STATEMENT OF ENVIRONMENTAL EFFECTS

SITE: Lot C, DP325545

50 Phillip Street,

Roseland NSW 2196

PROPOSED DEVELOPMENT:
Construction of a new two storey dwelling

Issue for DA

Council: Canterbury - Bankstown City Council

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Version 1.0

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Cover Image Source: Google Maps Street View

REVISION HISTORY

Revision No	Date	Description
1.0	30/09/2024	Issue for DA

TABLE OF CONTENTS

1. INTRODUCTION

1.1. General

This Statement of Environmental Effects is submitted to Canterbury - Bankstown City Council. This Statement is to accompany a Development Application to Canterbury-Bankstown City Council for Demolition and Construction, located at Lot C, DP 325545 and known as 50 Phillip Street, Roselands NSW 2196.

The purpose of this Statement is to address the planning issues associated with the development proposal. Specifically, the Statement is to assess the likely impacts of this development on the environment in accordance with the requirements of the Environmental Planning & Assessment (EP&A) Act, 1979.

2. SITE ANALYSIS AND CONTEXT

2.1. The Site

The subject site is known as Lot C, 50 Phillip Street, Roselands 2196 and has a legal description of DP 325545. The total area of the subject site is approx 460 sq.m (by calculation). The property is currently a single story dwelling with a storage at the rear of the site. The current dwelling along with the storage will be demolished prior to the commencement of any works.

The locality is characterised by a mix of single and two storey dwellings older and more newly constructed homes in the modern era, which are either of face brickwork finish or cement rendered finish. The dwelling is well adapted to the proposed and existing streetscape and surrounding developments within the locality.

The site is marked as R3 - Medium Density Residential zone. Figure 1 represents the site and its surroundings.

Figure 1: Site and Site Surroundings location map. Source Sixmaps

2.2. The Surroundings

The figure 2.1 shows the street scape of the existing house. The image demonstrates the versatility of single storey and 2 storey houses in the neighbourhood

2.3. Slope, Orientation of Land

The property has a natural fall to the South-East corner of property by approx. 2100mm in relation to its topography. Site entry is from the Phillip Street, on North- West .

2.4. Energy Efficient Design of Dwellings

In order to optimise solar access for the dwelling the living areas are orientated towards the northern side as much as possible. Design has listed the BASIX requirements which will further enhance the Energy Efficiency of the dwellings and make use of the required fixtures, fittings and correct window types to make this dwellings Energy efficient.

2.5. Solar and Daylight Access

The subject site has good solar access and is not significantly impacted upon by overshadowing from adjoining properties. As indicated on the attached shadow diagram the proposed design has reduced the potential to overshadow adjoining buildings and private open space areas.

2.6. Adequate Visual and Acoustic Privacy

The development has been designed to ensure that windows which have a potential to overlook into the neighbouring dwellings have high sill levels to maintain privacy and where required obscure glazing. Walls will have adequate insulation and glazing thickness will maintain Acoustic privacy for both the occupants and the neighbours.

2.7. Relationship to Adjoining Development

The subject development is similar to other projects in the area and is in accordance with the DCP requirements by Canterbury- Bankstown Council.

2.8. Road and Access

Access to the garage is directly off Main Street i.e. Phillip Street.

2.9. Special Features or Trees.

The existing trees or large bushes are to be preserved and the development is proposed in accordance to it.

2.10.Availability of Utility Services

All services (water, Storm water, sewer, Phone, Internet , Gas & electricity) are available to the subject site.

2.11.Provision to Drain Water

The site has adequate storm water discharge points and a concept Storm water management plan is submitted along this application outlining the proposed methodology and requirements as per the Council's guidelines.

2.12.Landscaping & Open Space

Open space and landscaped area has been provided as per the requirements in DCP.

2.13.Streetscape Character

The proposed development complies with Council's front and side boundary setback requirements and presents a good streetscape appeal. The design is in line with other similar design in the suburb. The Figure 2.1 and Figure 2.2 shows the existing street facade adjacent to the proposed Lot indicating there is no significant street scape or historic elements.

2.14.Street Frontage Features & Services

The development has no significant street frontage features.

2.15.Heritage

This property is neither a listed heritage building nor does it lie within a heritage conservation area.

2.16.Allotment size and site requirements

The lot size is adequate for the proposed dwelling. No changes to the existing site boundary.

