

Statement of Environment Effects

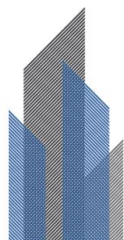
Demolition of existing structures and
Construction of a new dwelling – Dual
Occupancy

23 Nella Street, Padstow

Date: 20 September 2024

Revision Number: 1

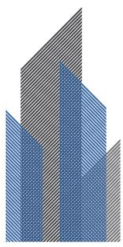
Report Number: A23-127-240603-SEE



Contents

1	Introduction	2
2	Site Characteristics	2
2.1	Location.....	3
2.2	Description of the site.....	4
2.3	Locality of the site.....	5
3	Proposed work and use	6
3.1	Zoning and Permissibility.....	6
3.2	Description of proposal and the use of site	6
3.3	Access Parking and Traffic.....	7
3.4	Waste Management Plan.....	7
3.5	Electricity, Communication, Gas, Water and Wastewater	7
4	Planning Legislation	8
4.1	Canterbury-Bankstown Local Environmental Plan 2023.....	8
4.2	Canterbury-Bankstown DCP 2023 – Chapter 5 – Residential Accommodation	11
4.2.1	Suitability of the Site.....	20
5	Section 4.15 assessment	20
6	Conclusion.....	22





1 Introduction

Design and Approval Pty Ltd have been engaged to prepare a Statement of Environmental Effects Report ('the Report') on behalf of Robin Yasmine.

The Report is submitted to Canterbury-Bankstown Council in support of a development application seeking development consent for the demolition of existing structures and construction of a dual occupancy dwelling at 23 Nella Street, Padstow.

This report describes the site, its environs, the proposed development, and provides an assessment of the environmental impacts and identifies the steps to be taken to protect or reduce the potential impacts on the surrounding environment.

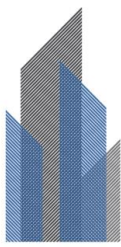
The property is legally described as **Lot 15** Deposited Plan (**DP**) **30120**, 23 Nella Street, Padstow ('the subject premises').

The client seeks approval for the construction of a dual occupancy dwelling and zoned **R2 – Low Density Residential** under the Canterbury-Bankstown Local Environmental Plan 2023(LEP). The proposal meets the relevant provisions of LEP, DCP and Clause 4.15 of the Environmental Planning and Assessment Act 1979.

2 Site Characteristics

Based on both a desktop review and an inspection of the site, the following observations were made.





2.1 Location

The site is located in a residential area surrounded by other residential accommodation of a similar size and scale. (refer **Figure 1**).

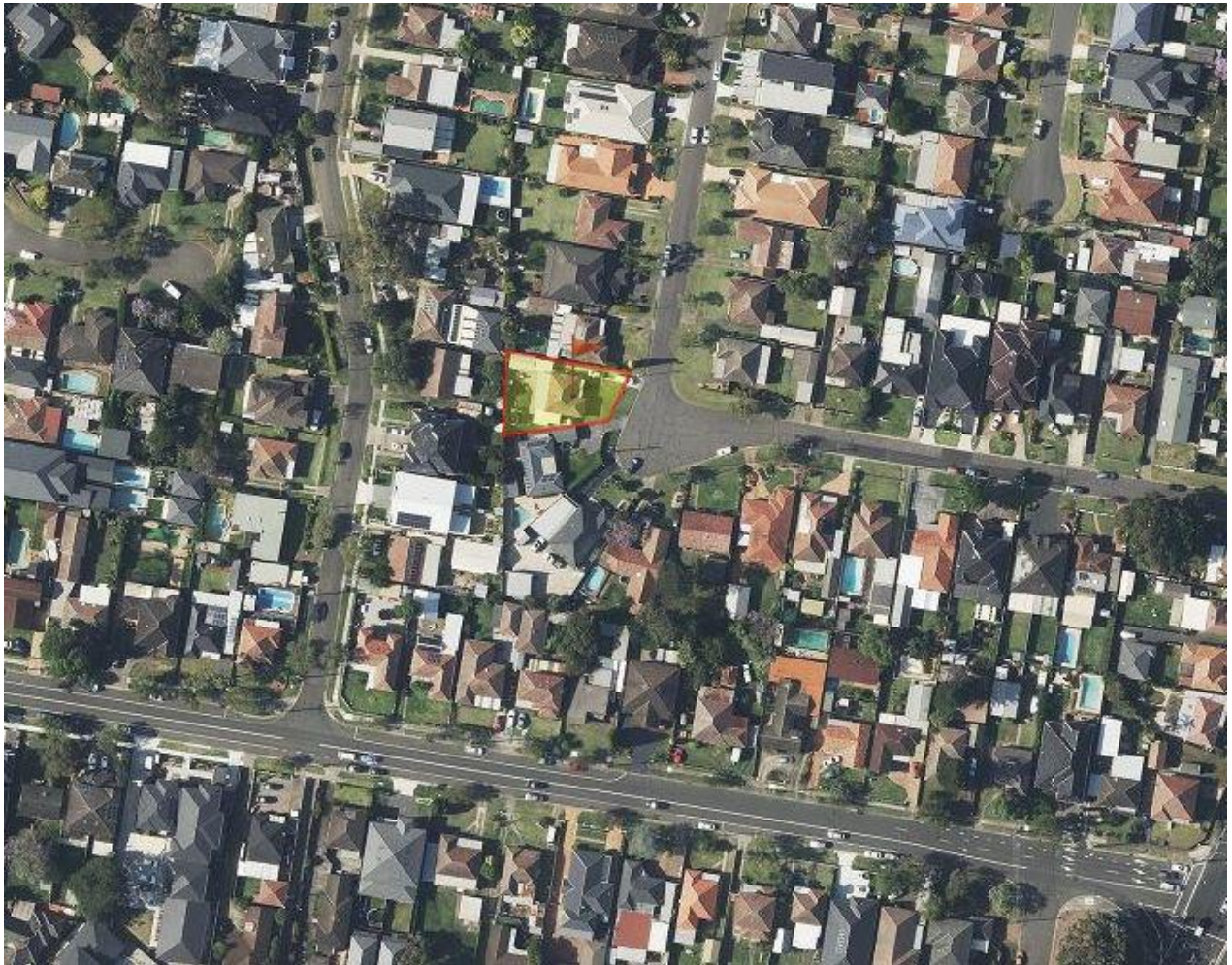


Figure 1 - Map showing the site in a greater context (*source: Six Maps <https://maps.six.nsw.gov.au/>*)



