lot 2 DP 19526, 222 Old Kent Road, Greenacre NSW 2190**.

Two of the Key environmental Planning Applying to the land is acknowledged as **The Bankstown Development Control Plan (DCP)** and **The Bankstown Local Environmental Plan (LEP)**.

The definition(s) of the Proposal pursuant to **The Bankstown Local Environmental Plan** would best be defined as “**Secondary dwelling**, pursuant permitted uses table of that zone.

secondary dwelling means a self-contained dwelling that—

- (a) is established in conjunction with another dwelling (the principal dwelling), and
- (b) is on the same lot of land as the principal dwelling, and
- (c) is located within, or is attached to, or is separate from, the principal dwelling.

Pursuant to **The Bankstown Local Environmental Plan** the subject is zoned **R2 - Low Density Residential** and is considered to satisfy the statutory framework for the proposed uses of the land and considered to satisfy the objective of the zone and be in the Public interest.

This report is planning assessment that is to be submitted in concurrence with a deemed local development submission to the consent authority of the **Bankstown city Council**. In accordance with Part 1 of Schedule of the environmental planning & assessment regulation 2000 (EPAARegs2000) the following information is provided:

- I. The environmental impacts of the development:
- II. How the environmental impacts of the development have been identified, and,
- III. The steps to be taken to protect the environment / lessen the expected harm to the environment.

AM Design Studio have Reviewed this development Proposal and Subsequently Prepared This Statement of environmental Effects, with the outcome of this report describing the physical characteristics of the proposal, subject site and surrounds in its environmental planning context, while having regards to matters as of relevance to the subject application pursuant to section 4.15 (79C) of the Environmental Planning & Assessment Act 1979 (EP&A Act 1979).

To address the above statutory requirements, this planning report considers the following matters:

- Description of the site, surrounding development and the wider locality:
- Description of the proposed development.
- Assessment of the proposed development in accordance with all statutory controls and **Bankstown City Council's** Development Control Plan and,
- A Broder environmental assessment of the proposal, having regards to matters for consideration within section 4.15 (79C) of the planning and assessment Act 1979 (the EPA Act 1979).

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- description of the site, surrounding development and the wider locality:
- Description of the proposed development.
- assessment of the proposed development in accordance with all statutory controls and **Bankstown City Council's** Development Control Plan; and,
- A Broder environmental assessment of the proposal, having regards to matters for consideration within section 4.15 (79C) of the planning and assessment Act 1979 (the EPA Act 1979).

This assessment and subsequent report conclude that the proposed development is consistent with the State Governments and **Bankstown City Council's** strategic Planning objectives for **Bankstown Local Government** area and in particular the **R2 – Low Density Residential** for ensuring that the provision have been meet.

2. Legislative framework

The Bankstown City Local Environmental Plan is a planning document designed to provide guidance and direction for the future development of the greater **Greenacre** Suburb and hence identified the subject's site for future development.

It should be noted that the local environmental plan provisions and objectives have also been incorporated within **Bankstown Development Control Plan** and is discussed below.

The following are environmental Planning Controls that are considered relevant and have been considered in the environmental assessment of the proposal, with conclusion reached that the proposed dwelling can satisfactorily satisfy these controls:

- **Bankstown** Development Control Plan
- **Bankstown** Local Environmental Plan

This planning report / statement of environmental effects and subsequent consultant's report have placed emphasis on this planning instruments / guideline during the strategic and statutory assessment of the proposal.

Pursuant to **Bankstown Local Environmental Plan** the subject site is zoned **R2 – Low Density Residential**

And is considered to satisfy the statutory framework for the proposed use of the land considered to be in the public interest.

Zone R2 Low Density Residential

Objectives of zone:

- 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 provide a suitable low scale residential character commensurate with a low dwelling density.
- To ensure that a high level of residential amenity is achieved and maintained.