2.17.Bush Fire Zone

The lot is not nominated to be affected by the Bush Fire.

Figure 2.1 - Street Scape - Dwelling adjacent to the proposed Lot

Figure 2.2 - Street Scape - Dwelling adjacent to the proposed Lot

3. THE PROPOSAL

This proposal involves demolition to the existing house and building a new two storey house maintaining its purpose as a residential block. The existing house is a single storey brick housing with storage shed at the rear setback. No new works to be commenced before demolition and clearing the site. Refer to Figure 3 for demolition plan and Figure 4 for the proposed new two storey dwelling indicating all the setbacks.

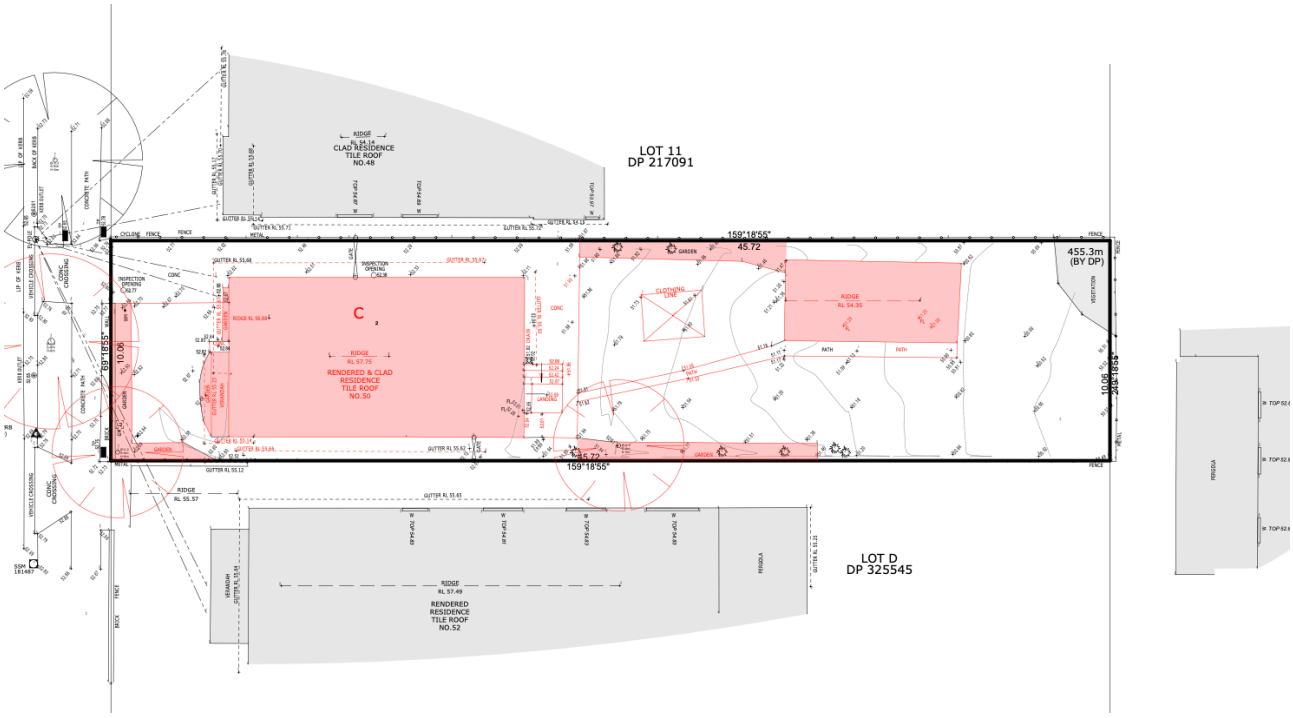

Figure 3: Demolition Plan

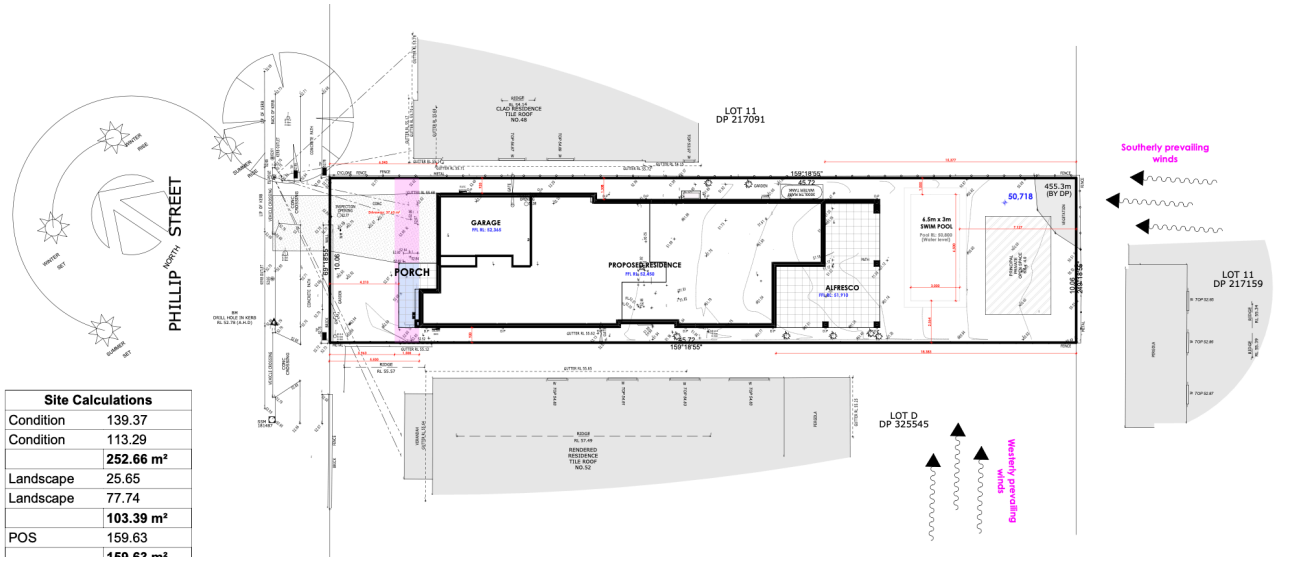

Figure 4: Proposed Site Plan.

The figure 5 & figure 6 represent proposed drawings for ground and first floor plans respectively. The proposed development includes 5 bedroom dwelling with balcony on the first floor. The development has one covered parking and one uncovered parking. It also maintains visual privacy for the bedrooms by using quality windows.

The new development has a front setback that is consistent with the surroundings, hence, not disturbing the existing street scape. The previous and new purpose of the land remains unchanged.