2.2 Description of the site

The site address is 23 Nella Street, Padstow, and the property is legally described as Lot 15 Deposited Plan (DP) 30120. It is located within the Canterbury-Bankstown Council local government area (LGA) and is currently zoned **R2 – Low Density Residential** under the Canterbury-Bankstown Local Environmental Plan 2023 (LEP).

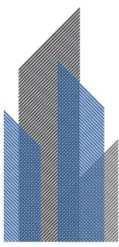


Figure 2 - Map showing the site zoning (*source: NSW Planning Portal*)

<https://www.planningportal.nsw.gov.au/spatialviewer/#/find-a-property/address>

The subject site has a consolidated site area of approximately **570.7 m²** with a frontage of **14.395 m** to Nella Street. The land currently contains a Single Storey Clad Residence, an Awning, and a Clad garage.





2.3 Locality of the site

The site is bound by residential buildings of similar scale to the North, East, South, and West.



Figure 3 – Aerial Photograph (*source: Google Maps*)



3 Proposed work and use

The client seeks approval for the demolition of existing structures and construction of a dual occupancy dwelling.

3.1 Zoning and Permissibility

The subject site is zoned **R2-Low Density Residential** under the Canterbury-Bankstown Local Environmental Plan 2023 (LEP). The proposed development is permissible under the Zone. Dual Occupancies are permissible within the area with consent.

3.2 Description of proposal and the use of site

The Client seeks approval for the the demolition of existing structures and construction of a dual occupancy. (Refer to Figure 4 and 5).