3. Planning context

The development application is supported by a planning report/Statement of Environmental Effects that:

- includes a satisfactory neighborhood and site description, including the identification of the key features of the neighborhood and site,
- shows how the siting and design response derives from and responds to the key features identified in the neighborhood and site description, and
- Demonstrates that the proposal respects the existing or preferred neighborhood character and satisfies objectives of the zone in **Bankstown Local Environmental Plan**.

The proposed development consisting of a **Secondary Dwelling** within the subject site of **Lot 2 DP 19526, 222 Old Kent Road, Greenacre NSW 2190**. is defined as “development “for the purpose of clause 1.4 definitions of the environmental planning & assessment Act 1979 (EP&A Act 1979).

Pursuant to Clause 4.2 of the Environmental Planning & Assessment Act 1979 (EP&A Act 1979), the Clause stipulates that the development must not be carried out on the subject site until consent has been obtained, of which is requested. The application does not trigger any of the 'Integrated Development' provisions of Division 4.8 of the Environmental Planning & Assessment Act 1979 and so therefore it is anticipated that no third-party approvals are required.

4. Executive summary

The proposal will provide additional required housing stock to meet State and **Bankstown Local Government** planning strategic objectives for the provision of a varying range of housing types to meet the needs of future populations within the Local Government area of **Greenacre**.

The preceding sections of this report have assessed the statutory considerations and the environmental impacts associated with the proposed development and it is concluded that the site is suitable for the proposed development. Furthermore:

- The site is zoned to accommodate this type of development.
 - The nature and form of the proposed development is generally consistent with the desired future character of the locality.
 - The size and dimensions of the land can accommodate the scale of the proposed development.
 - The site will have access to all utility services to accommodate the demand generated by the proposed development.
 - The proposed development is unlikely to result in any adverse traffic impacts.
 - The proposed development will not result in any unacceptable or material environmental impacts in relation to adjoining and surrounding properties, particularly in terms of overshadowing, views, privacy (aural and visual) or solar access; and
 - There are no known major physical constraints, environmental impacts, natural hazards, or exceptional circumstances that would hinder the suitability of the site for the proposed development.
- The desired future character is determined through the strategic planning predominantly contained within **Bankstown Local Environmental Plan** and to a lesser extent appropriate parts of the

Bankstown Development Control Plan The context during this process is crucial to support change and determine appropriate building types and planning controls.

The proposal has been adequately assessed against Section 4.15 Evaluation (Heads of Consideration) of the Environmental Planning and Assessment Act 1979 (EP&A Act 1979) and found to satisfy the principles of the legislation.

Therefore, on balance the proposed redevelopment as proposed is economically sound, ecologically sustainable and in the public interest and should be supported by **Bankstown Council** and determined as approved.