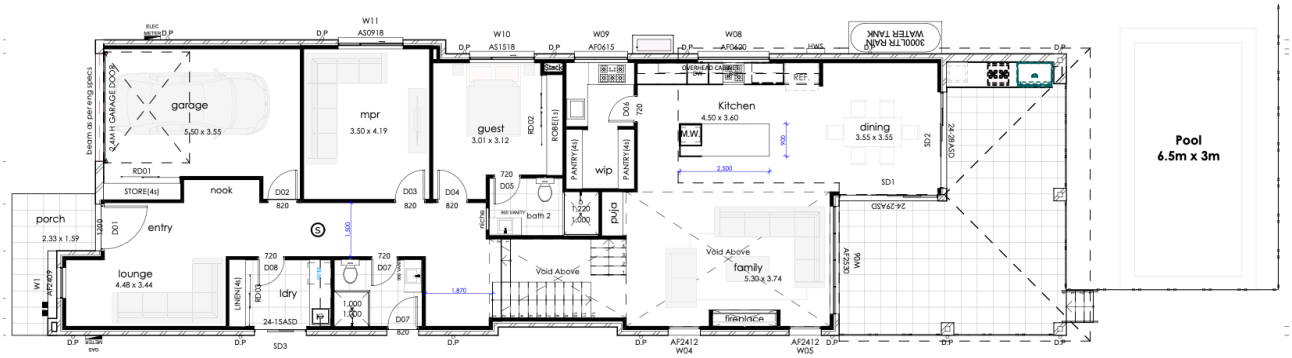

Figure 5: Ground Floor Plan

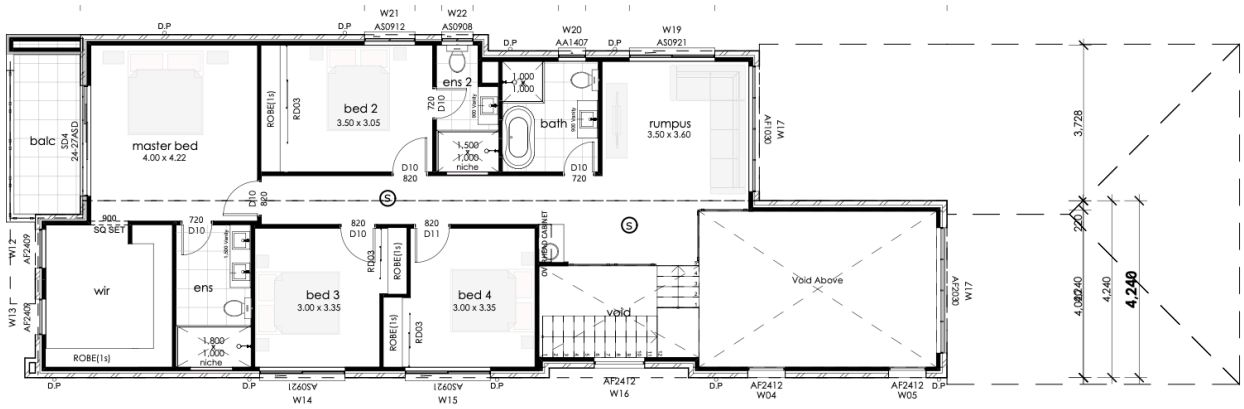

Figure 6: First Floor Plan

4. ASSESSMENT OF DEVELOPMENT AGAINST THE CANTERBURY- BANKSTOWN LOCAL ENVIRONMENTAL PLAN 2011

The subject site is located within Zone R3 – Medium Density Residential per the provisions of Canterbury - Bankstown Local Environmental Plan 2011.

Zone R3 Medium Density Residential

1. Objectives of zone

- *To provide for the housing needs of the community within a medium density residential environment.*
- *To provide a variety of housing types within a medium 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 allow for development that provides a suitable visual transition between high density residential areas and low density residential areas.*
- *To ensure suitable landscaping in the medium density residential environment.*
- *To minimise conflict between land uses within this zone and land uses within adjoining zones.*
- *To allow for increased residential density in accessible locations to maximise public transport patronage and encourage walking and cycling.*
- *To promote a high standard of urban design and local amenity.*

2. Permitted without consent

Home occupations

3. Permitted with consent

Attached dwellings; Bed and breakfast accommodation; Boarding houses; Building identification signs; Business identification signs; Car parks; Centre-based child care facilities; Community facilities; Dwelling houses; Early education and care facilities; Environmental facilities; Environmental protection works; Exhibition homes; Flood mitigation works; Group homes; Home businesses; Multi dwelling housing; Neighbourhood shops; Oyster aquaculture; Places of public worship; Recreation areas; Respite day care centres; Roads; Secondary dwellings; Seniors housing; Tank-based aquaculture

4. Prohibited

Any development not specified in item 2 or 3

Response:

The proposal does not seek to change the existing use of the land which is a medium density residential character.

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.

Response:

The application does not propose change of use to the existing residential block. This application proposes demolition of a single storey dwelling and developing a new double storey house to maintain current standard of living in the neighbourhood.

4.3 Height of buildings

(1) The objectives of this clause are as follows—

(a) to establish the height of development consistent with the character, amenity and landform of the area in which the development will be located,

(b) to maintain the prevailing suburban character and amenity by limiting the height of development to a maximum of 2 storeys in Zone R2,

(c) to provide appropriate height transitions between development, particularly at zone boundaries,

(d) to minimise overshadowing to existing buildings and open space,

(e) to minimise the visual impact of development on heritage items and heritage conservation areas,

(f) *to support building design that contributes positively to the streetscape and visual amenity of an area*.

(2) The height of a building on any land is not to exceed the maximum height shown for the land on the Height of Buildings Map.

(2A) Despite subclause (2), the following maximum building heights apply—

(a) 6m for a secondary dwelling that is not attached to the principal dwelling in Zone R2 in Area 1,

(b) 8.5m for a dwelling house in Zone R4 in Area 2,

(c) 11m for a building on a lot that is less than 5,000m2 on land identified as "Area 1" on the Height of Buildings Map that is in Zone B6,

(2B) The maximum wall height for a secondary dwelling that is not attached to the principal dwelling in Zone R2 in Area 1 is 3m.