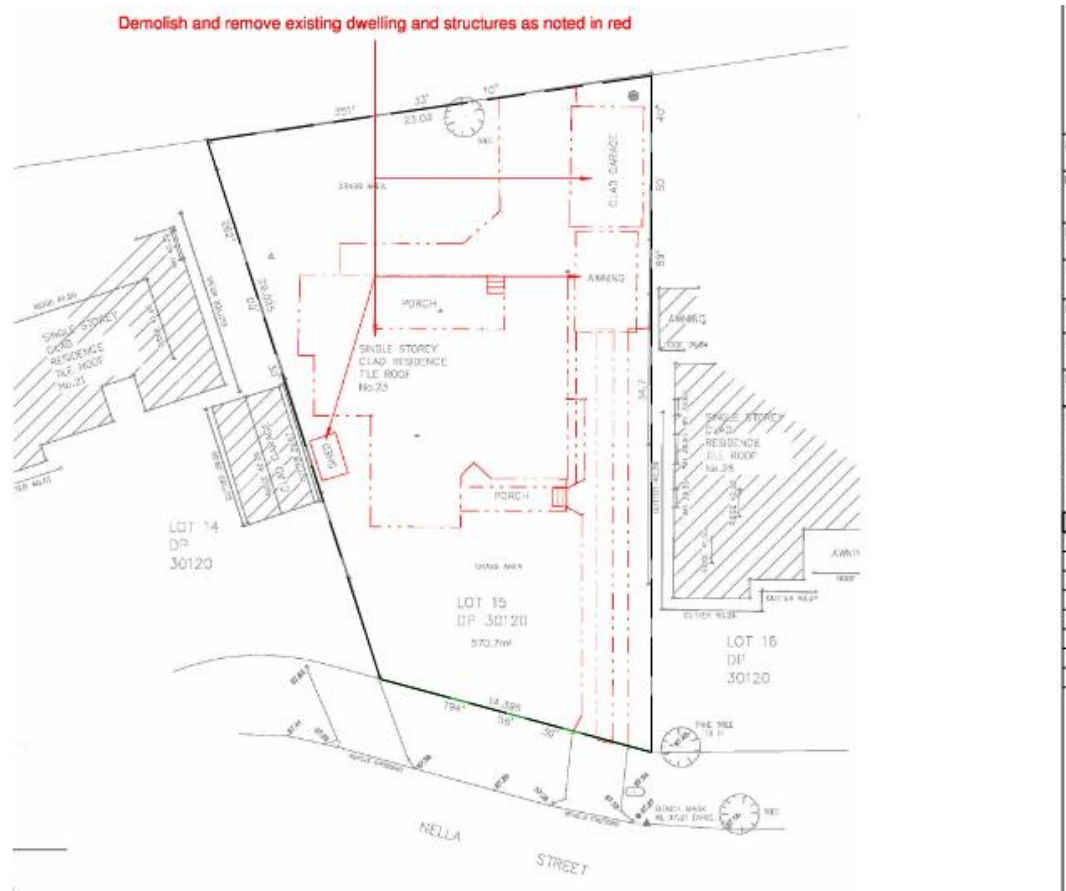


Figure 4 – Demolition Plan



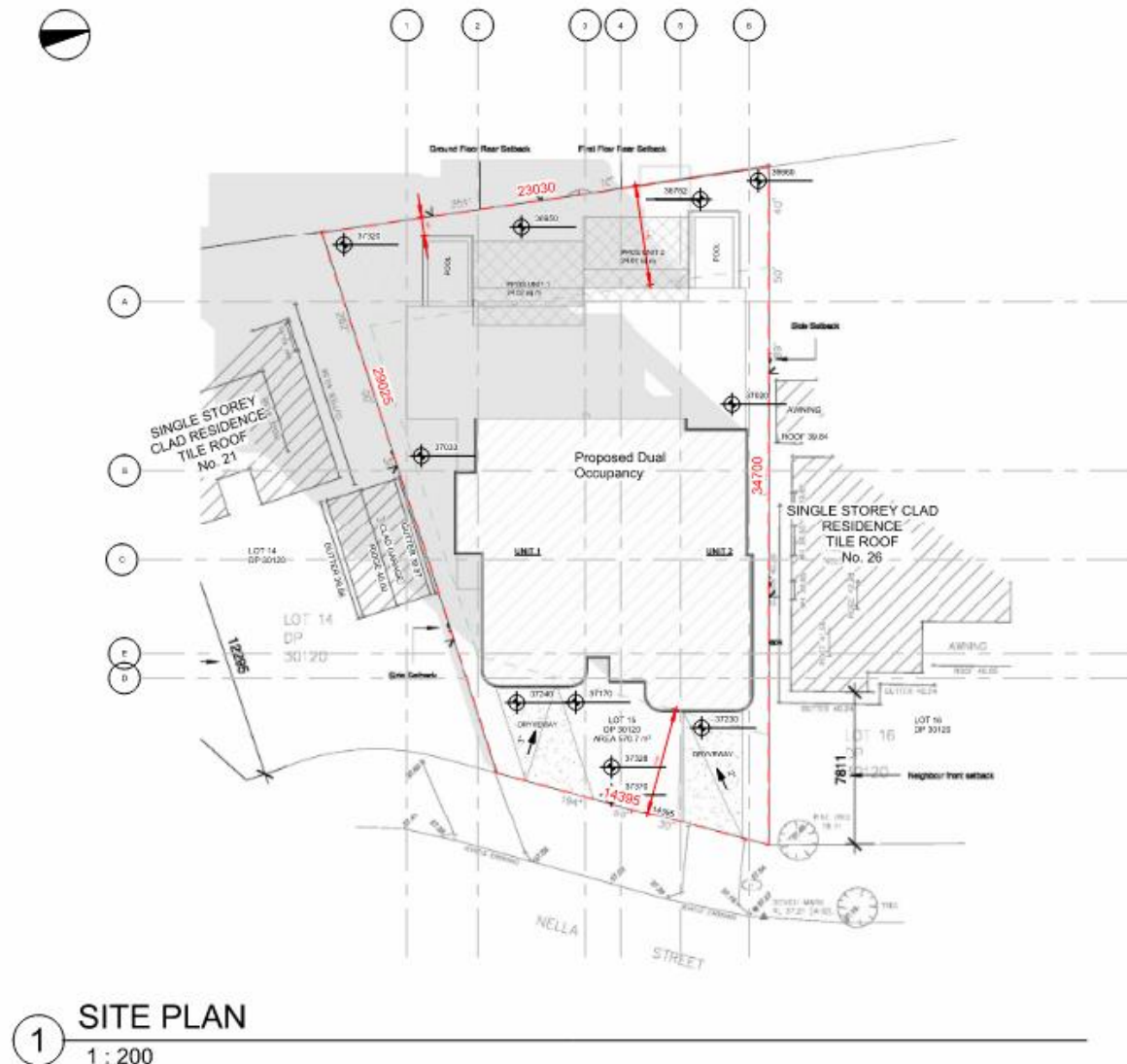
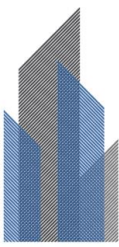


Figure 5 – Proposed site plan

3.3 Access Parking and Traffic

The lot has a lawful access from Nella Street, with street access parking.

3.4 Waste Management Plan

A waste management plan is submitted in support of the proposal and specifies the steps that will be taken to reduce and avoid waste throughout the construction process and the continued operation of the development.

3.5 Electricity, Communication, Gas, Water and Wastewater

The site has provisions already established for service and utility connections.



4 Planning Legislation

This Section deals with the legislative framework that are relevant to the assessment of this application. The site is affected by various environmental planning instruments and statutory controls as listed below:

4.1 Canterbury-Bankstown Local Environmental Plan 2023

Canterbury-Bankstown Local Environmental Plan 2023 (LEP) applies to the subject site, and as such in the first instance, is required to comply with the aims of the LEP, which is as follows: -

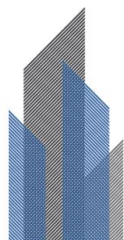
1.2 Aims of Plan

- (1) *This Plan aims to make local environmental planning provisions for land in Canterbury-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 manage growth in a way that contributes to the sustainability of Canterbury-Bankstown,*
 - (b) *to protect landforms and enhance vegetation, especially foreshores and bushland, in a way that maintains the biodiversity values and landscape amenity of Canterbury-Bankstown,*
 - (c) *to identify, conserve and protect the Aboriginal, natural, cultural and built heritage of Canterbury-Bankstown,*
 - (d) *to provide development opportunities that are compatible with the desired future character and amenity of Canterbury-Bankstown,*
 - (e) *to restrict development on land that is sensitive to urban and natural hazards,*
 - (f) *to provide a range of residential accommodation to meet the changing needs of the population,*
 - (g) *to provide a range of business and industrial opportunities to encourage local employment and economic growth and retain industrial areas,*
 - (h) *to create vibrant town centres by focusing employment and residential uses around existing centres and public transport,*
 - (i) *to provide a range of recreational and community service opportunities and open spaces to meet the needs of residents of and visitors to Canterbury-Bankstown,*
 - (j) *to achieve good urban design in terms of site layouts, building form, streetscape, architectural roof features and public and private safety,*
 - (k) *to ensure activities that may generate intensive car usage and traffic are located near public transport that runs frequently to reduce dependence on cars and road traffic,*
 - (l) *to consider the cumulative impact of development on the health of the natural environment and waterways and on the capacity of infrastructure and the road network,*
 - (m) *to support healthy living and enhance the quality of life and the social well-being and amenity of the community,*
 - (n) *to ensure development is accompanied by appropriate infrastructure,*
 - (o) *to promote ecologically sustainable development.*

The subject site is zoned **R2 – Low Density Residential** as illustrated in **Figure 2 and 3** above, the proposed development is permissible under the zone with consent.