2.0 –The Subject Site Description & Context

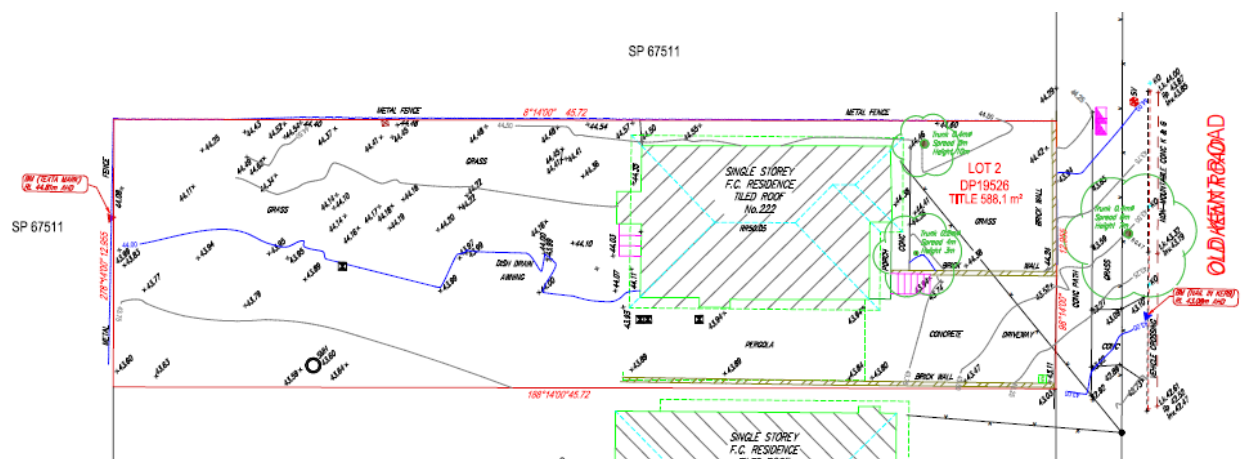
5. The Greenacre Area



Prestons is a suburb of Sydney, in the state of New South Wales, Australia 37 kilometres south-west of the Sydney central business district, in the local government area of the City of Liverpool

6. Site Dimension and Topography

The subject site is a **Rectangular Shaped** site and consists of a **Single Storey Dwelling**. The site is provided with an area of approximately **588.1m²** and retains a generally flat gradient. There appears to be no topographic or environmental constraints onsite that will restrict such a proposal.



7. Site and surrounds context / streetscape character

The subject site is within **R2 - Low Density Residential Zone** of **Bankstown Local Environmental Plan** that has and is currently undergoing moderate change over recent years and is predominantly characterised by extensive dwellings with a varying range of floor plates and architectural designs and styles.

An assessment of the **Old Kent Road** streetscape character, urban character and site analysis had been the first step in the design process and had been used to ensure that the development is the best possible solution for the site and the immediate locality in the **Greenacre** suburb and makes the best possible contribution onsite and to its surroundings.

Quality streetscapes are those in which the buildings and associated spaces form attractive streets and neighbourhoods. New buildings need to be sensitive and in context with the landscape setting and the environmental conditions of the locality, with the proposed new development achieving these outcomes.

Likewise, developments such as **Secondary Dwelling** add to the quality of the residential space within the context of a landscape and environment.

This submission establishes the fundamental role of the site analysis and statement of environmental effects in the overall design process to ensure the proposal is designed and sited to reflect the desired streetscape, taking into consideration the site conditions and overall environmental constraints and attributes of the site and locality as well as the Development Standards constraints of the relative applicable Planning instruments.

Contextually, the site is situated within an **R2 – Low Density Residential Zone** Development within the immediate vicinity comprises medium scale dwellings. The architectural submission provides for an existing and proposed future built form neighbourhood layout.

8. Site analysis

The site analysis is the foundation of good design and is used as an initial source of information upon which to base the design and configuration of development taking account of all environmental constraints and opportunities, as they relate to the unique features of the site and nearby land.

Objectives:

- Identify the constraints and opportunities for the development of the site.
- Provide an understanding of how the development relates to the site.
- Identify the capability and suitability of the site for development.

A Site Analysis Plan is provided in support of the development application. The scope of the site analysis has addressed:

- i. Contours, slope, and north point.
Response: These matters have been identified and addressed on the supporting documents, with the site generally orientated **West to East**. Refer to Survey plan.
- ii. Existing landscaping and vegetation.

Response: The subject site has a reasonable amount vegetation. No existing trees pose as a constraint to the Architectural Proposal – nor interferes with the proposed development. See Site Plan for proposal.
- iii. Existing buildings and structures.
Response: The subject site has structures: an **existing one Storey Dwelling**.
- iv. *Roads, access points, parking, and traffic management devices and the like.*
Response: These matters have been identified and addressed. Site is a **rectangular Shaped lot** and is accessible via **Old Kent Road**.
- v. Linkages; open space networks, pedestrian/cycle paths and the like.
Response: There are definable pedestrian / cycle pathways in the suburb. Refer to Site Plan for further information.
- vi. Easements, services, existing infrastructure, and utilities.
Response: Services have been identified. Refer to the Survey plan.
- vii. *Hydraulic features, drainage lines, water features, drainage constraints, and the like.*
Response: These matters have been identified. There are no constraints or restrictions that are detrimental to the proposal.
- viii. Acoustic
Response: An acoustic report is not required.
- ix. Natural hazards (e.g. flooding, bushfire).
Response: the subject site is **not located in any hazard zones**
- x. Solar orientation, overshadowing prevailing winds.
Response: These matters have been identified in more detail with the submissions Site Plan