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

(2D) In this clause—

wall height means the vertical distance between the ground level (existing) and the higher of—

(a) the underside of the eaves at the wall line, or

(b) the top of the parapet or the flat roof.

Response:

The proposed height of the building is 7.71m above the existing ground line. According to CBLEP, maximum height of the building is 8.5m. Overall, the building complies to the CBLEP.

4.4 Height of buildings

(1) The objectives of this clause are as follows—

(a) to establish the bulk and maximum density of development consistent with the character, amenity and capacity of the area in which the development will be located,

(b) to ensure the bulk of non-residential development in or adjoining a residential zone is compatible with the prevailing suburban character and amenity of the residential zone,

(c) to encourage lot consolidations in commercial centres to facilitate higher quality built form and urban design outcomes,

(d) to establish the maximum floor space available for development, taking into account the availability of infrastructure and the generation of vehicular and pedestrian traffic,

(e) to provide a suitable balance between landscaping and built form in residential areas.

(2) The maximum floor space ratio for a building on any land is not to exceed the floor space ratio shown for the land on the Floor Space Ratio Map.

(2A) Despite subclause (2), the maximum floor space ratio for a building on land specified in Column 1 of the table to this subclause with a lot width at the front building line less than the width specified in Column 2 is the floor space ratio specified in Column 3.

Column 1	Column 2	Column 3
"Area 1" on the *Floor Space Ratio Map*	18m	2:1
"Area 2" on the *Floor Space Ratio Map*	18m	1:1
"Area 3" on the *Floor Space Ratio Map*	30m	2:1
"Area 4" on the *Floor Space Ratio Map*	30m	1:1

(2B) Despite subclause (2), the following maximum floor space ratios apply—

(a) for a building used for non-residential purposes—

(i) on land in Zone R2 and identified as "Area 1" on the Clause Application Map—0.4:1, and

(ii) on land in Zone R2 or R3 and identified as "Area 2" on the Clause Application Map—0.5:1, and

(iii) on land in Zone R4 and identified as "Area 2" on the Clause Application Map—0.75:1,

(b) for a building used for the purposes of dwelling houses or semi-attached dwellings on land identified as "Area 2" on the Clause Application Map—

(i) for a site area less than 200m2—0.65:1, and

(ii) for a site area greater than 200m2 but less than 600m2—0.55:1, and

(iii) for a site area of 600m2 or more—0.5:1,

(c) for a building used for the purposes of dual occupancies on land in Zone R2 and identified as "Area 2" on the Clause Application Map—0.5:1,

(d) for a building on land identified as "Area 5" on the Floor Space Ratio Map, where mid-block connections of at least 20m wide are not provided for public use—2:1.

Response:

As per the CBLEP, the maximum for Floor space Ration is 0.54. The proposed floor space ratio not not exceed 0.54. Overall, the proposal complies to CBLEP

5. ASSESSMENT OF DEVELOPMENT AGAINST THE CANTERBURY-BANKSTOWN DEVELOPMENT CONTROL PLAN 2023

2. Dwelling houses and outbuildings

SITE PLANNING

2.1.Minimum lot size and frontage

C1 The minimum primary street frontage width for dwelling houses is 15m.

C2 Lots must be generally rectangular.

C3 Internal and battle-axe blocks and lots with irregular dimensions or shallow depths must satisfy the objectives of the DCP.

C4 Nothing in this section prevents Council giving consideration to the erection of a dwelling house on an allotment of land which existed as of 1 January 2013.

Response:

The proposal does not intent to sub divide the existing lot and is rectangular in shape. The minimum lot size does not apply to this land.

2.2. Site coverage

C1 All development must comply with the numerical requirements contained in the table below:

Site Area	Maximum area of building footprint	Maximum floor area of all outbuildings	Maximum site coverage of all structures on a site
Up to 449m^2	300m^2	30m^2	60%
450m^2 to 599m^2	330m^2	45m^2	50%
600m^2 to 899m^2	380m^2	60m^2	40%
900m^2 or above	430m^2	60m^2	40%

Table 1: Maximum building footprint, floor area of outbuildings and site coverage

Response:

The proposed land size falls under category 450m2 to 599m2. As per table 1, maximum area of building footprint is 330m2. The proposal has a total footprint of 181.45sq.m. And the site coverage for all the structures on site is 39.4%. Overall, the proposal complies to maximum Site Coverage.