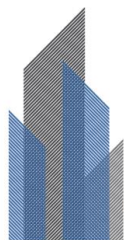
In addition to the aims of Canterbury-Bankstown LEP, and the zoning, the proposal is required to comply with the objectives for the specific zoning and the objectives for **R2** have been assessed and tabulated as follows: -





LEP Provision	Comment	Compliance
Zone R2 Low Density Residential	1 Objectives of zone <ul style="list-style-type: none"> 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 proposal strongly aligns with the objectives as listed in the Zone R2 land use table.
Zone R2 Low Density Residential	3 Permitted with consent Bed and breakfast accommodation; Building identification signs; Business identification signs; Car parks; Centre-based child care facilities; Community facilities; Dual occupancies ; Dwelling houses; Early education and care facilities; Environmental facilities; Environmental protection works; Exhibition homes; Flood mitigation works; Group homes; Health consulting rooms; Home businesses; Oyster aquaculture; Places of public worship; Pond-based aquaculture; Recreation areas; Respite day care centres; Roads; Secondary dwellings; Semi-detached dwellings; Tank-based aquaculture	Dual Occupancies are permitted with consent in the subject zone
4.1 Minimum subdivision lot size	(1) The objectives of this clause are as follows— 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, to ensure the subdivision of low density residential zoned land reflects and reinforces the predominant subdivision pattern of the area, to ensure lots can be used for buildings that are safe from flooding, bush fire risk and other hazards, 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, to ensure all lots are provided with adequate and safe access, to minimise the likely adverse impact of subdivision and development on the amenity of the area, to prevent fragmentation or isolation of land.	There is no proposed subdivision.
4.3 Height of buildings	The maximum height shown on the Height Building Map is 9m .	Proposed maximum development height is 6.7m
4.4 Floor space ratio	Maximum FSR shown on Floor Space Ratio Map is 0.5:1	Gross floor: 282.6 m2 Site area: 570.7 m2 FSR: 0.495:1 Yes





5.21 Flood planning	<p>(1) The objectives of this clause are as follows—</p> <ul style="list-style-type: none"> (a) to minimise the flood risk to life and property associated with the use of land, (b) to allow development on land that is compatible with the flood function and behaviour on the land, taking into account projected changes as a result of climate change, (c) to avoid adverse or cumulative impacts on flood behaviour and the environment, (d) to enable the safe occupation and efficient evacuation of people in the event of a flood. 	<p>The proposed development is not located in a flood risk Zone</p>
6.1 Acid Sulfate soils	<p>(1) The objective of this clause is to ensure that development does not disturb, expose or drain acid sulfate soils and cause environmental damage.</p> <p>(2) Development consent is required for the carrying out of works described in the table to this subclause on land shown on the Acid Sulfate Soils Map as being of the class specified for those works.</p> <p><i>Class 1 - Any works.</i></p> <p><i>Class 2 - Works below the natural ground surface. Works by which the watertable is likely to be lowered.</i></p> <p><i>Class 3 - Works more than 1m below the natural ground surface. Works by which the watertable is likely to be lowered more than 1m below the natural ground surface.</i></p> <p><i>Class 4 - Works more than 2m below the natural ground surface. Works by which the watertable is likely to be lowered more than 2m below the natural ground surface.</i></p> <p><i>Class 5 - Works within 500m of adjacent Class 1, 2, 3 or 4 land that is below 5m Australian Height Datum and by which the watertable is likely to be lowered below 1m Australian Height Datum on adjacent Class 1, 2, 3 or 4 land.</i></p> <p>(3) Development consent must not be granted under this clause for the carrying out of works unless an acid sulfate soils management plan has been—</p> <ul style="list-style-type: none"> (a) prepared for the proposed works in accordance with the Acid Sulfate Soils Manual, and (b) provided to the consent authority. <p>(4) Development consent is not required under this clause for the carrying out of works if—</p> <ul style="list-style-type: none"> (a) a preliminary assessment of the proposed works prepared in accordance with the Acid Sulfate Soils Manual indicates that an acid sulfate soils management plan is not required for the works, and (b) the preliminary assessment has been provided to the consent authority, and (c) the consent authority has confirmed the assessment by notice in writing to the person proposing to carry out the works. <p>(5) Development consent is not required under this clause for the carrying out of the following works by a public authority, including ancillary work such as excavation, construction of access ways or the supply of power—</p>	<p>Proposed Development is located in class 5 Land. Refer to Acid Sulfate Management Plan.</p>



	<p>(a) emergency work that involves the repair or replacement of the works of the public authority, required to be carried out urgently because the works—</p> <ul style="list-style-type: none"> (i) have been damaged, or (ii) have ceased to function, or (iii) pose a risk to the environment or to public health and safety, <p>(b) routine maintenance work that involves the periodic inspection, cleaning, repair or replacement of the works of the public authority, other than work that involves the disturbance of more than 1 tonne of soil,</p> <p>(c) minor work that costs less than \$20,000, other than drainage work.</p> <p>(6) Development consent is not required under this clause to carry out works that—</p> <ul style="list-style-type: none"> (a) involve the disturbance of less than 1 tonne of soil, and (b) are not likely to lower the watertable. 	
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4.2 Canterbury-Bankstown DCP 2023 – Chapter 5.1 – Residential Accommodation

Application of this Chapter

Chapter 5.1 of this DCP applies to residential accommodation within the former Canterbury Local Government Area.

Desired Character

C1 Low density residential areas

To have a low-density residential environment in Zone R2 where the typical features are dwelling houses and dual occupancies within a generous landscaped setting. The site cover and building form of development must be compatible with the prevailing suburban character and amenity of this zone. This zone is also the most restrictive in terms of other permitted uses that are considered suitable. These are generally restricted to facilities and services that meet the day-to-day needs of residents.