- xi. Views and vistas to, from and within the site.
Response: The subject site is orientated **East to West** on the **Eastern** side of **Old Kent Rd** and will provide great views from the site across the landscape while maintaining high levels of occupancy and adjoining privacy.
- xii. Building Structures NCC (BCA)
Response: It has been concluded that the proposal can achieve compliance with the relevant sections of the NCC (BCA).
- xiii. *Special environmental features such as threatened species habitat, endangered ecological communities, and wetlands.*
Response: The subject site has no such species.

Based on the above, it is our opinion that the development as proposed:

- Is in keeping with the future character of the area.
- Is reflective of current and future development approvals and building structures in the area.
- The buildings appearance is set low in the streetscape and minor in its environmental impacts.
- The building provides for exceptional interaction to street frontages
- The development fits comfortably and completes the urban for the precinct, and
- All four streetscapes are well activated and shows exceptional design excellence.

3.0 – The Proposed Development

9. General introduction

The purpose of this planning report / statement of environmental effects is to accompany a development application to the consent authority of **Canterbury-Bankstown Council** for a proposed **Secondary Dwelling** within the subject site of **Lot 2 DP 19526, 222 Old Kent Road, Greenacre NSW 2190**.

10. Aesthetics and architectural expression

The proposal is a **Secondary Dwelling** that is complementary to standard residential development. The style and form of the proposal is considered appropriate for the location and will most likely reflect the desired existing and future low development of the locality. The proposal provides setbacks to the adjoining properties.

11. Landscaping

Landscaping of the site is provided in appropriate form as outlined by the site calculations. The site will be appropriately landscaped with vegetation suitable for the style of **R2 Zoning Development** proposed. This will include a mix of low shrubbery with selected taller species in key locations in private and common locations.

The landscape design has carefully considered style and species to not only screen adjoining premises, but blend and enhance adjoining landscaping, while also considering Crime Prevention through Environmental Design (CPTED) principles. Reference should be made to the **Site plan** accompanying this application.

12. Vehicular Access and parking

Vehicle access to the site is provided from **Old Kent Rd**, with vehicle parking located within a **Garage and Driveway**, for both residents and visitors to the site. As stated above, the garage car parking will provide the residents onsite car parking needs including a wide driveway to allow cars to turn and the cars to leave the site in a forward direction.

13. Waste management

Waste management onsite is considered high. **Site** is provided with **bins for waste storage**. Reference should be made to the waste management plan accompanied this application.

14. Environmental management

This proposal will ensure the efficient and sustainable use of land. This development will result in the provision of residential buildings that are both viable and needed in the locality. The dwellings will achieve high levels of solar access and ventilation, **unaffected by the proposal**.

15. Erosion and sediment control

The risk to the natural environment because of this proposal is low. Nevertheless, environmental protection must be properly thought-out. The activity that poses the most significant risk to the environment is run-off of potentially polluted waters during construction.

16. Site contamination

The requirements of State Environmental Planning Policy No 55 (SEPP55) Remediation of Land have been considered. This Policy requires that Council must be satisfied that any development site is appropriately remediated of contamination and suitable for any proposed use. Given the residential Use over time, there is unlikely to be any contamination currently on site that might pose any risk to the future use.

4.0 – Statement of Environmental Effects

17. Section 4.15 evaluation- Environmental Planning & Assessment Act, 1979

Section 4.15 Evaluation - Matters for Consideration, of the Environmental Planning and Assessment Act 1979, provide for those matters that may be taken into consideration as applicable.