2.3. Landscaping

C1 Deep soil permeable areas must be provided in accordance with the table below:

Site area	Minimum deep soil area (% of site area)
Up to 449m^2	15%
450m^2 to 599m^2	20%
600m^2 or above	25%

Table 2: Minimum deep soil areas

C2 Deep soil areas must have a minimum dimension of 2.5m.

Response:

The proposal has approx 103sq.m landscape area i.e. 22%. Overall, the proposal complies the DCP requirement of min 20% deep soil area.

2.4. Layout and orientation

C1 Orientate development to maximise solar access and natural lighting, without unduly increasing the building's heat load.

C2 Site the development to avoid casting shadows onto a neighbouring dwelling's primary living area, private open space and solar cells.

C3 Coordinate design for natural ventilation with passive solar design techniques.

C4 Site new development and private open space to avoid existing shadows cast from nearby buildings.

C5 Site a building to take maximum benefit from cross-breezes and prevailing winds.

C6 Do not compromise the creation of casual surveillance of the street, communal space and parking areas, through the required orientation.

Response:

The proposal has bedroom and habitable rooms like living and dining rooms in East and West direction providing maximum light penetration and allowing cross ventilation. The shadow diagrams for the proposal are attached in the architectural set attached with the application.

BUILDING ENVELOPE

2.5. Height

C1 Development for the purposes of dwelling houses must not exceed the following numerical requirements:

- *(a) A maximum two storey built form.*
- *(b) A maximum external wall height of 7m where the maximum height of buildings standard under the LEP is 8.5m.*
- *(c) A maximum external wall height of 8m where the maximum height of building standard under the LEP is 9.5m.*
- *(d) Finished ground floor level is not to exceed 1m above the natural ground level.*
  Note: Skillion and flat roof forms will be considered on merit.

Basement and sub-floor projection

C2 Any part of a basement or sub-floor area that projects greater than 1m above ground level comprises a storey.

Attics and roof terraces

C3 Attics and mezzanine floors do not comprise a storey.

C4 *Roof top terraces are not acceptable on any building or outbuilding in any residential zone.*

Basement and sub-floor

C5 Dwelling houses may provide basement or subfloor parking where site constraints warrant and it can be demonstrated that there will be no adverse impacts on amenity, streetscape or public domain.

C6 Basement and sub-floor parking is only suitable where compliance with Chapter 3.2 of this DCP can be demonstrated.

Retaining walls – Development without basement parking

C7 Walls that would enclose a sub-floor area:

(a) Maximum 2m for steeply sloping land; and

(b) Maximum 1m for all other land.

C8 Retaining walls that would be located along, or immediately adjacent to, any boundary:

(a) Maximum 3m for steeply sloping land, but only to accommodate a garage that would be located at street level; and

(b) Maximum 1m for all other land.

Cut and fill – Development without basement parking

C9 Maximum 1m cut below ground level where it will extend beyond an exterior wall of the building.

C10 No limit to cut below ground level where it will be contained entirely within the exterior walls of a building, however, excavated area is not to accommodate any habitable room that would be located substantially below ground level.

C11 Maximum 600mm fill above ground level where it would extend beyond an exterior wall of a building.

C12 If proposed cut and fill, or a retaining wall, would be deeper or higher than 1m, structural viability must be confirmed by suitably qualified engineers' reports.

Response:

The proposal is a two storey house with external wall height of the building being 7.7m from the existing natural ground line. The proposal does not include any basements or attics. To minimise excessive cut and fill, the proposal only allows cut for 300mm and fill of 550mm. The proposal is designed in a way to reduce retaining walls in the front. However, the existing land is naturally sloping and slopes down at the rear (south east).The design is staggered to reduce the height of retaining wall. Overall, the proposal complies to all the DCP conditions.

2.6. Setbacks

Front, side and rear setbacks

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 as detailed in the following tables:

Setback	Controls
Front Setback	• Minimum setback of 5.5m from the front boundary. • Maximum 2m recess for the main entrance from the front building line. • Where the existing front setback is less than 5.5m, further encroachments by alterations and additions are not acceptable.
Side Setbacks	• Minimum setback of 900mm from side boundaries. • Alterations and additions may be in line with the existing ground level walls.
Rear Setbacks	• Minimum setback of 6m from the rear boundary.