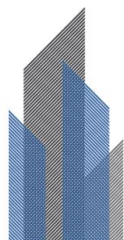
Section 3 – Dual Occupancies and semi-detached dwellings

DCP Provision	Controls for Dwelling Houses	Compliance
3.1 Minimum lot size and frontage	<p>C1 Dual occupancy and semi-detached dwellings must have a street frontage.</p> <p>C2 Minimum 15m width, measured at the street boundary. On corner lots, this means the short boundary.</p> <p>C3 Each dwelling is required to have a minimum frontage width of 7.5m.</p>	<p>C1 The dual occupancy has frontage to Nella Street</p> <p>C2&C4 15.5 m width at the street boundary</p>



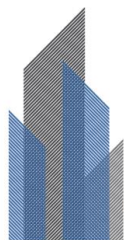
	<p>C4 On irregular blocks, the site width is measured at the required front setback.</p> <p>C5 Dual occupancy (detached) is acceptable only where each dwelling can face and have frontage to the street, such as on a corner site</p>	<p>C3 The frontage is 7.26m and 6.54m. The lot has an irregular shape, and it doesn't allow the dwellings to have a frontage of 7.5m.</p>
3.2 Private open space	<p>C1 Semi-detached dwellings with a frontage of less than 7.5m must provide a minimum of 40m² of private open space.</p> <p>C2 Dual occupancy and semi-detached dwellings with a frontage of 7.5m or greater must provide a minimum of 50m² of private open space.</p> <p>C3 Dual occupancy and semi-detached dwellings must provide one area of private open space with a minimum dimension in any direction of 4m.</p> <p>C4 Dual occupancy and semi-detached dwellings must provide one area at least 2.5m x 2.5m suitable for outdoor dining facilities</p> <p>C5 The design of private open space must satisfy the following criteria:</p> <ul style="list-style-type: none"> (a) Be located at ground level to the rear of an allotment behind the dual occupancy. (b) Be located adjacent to the main living areas, such as a living room. (c) Have a maximum gradient of 1:50. (d) The principal area of open space for each dwelling may comprise a combination of privacy screens, sun-shading devices and landscaped areas. (e) Be designed to prevent direct overlooking from a public place or from neighbouring buildings. (f) Be designed to accommodate both recreation and service activities. (g) Include a suitably screened area for clothes drying facilities. (h) Be oriented to provide maximum exposure to midwinter sunlight whilst optimising privacy. <p>C6 Ensure that balconies, verandas or pergolas do not encroach upon any required deep soil area.</p>	<p>C3 Unit 1: 24.02 m² PPOS of 4.3m width Unit2: 24.07 m² PPOS of 4.4m width</p> <p>C4 Provided</p> <p>C5 Provided</p> <p>C6 The alfresco do not encroach upon any required deep soil area</p>
3.3 Layout and orientation	<p>C1 Orientate development to maximise solar access and natural lighting, without unduly increasing the building's heat load.</p> <p>C2 Site the development to avoid casting shadows onto neighboring dwelling's primary living area, private open space and solar cells.</p> <p>C3 Coordinate design for natural ventilation with passive solar design techniques.</p> <p>C4 Site new development and private open space to avoid existing shadows cast from nearby buildings.</p> <p>C5 Site a building to take maximum benefit from cross-breezes and prevailing winds.</p>	<p>The dual occupancy has been designed and oriented ensuring enough solar access, natural ventilation, benefits from cross-breezes, and maintains casual surveillance of communal areas.</p> <p>Yes</p>





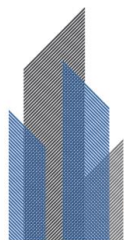
	C6 Do not compromise the creation of casual surveillance of the street, communal space and parking areas, through the required orientation									
Building Envelope 3.4 Height Retaining walls? Cut and fill	C1 Development for the purposes of dual occupancy and semi-detached dwellings must not exceed 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. C6 Maximum 1m cut below ground level where it will extend beyond an exterior wall of the building. C7 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. C8 Maximum 600mm fill above ground level where it would extend beyond an exterior wall of a building. C9 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.	C1 2 storeys External wall height<8m and building height <9.5m The finished ground floor level does not exceed 1m above the natural ground level. Yes C6 Cut beyond the external walls is less than 1m C7 Noted C8 Fill beyond the exterior wall of the building is less than 600mm C9 N/A Yes								
3.5 Setbacks	<u>Front, side and rear setbacks</u> C1 Development, including basement and sub-floor areas, fronting a major road must have a minimum front setback of 9m. C2 Development must comply with the minimum front, side and rear setbacks in the following table: <table><tr><th>Setback</th><th>Controls</th></tr><tr><td>Front Setback</td><td><ul style="list-style-type: none">Minimum setback of 6m from the front boundary.Maximum 2m recess for the main entrance from the front building line.</td></tr><tr><td>Side Setbacks</td><td><ul style="list-style-type: none">Minimum setback of 1.2m from side boundaries.Corner lots: minimum setback of 3.5m from the secondary street frontage (the longer street boundary)</td></tr><tr><td>Rear Setbacks</td><td><ul style="list-style-type: none">Minimum setback of 6m from the rear boundary</td></tr></table> C3 Front and rear setbacks are to be provided as deep soil areas. Driveways and footpaths may cross deep soil areas. <u>Exceptions and other requirements</u> C4 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.	Setback	Controls	Front Setback	<ul style="list-style-type: none">Minimum setback of 6m from the front boundary.Maximum 2m recess for the main entrance from the front building line.	Side Setbacks	<ul style="list-style-type: none">Minimum setback of 1.2m from side boundaries.Corner lots: minimum setback of 3.5m from the secondary street frontage (the longer street boundary)	Rear Setbacks	<ul style="list-style-type: none">Minimum setback of 6m from the rear boundary	C1 Development does not include a basement C2 <u>Front Setback</u> 5.5m <u>Side Setbacks</u> 900mm <u>Rear Setback</u> 5.148m C3 Front and rear setbacks are provided as deep soil areas. <i>Note: Setbacks have been addressed according to the irregular shape of the lot, which does not allow for design flexibility and limits the dimensions of the proposal</i> C4 Swimming pools have a setback of at least 1m from the rear boundary C5 Swimming pools provided behind the front setback C6 N/A C7 Complies
Setback	Controls									
Front Setback	<ul style="list-style-type: none">Minimum setback of 6m from the front boundary.Maximum 2m recess for the main entrance from the front building line.									
Side Setbacks	<ul style="list-style-type: none">Minimum setback of 1.2m from side boundaries.Corner lots: minimum setback of 3.5m from the secondary street frontage (the longer street boundary)									
Rear Setbacks	<ul style="list-style-type: none">Minimum setback of 6m from the rear boundary									