Matters for Consideration – general

In determining a development application consideration of the following matters are to be taken into consideration as are of relevance to the development the subject of the development application:

- a)** The provision of:
 - i. Any environmental planning instrument; and
 - ii. Any proposed instrument that is or has been the subject of public consultation under this Act and that has been notified to the consent authority (unless the Secretary has notified the consent authority that the making of the proposed instrument has been deferred indefinitely or has not been approved), and
 - iii. Any development control plan.
 - iv. Any planning agreement that has been entered into under section 7.4, or any draft planning agreement that a developer has offered to enter under section 7.4, and
 - v. The regulations (to the extent that they prescribe matters for the purposes of this paragraph).
 - vi. Any coastal zone management plan (within the meaning of the Coastal Protection Act 1979) that apply to the land to which the development application relates.

That apply to the land to which the development application relates

- b)** The likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality,
- c)** The suitability of the site for the development.
- d)** Any submissions made in accordance with the Act or the regulations; and
- e)** The public interest.

This Statement of Environmental Effects has been structured pursuant to Section 4.15 Evaluation - Matters for Consideration, of the Environmental Planning and Assessment Act, 1979, that is of relevance to the proposal.

18. **Bankstown Environmental Plan**

One of the key planning instruments applying to the land is acknowledged as **Bankstown Local Environmental Plan**.

Aims of Plan

(1) This Plan aims to make local environmental planning provisions for land in Bankstown in accordance with the relevant standard environmental planning instrument under section 3.20 of the Act.

(2) The particular aims of this Plan are as follows—

(aa) to protect and promote the use and development of land for arts and cultural activity, including music and other performance arts,

(a) to encourage a range of housing, employment, recreation and services to meet the needs of existing and future residents of Bankstown,

(b) to foster economic, environmental and social well-being so that Liverpool continues to develop as a sustainable and prosperous place to live, work, study and visit,

(c) to provide community and recreation facilities, maintain suitable amenity and offer a variety of quality lifestyle opportunities to a diverse population,

(d) to strengthen the regional position of the Liverpool city centre as the service and employment centre for Sydney's south west region,

(e) to concentrate intensive land uses and trip-generating activities in locations most accessible to public transport and centres,

(f) to promote the efficient and equitable provision of public services, infrastructure and amenities,

(g) to conserve, protect and enhance the environmental and cultural heritage of Liverpool,

(h) to protect, connect, maintain and enhance the natural environment in Liverpool, and promote ecologically sustainable development which takes into account the environmental constraints of the land,

(i) to minimise risk to the community in areas subject to environmental hazards, particularly flooding and bush fires, by managing development in sensitive areas,

(j) to promote a high standard of urban design that responds appropriately to the desired future character of areas,

(k) to improve public access along waterways and vegetated corridors while ensuring the natural environmental values of riparian and bushland corridors and the habitat they provide are protected and enhanced,

(l) to improve public transport accessibility, and facilitate the increased use of public transport, cycling and pedestrian activity,

(m) to enhance the amenity and positive characteristics of established residential areas,

(n) to ensure the agricultural production potential of rural land and prevent its fragmentation,

(o) to encourage development opportunities for business and industry so as to deliver local and regional employment growth.

Pursuant to **Bankstown Local Environmental Plan**, the proposed development is located within the subject site zoned **R2 Low Density Residential** and is considered to satisfy the statutory framework for the proposed use of the land and considered to be in the Public interest.



4.3 Height of Building

The Height permitted by **Bankstown Local Environmental Plan** is **9.0 meters for R2 Zone**. The proposal is less in height than **9.0m** at a height of **4.65m** and therefore satisfies this Part of **Bankstown Local Environmental Plan** for such a development.