	<p>C5 Swimming pools must not be located within any front setback.</p> <p>C6 One garage or carport may be constructed with a nil rear setback for sites that adjoin a rear 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.</p> <p>C7 Car parking structures must satisfy the Building Code of Australia requirements.</p> <p>C8 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.</p> <p>C9 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: One carport that is not wider than 6m. On sites that rise from the street frontage, one garage that is not wider than 6m and no higher than 3m above street level.</p> <p>C10 The following minor building elements may project up to 1m into the minimum side setback area:</p> <ul style="list-style-type: none"> (a) Roof eaves, awnings, pergolas and patios; (b) Stair or ramp access to the ground floor; (c) Rainwater tanks. 	<p>C8 N/A</p> <p>C9 Garages are behind the front setback</p> <p>C10 Noted</p>
3.6 Building depth	<p>C1 Dual occupancy housing and semi-detached dwellings must not exceed a building depth of 25m.</p> <p>C2 An exception to C1 above applies where a dual occupancy (attached) is proposed on a corner site and where one of the dwellings face the secondary (longest) street frontage. In that circumstance, a building depth requirement of 35m from the primary street frontage must not be exceeded.</p>	Less than 25m building depth
3.7 Building separation	<p>C1 Where a detached dual occupancy is proposed and with each dwelling having a primary street frontage, a minimum building separation of 2.4m must be provided between the two dwellings (measured from the outer faces of the exterior wall of each dwelling). The 2.4m building separation must be shared equally in distance (i.e. 1.2m for each dwelling) between the two dwellings.</p> <p>C2 Garages or carports may be located in the separation area.</p>	N/A
<p><u>Building Design</u></p> <p>3.8 General design</p>	<p><u>Contemporary built form</u></p> <p>C1 Contemporary architectural designs may be acceptable if:</p> <ul style="list-style-type: none"> (a) A heritage listing does not apply to the existing dwelling or to its immediate neighbours. (b) The proposed addition is not visually prominent from the street or from a public space. (c) Extensive remodelling of existing facades is proposed in accordance with controls of this DCP. <p>C2 New building forms and design features shall not mimic traditional features, but should reflect these in a contemporary design.</p> <p>C3 Access to upper storeys must not be via external stairs.</p> <p>C4 All dwellings must contain one kitchen and laundry facility.</p>	





	<p>C5 Retain and extend prominent elements of the existing roof (such as gables, hips or longitudinal ridges that run parallel to a street boundary).</p> <p>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.</p> <p><u>Building entries</u></p> <p>C7 Entries to residential buildings must be clearly identifiable.</p> <p>C8 A minimum of one habitable room must be oriented towards the street to promote positive social interaction and community safety.</p> <p>C9 Sight lines to the street from habitable rooms or entrances must not be obscured by ancillary structures</p> <p><u>Internal dwelling layout</u></p> <p>C10 Design interiors to be capable of accommodating the range of furniture that is typical for the purpose of each room.</p> <p>C11 The primary living area and principal bedroom must have a minimum width of 3.5m.</p> <p>C12 Secondary bedrooms must have a minimum width of 3m.</p> <p>C13 Provide general storage in addition to bedroom wardrobes and kitchen cupboards</p> <p><u>Facade treatment</u></p> <p>C14 Development on corner lots must address both street frontages through facade treatment and articulation of elevations.</p> <p>C15 Use non-reflective materials, do not randomly mix light and dark-coloured bricks, and treat publicly accessible wall surfaces with anti-graffiti coating.</p> <p>C16 Facade design should reflect the orientation of the site using elements such as sun shading devices, light shelves and bay windows.</p> <p>C17 Facades visible from the street should be designed as a series of articulating panels or elements.</p> <p>C18 The width of articulating panels should be consistent with the scale and rhythm characteristic of bungalows.</p> <p>C19 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><small>Table 9: Width of articulating panels</small></p> <p>C20 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.</p> <p>C21 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.</p> <p>C22 Incorporate contrasting elements in the facade - use a harmonious range of high-quality materials, finishes and detailing.</p> <p>C23 Screen prominent corners with awnings, balconies, terraces or verandas that project at least 1 m from the general wall alignment.</p> <p>Pavilions</p>	Facade	Street elevation	Side elevation	Width of articulating panels	4m to 6m	10m to 15m	<p>C7 The entries are clearly identifiable</p> <p>C8 Master bedrooms oriented towards the street</p> <p>C9 Complies</p> <p>C10 Each room can provide the needed furniture</p> <p>C11 Master bedrooms have width less than 3.5m due to the irregular shaped lot which make it difficult to comply with the requirement</p> <p>C12 Secondary bedrooms have a minimum width of 3m</p> <p>C13 Storage provided other than bedroom wardrobes and kitchen cupboards.</p> <p>C15 to C27 Complies</p>
Facade	Street elevation	Side elevation						
Width of articulating panels	4m to 6m	10m to 15m						

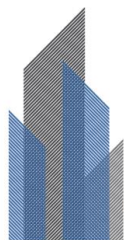


	<p>C24 The top storey of any two-storey dwelling should be designed as a series of connected pavilion elements to minimise scale and bulk.</p> <p>C25 Facades that exceed 25m in length shall be indented to create the appearance of multiple pavilion elements.</p> <p>C26 Pavilion elements shall have a depth between 10-15m.</p> <p>C27 Articulate upper storey pavilions with an additional side boundary setback, and identify by separate roofs.</p> <p><u>Windows</u></p> <p>C28 Large windows should be located at the corners of a building and may be designed as projecting bay-windows.</p> <p>C29 Large windows should be screened with blinds, louvres, awnings or pergolas.</p> <p>C30 Windows must be rectangular.</p> <p>C31 Square, circle and semi-circle windows are acceptable in moderation.</p> <p>C32 Vertical proportioned window openings can include multi-panel windows or multi-panel doors.</p> <p>C33 Windows and openings shall be appropriately located and shaded to reduce summer heat load and maximise sunlight in winter.</p> <p>C34 Dormer windows on buildings in the residential zone must comply with the following design requirements: Should not appear as an additional storey;</p> <ol style="list-style-type: none"> Are no wider than 1.5m in width; Provide a minimum 2.5m separation between dormers; and Do not extend above the ridgeline of the building. <p><u>Ventilation</u></p> <p>C35 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).</p> <p>C36 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.</p>	<p>C28: N/A C29 N/A C30 Windows are rectangular C31 Semi circled windows are integrated at the front façade C32 N/A C33 Complies C34 N/A</p> <p>The dwellings are designed with enough windows to provide natural ventilation</p>
3.9 Roof design and features	<p>C1 Use a simple pitched roof that accentuates the shape of exterior walls, and minimises bulk and scale.</p> <p>C2 Avoid complex roof forms with multiple gables, hips and valleys, or turrets.</p> <p>C3 Roof pitches are to be compatible and sympathetic to nearby buildings.</p> <p>C4 Parapet roofs that increase the height of exterior walls are to be minimised.</p> <p>C5 Use minor gables only to emphasise rooms or balconies that project from the body of a building.</p> <p>C6 Mansard roofs (or similar) are not permitted.</p> <p>C7 Pitched roofs should not exceed a pitch of 30 degrees.</p> <p>C8 Relate roof design to the desired built form and context.</p> <p>C9 Roofs with greater pitches will be considered on merit taking into account matters such as streetscape, heritage value and design integrity.</p>	<p>The dual occupancy complies with the rules as it avoids complex roof forms, minor gables, mansard roofs, and excessive pitch, and relates well to the desired built form and context.</p>



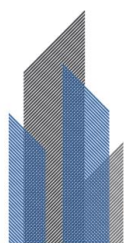
	C10 Relate roof design to the desired built form and context.	
3.10 Fencing	<p>C1 Provide boundary definition by construction of an open fence or low hedge to the front street boundary.</p> <p>C2 Front fences within the front boundary setback are to be no higher than 1.2m.</p> <p>C3 Side fences may be 1.8m high to the predominant building line. Forward of the building line, side fences must taper down to the height of the front fence at a height no greater than 1.2m.</p> <p>C4 On corner sites where the facade of a building presents to two street frontages, fences are to be no higher than 1.2m.</p> <p>C5 Screen walls around private open spaces shall not be taller than 1.2m, although screens with 50% transparency may be up to 1.8m in height.</p>	N/A
3.11 Building services	<p>C1 All letterboxes be installed to meet Australia Post standards.</p> <p>C2 Design and provide discretely located mailboxes at the front of the property.</p> <p>C3 Integrate systems, services and utility areas with the design of the whole development – coordinate materials with those of the building and integrate with landscaping.</p> <p>C4 Facilities should not be visually obtrusive and should not detract from soft-landscaped areas that are located within the required setbacks or building separations.</p> <p>C5 Appliances that are fitted to the exterior of a building, and enclosures for service meters, do not detract from the desired architectural quality of new building, or the desired green character of streetscapes.</p> <p>C6 Unscreened appliances and meters should not be attached to any facade that would be visible from a street or driveway within the site:</p> <ul style="list-style-type: none"> (a) Screen air conditioning units behind balcony balustrades; (b) Provide screened recesses for water heaters rather than surface - mounting them on exterior walls; and (c) Locate meters in service cabinets. <p>C7 Screen or treat air conditioning units, TV antennae, satellite dishes, ventilation ducts and other like structures so they are not visible on the street elevation.</p> <p>C8 Coordinate and integrate building services, such as drainage pipes, with overall façade and balcony design.</p> <p>C9 Location and design of service areas should include:</p> <ul style="list-style-type: none"> (a) Screening of clothes drying areas from public places; and (b) Space for storage that is screened or integrated with the building design. <p>C10 Minimise visual impact of solar hot water systems by:</p> <ul style="list-style-type: none"> Placing the system as unobtrusively as possible, both to the street and neighbouring properties; a. Using a colour that is consistent with the colour of roof materials; b. Designing solar panels, where possible, as part of the roof; c. Setting the solar panels back from the street frontage and position below the d. ridgeline; and 	All building services are located and designed complying to the rules.