4.3 Floor space ratio

The max FSR permitted by **Bankstown Local Environmental Plan** is **0.5:1 for R2 Zone**. The proposal is less than 0.6:1 as the max proposed is **0.34:1 (201.15m²)** and therefore satisfies this Part of **Bankstown Local Environmental Plan** for such a development.



$$(0.5:1) 588.1 \times 0.5 = 294.05\text{m}^2$$

19. Development control plan

Section 4.15(1)(a)(iii) has been considered in respect of this application. The proposal is satisfactory when assessed and considered against the provisions of the **Bankstown Development Control Plan** and is not more onerous than the **Bankstown Environmental Plan**.

The key local development controls have been highlighted and discussed while all other relevant matters for consideration have been summarised and commented upon as detailed in the following sections of this statement. While the DCP is a relevant consideration when making a determination of this proposal, Council is reminded that the proclamation of the Environmental Planning and Assessment Amendment Act 2012 on 1 March 2013 confirmed the status and weight that should be placed on development control plans when making a determination of a development application.

The amendments to the Environmental Planning and Assessment Act 1979 clarified the purpose, status, and content of development control plans (DCPs), and how they are to be considered during the development assessment process. The Amendment Act makes it clear that the **principal purpose of a DCP is to provide guidance to a consent authority** on land to which the DCP applies.

The Amendment Act reinforces that the **provisions contained in a DCP are not statutory requirements and are for guidance purposes only**. Furthermore, it should be noted that the weight a consent authority gives to a DCP in assessing a development application will depend on several factors, including whether the DCP provides a sensible planning outcome.

The Amendment Act confirms that Council can confidently apply development control plans **flexibly** and if a development application does not comply with provisions in a DCP, a consent authority **must be flexible** in the way it applies the controls and also allow for reasonable alternative solutions to achieve the objectives of those standards.

The following table summarises the **most relevant** (not all) development controls and compliance with such controls

DCP Controls	Requirements	Complies
SITE REQUIREMENTS	A secondary dwelling is permissible on a site with a minimum lot size of 450m².	The lot size is greater than 450m ²
SETBACKS	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. 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 and rear boundaries of the site is 0.9 metre.	YES: The Front setback doesn't apply to this application as the proposed building are located behind the existing dwelling and therefore complies with this clause. The Side and rear setbacks for the secondary dwelling doesn't cause over looking issues to the adjoining properties and are to be based on merits.

LANDSCAPED AREA	a minimum 45% of the area between the dwelling house and the primary street frontage; and	YES: As shown on the architectural plans page A103 on the compliance table the landscape satisfies councils requirements.
PRIVATE OPEN SPACE	Secondary dwellings must not result in the principal dwelling on the site having less than the required landscaped area and private open space. Dwelling houses must provide a minimum 80m² of private open space behind the front building line. This may be in the form of a single area or a sum of areas provided the minimum width of each area is 5 metres throughout.	YES: The private open space complies with this clause. The private open space area that has been provided is greater than 80m² The area provided according to the architectural plans is 147m²
STOREY LIMIT	The story limit for detached secondary dwellings is single story and the maximum wall height is 3 metres.	YES: The proposal is one story as shown on the architectural plans

20. The likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality

The proposed development will not have a detrimental economic impact on the locality considering the residential nature of the surrounding and proposed land use. The development of the site will add to the vitality of the **lot** and will result in an economic and rational use of the land. The proposed development will have a positive impact on the new residents accommodated on the site and will have a beneficial economic impact.

Access, Transport and Traffic:

The development is not expected to result in adverse traffic impacts about vehicle access and parking layout. Adequate parking has been provided and the site is well situated for access to public transport and within walking distance of services and open space areas.

Public Domain:

The development will not have an unreasonable impact on the public domain. The proposal will interact and connect with the public domain.

Utilities:

The proposal is not envisaged to place an unreasonable demand on utilities supply.

Heritage:

No heritage items will be impacted by the proposal.