	<p>e. Separate the water storage tank from the solar collectors and place on a less</p> <p>f. visually obtrusive part of the roof, or within the building (for example, the roof space or laundry).</p>	
<p><u>AMENITY</u></p> <p>3.12 Solar access and overshadowing</p>	<p>Solar access to proposed development</p> <p>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.</p> <p>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.</p> <p>C3 Dwellings in or adjoining industrial zones must comply with the following:</p> <p>(a) At least one living room window and at least 50% or 35m² with minimum dimension of 2.5m (whichever is the lesser), of ground level private open space.</p> <p>(b) Receives a minimum of 3 hours sunlight between 8.00am and 4.00pm on 21 June.</p> <p>(c) Where existing overshadowing by buildings and fences is already greater than this, sunlight is not to be reduced by more than 20%.</p> <p>Solar access to neighbouring development</p> <p>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.</p> <p>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.</p> <p>C6 Sunlight to solar hot water or photovoltaic systems on adjoining properties must comply with the following:</p> <p>(a) Systems must receive at least 3 hours of direct sunlight between 8.00am and 4.00pm on 21 June.</p> <p>(b) If a system currently receives less than 3 hours sunlight, then proposed development must not reduce the existing level of sunlight.</p> <p>C7 Clothes drying areas on adjoining residential properties must receive a minimum of 3 hours of sunlight on 21 June.</p> <p>Shading devices</p> <p>C8 Windows and openings shall be appropriately located and shaded to reduce summer heat load and maximise sunlight in winter.</p>	<p>C1 Complies</p> <p>C2 Complies</p> <p>C3 N/A</p> <p>C4 Complies</p> <p>C5 N/A</p> <p>C6 Complies</p> <p>Refer to Sun Diagram in Architectural drawings.</p>





	<p>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.</p> <p>C10 Provide horizontal shading to north-facing windows and vertical shading to east or west windows.</p> <p>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.</p> <p>C12 Avoid reducing internal natural daylight or interrupting views with shading devices.</p> <p>C13 Use double-glazing, solar coated windows, curtains, or internal shutters to prevent heat loss and provide extra summer protection.</p> <p>C14 Use high performance glass with a reflectivity below 20%.</p> <p>C15 Minimise external glare by avoiding reflective films and use of tint glass.</p>	Complies Eaves and balconies are provided
3.13 Visual privacy	<p>C1 Locate and orient new development to maximise visual privacy between buildings, on and adjacent to the site.</p> <p>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.</p> <p>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.</p> <p>C4 If living room windows or private open spaces would directly overlook a neighbouring dwelling: (c) Provide effective screening with louvres, shutters, blinds or pergolas; and/or (d) Use windows that are less than 600mm wide or have a minimum sill height of at least 1.5m above the associated floor level.</p> <p>C5 Screening of bedroom windows is optional and dimensions are not restricted.</p>	Dual occupancy has been designed to provide adequate visual privacy
3.14 Acoustic privacy	<p>C1 Protect sensitive rooms, such as bedrooms, from likely sources of noise such as major roads and neighbouring living areas.</p>	



	<p>C2 Bedroom windows in new dwellings that would be located at or close to ground level are to be raised above, or screened from, any shared pedestrian pathway.</p> <p>C3 Screen balconies or windows in living rooms or bedrooms that would face a driveway or basement ramp.</p> <p>C4 Address all requirements in 'Development Near Rail Corridors and Busy Roads - Interim Guideline (2008)' published by the NSW Department of Planning.</p>	
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4.2.1 Suitability of the Site

The subject site is zoned **R2 Low Density Residential**. The proposal strongly aligns with the objectives of the zone. Furthermore, the proposal is considered appropriate as it is surrounded by similar buildings/structures of a similar size. As such it is considered that the development is suitable for the site and the surrounding area.

5 Section 4.15 assessment

The proposed development has been assessed against the relevant matters for consideration under Section 4.15 (Previously 79C) of the *Environmental Planning and Assessment (EP&A) Act 1979* and no concerns have been identified that would validate the refusal of the application based upon planning grounds. Outlined below is a brief assessment of the proposal with regards to Section 79C of the EP&A Act 1979.

(1) Matters for consideration—general

In determining a development application, a consent authority is to take into consideration such of the following matters as are of relevance to the development the subject of the development application:

(a) the provisions of:

(i) Any environmental planning instrument

This Statement of Environmental Effects has shown that this proposal is permissible with consent and complies with the relevant provisions of the LEP.

(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 Director-General has notified the consent authority that the making of the proposed instrument has been deferred indefinitely or has not been approved), and

There are no draft environmental planning instruments currently on display that relate to this site.

(iii) any development control plan

The proposed development complies with the provisions of the Development Control Plan.



(iiiia) any planning agreement that has been entered into under section 93F, or any draft planning agreement that a developer has offered to enter into under section 93F, and

(iv) the regulations (to the extent that they prescribe matters for the purposes of this paragraph),

b) the likely impacts of the development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality

- Impact on Water:

No impact on water is proposed.

- Impact on Soil:

No effect on the soil as there are no proposed hard stand works to the existing soft ground areas.

- Impact on Flora and Fauna:

No effect or impact upon the existing biodiversity of the local area or critical habitats, threatened or endangered species, populations, ecological communities and their habitats.

- Impact on Air Quality:

No impact on air quality.

- Noise Pollution:

Being in a Residential area, the noise generated would not be at a level not expected from such an area.

- Traffic Impact:

It is considered that the car parking arrangements satisfactorily comply with the objectives of the DCP.

- Visual Impact:

The demolition of the existing structures and the construction of a dual occupancy will not affect the visual impact as the new development is designed to integrate seamlessly with the existing neighborhood's architectural style, height, scale, and incorporates adequate setbacks and landscaping.

- Social and Economic Impact:

The proposal is not likely to result in any adverse social or economic impacts.

(c) the suitability of the site for the development

The site is considered suitable for the proposed development as it complies with the objectives of Canterbury-Bankstown Local Environmental Plan 2023.

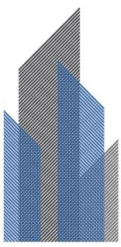
(d) any submissions made

If the proposal is notified by Council, any submissions received will be considered by Council.

(e) the public interest

The proposed use will not create any significant adverse impacts on neighbouring properties. The development is both consistent with and complimentary to the nature, character and scale of the residential area. Given the above, the proposal is considered to be in the public interest.





6 Conclusion

Based on the information above and our investigation of the relevant planning controls, it is concluded that the proposed development is consistent with the objectives, planning strategies and requirements of the LEP and DCP.

It is requested that consideration be granted to this application based on the individual merits of the proposal, including the suitability of the site for the development and the absence of any adverse impacts associated with the proposed development.