Other land resources:

The proposal is considered to contribute to orderly development of the site and is not envisaged to impact upon any valuable land resources.

Water:

The site is presently serviced by Water, which can be readily extended to meet the requirements of the proposed development. The proposal is not envisaged to have unreasonable water consumption. Refer to BASIX assessment.

Air and Microclimate:

The proposal is not expected to have any negative impact on air or microclimate. There is no vegetation removal required.

Waste:

A detailed waste management plan is provided in support of the proposal. A condition will be attached to any consent granted that an appropriate receptacle be in place for any waste generated during the construction.

Energy:

The proposal is not envisaged to have unreasonable energy consumption. Refer to BASIX.

Natural hazards:

There are no natural hazards affecting the site that would prevent the proposal.

Technological hazards:

There are no technological hazards affecting the site that would prevent the proposal.

Safety, Security and Crime Prevention:

This application does not result in any opportunities for criminal or antisocial behaviour.

Social Impact:

No adverse social impacts are anticipated from the development.

Economic Impact:

The proposal is not expected to create any negative economic impact.

Cumulative Impacts:

The proposal is not expected to have any negative cumulative impacts

Aboriginal heritage Significance

There is no Aboriginal significance of the site

21. The Suitability of the Site for Development

The proposed development is therefore considered suitable for this site; will have no impact on any coastal activities; and will have no adverse impacts on the natural scenic qualities of the area; no material loss of views from any public place and has no significant impact on vegetation. The proposal is considered appropriate about the zoning of the site and is not expected to have any negative impacts on the amenity of the locality or adjoining developments.

The preceding sections of this report have assessed the statutory considerations and the environmental impacts associated with the proposed development and it is concluded that subject to conditions, the site is suitable for the proposed development. Furthermore:

- The site is zoned to accommodate this type of development.
- The nature and form of the proposed development is generally consistent with the desired future character of the locality.
- The size and dimensions of the land can accommodate the scale of the proposed development.
- The site will have access to all utility services to accommodate the demand generated by the proposed development.
- The proposed development is unlikely to result in any adverse traffic impacts.

- The proposed development will not result in any unacceptable or material environmental impacts in relation to adjoining and surrounding properties, particularly in terms of overshadowing, views, privacy (aural and visual) or solar access; and
- There are no known major physical constraints, environmental impacts, natural hazards, or exceptional circumstances that would hinder the suitability of the site for the proposed development
- The site is not subject to natural hazards including subsidence, slip, mass movement, and bushfire risk is minimal, not requiring specialised construction methods. The soil characteristics of the site are appropriate for development and there are no critical habitats to consider. The site is not prime agricultural land and will not prejudice future agricultural production. The site is considered suitable for this proposal.

5.0 - Summary / Conclusion

The purpose of this planning report / statement of environmental effects is to accompany a development application to the consent authority of **Bankstown City Council** for a proposed **Secondary Dwelling** within the subject site of **Lot 2 DP 19526, 222 Old Kent Rd, Greenacre NSW 2190**.

Two of the key environmental planning instruments applying to the land is acknowledged as **Bankstown Local Environmental Control Plan** and **Bankstown Development Control Plan**.

The proposal is generally consistent with Council's strategic planning vision for the **Greenacre** suburb, as envisaged in Council's strategic and statutory planning documents. The development will contribute to the growth of and the realisation of Council's strategic vision for the Suburb, which is for a "liveable city that is connected through places and spaces".

The siting, design and external appearance of the development is appropriate and relate sympathetically to the site and to the desired future scale and character of development in the surrounding locality and shows exceptional design excellence.

The proposal has been adequately assessed against Section 4.15 Evaluation - Matters for Consideration, of the Environmental Planning and Assessment Act and found to satisfy the principles of the legislation.

On balance, the development is ecologically sustainable and in the public interest. Therefore, given the above assessment the proposal should be recommended and determined as approved by **Bankstown city Council**.

Kind Regards,

Ahmad El-Moubayed