Table 3: Dwelling houses with frontage of 12.5m or less

Exceptions and other requirements

C3 External walls that enclose rooms, storage areas and/or garages are not to encroach beyond the specified setbacks.

C4 For first floor additions, front and side setbacks may match the ground floor wall alignment of the existing dwelling for a depth of 10m or 50% of the length of the facade, whichever is the greater.

C5 Minimum setback of 1m from any side or rear boundary for swimming pools and associated terraces. Landscaping shall be provided in the setback area to screen the pool from neighbours.

C6 Swimming pools must not be located within any front setback.

C7 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.

C8 For a residential building that does not have basement parking lightweight carports may extend beyond the required side boundary setback.

C9 Car parking structures must satisfy the Building Code of Australia requirements.

C10 For existing dwelling houses, a single space carport may encroach beyond the minimum front setback, where it can be demonstrated that:

(a) there is no existing garage on the site;

(b) there is no side or rear vehicle access to the site;

(c) the site does not contain a heritage item or is not within a heritage conservation area or local character area;

(d) *the site is in the vicinity of existing, approved carports on adjacent sites that are forward of the front building line;*

(e) *the maximum width of the single carport is 3m;*

(f) *it is of a simple posted design, with no side panel infill;*

(g) *there is no solid panel lift or roller shutter door proposed;*

(h) *the carport is setback a minimum 1m from the primary and secondary street frontages;*

(i) *the carport achieves a high quality design and has a roof design that is compatible with the dwelling house.*

C11 On land identified as having a height of 9.5m on the Map, the following parking structures may encroach beyond the minimum front or side setback:

(a) *One carport that is not wider than 6m.*

(b) *On sites that rise from the street frontage, one garage that is not wider than 6m and no higher than 3m above street level.*

C12 The following minor building elements may project up to 1m into the minimum side setback area:

(a) *Roof eaves, awnings, pergolas and patios;*

(b) *Stair or ramp access to the ground floor;*

(c) *Rainwater tanks; and*

(d) *Terraces above basement parking that are no higher than 1m above ground level (except dwelling houses, semi-detached dwellings and dual occupancy).*

C13 Elements that articulate a front elevation of a dwelling house, such as awnings, balconies, patios, pergolas, porches, porticoes and verandas, may project up to 1.5m into the required front setback articulation zone.

C14 On steeply sloping land basements and basement parking are acceptable only if they:

(a) *Do not extend beyond the exterior walls or ground floor patios of the dwelling.*

(b) *Accommodate only entrance lobby, stairway, car parking or storage, but do not accommodate any habitable room.*

(c) *Are not capable of future alteration to accommodate any habitable room.*

Response:

The proposal does not face any major streets and has front setback of 5500mm with side setbacks being 920mm and rear setbacks of 15377mm. Overall, the proposal complies to the setback requirements in DCP.

The proposal includes services like rain water tank on the side setback.

The proposal has a front porch encroaching 1250mm in the articulation zone.

The pool is proposed at the rear setback of the dwelling. The pool has a side setback of 1000mm from the nearest side and 2500mm from another side along with 1000mm front building line and 7100mm from the rear setback.

2.7. Building separation

The following controls apply to alterations and additions to dwelling houses:

(a) The top storey of any two-storey building should be designed, as a series of connected pavilion elements.

(b) Pavilion elements shall have a depth between 10m to 15m.

(c) Articulate pavilion elements by an additional side boundary setback, and identified by separate roofs.

Response:

The proposal does not propose any alterations or additions to the dwelling. Not applicable.

2.8. General design

Contemporary built form

C1 Contemporary architectural designs may be acceptable if:

(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.

C2 New building forms and design features shall not mimic traditional features, but should reflect these in a contemporary design.

C3 Access to upper storeys must not be via external stairs.

C4 All dwellings must contain one kitchen and laundry facility.

C5 Retain and extend prominent elements of the existing roof (such as gables, hips or longitudinal ridges that run parallel to a street boundary).

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.

Response:

The proposal does not intend to mimic any of the traditional features and a modern design facade is proposed. The access to upper floor is via internal staircase only. The proposal has a kitchen and laundry proposed on the ground floor of the dwelling. Overall, the proposal complies.

Building entries

C7 Entries to residential buildings must be clearly identifiable.

C8 The front door to a dwelling house may face a side boundary, or may be located beneath a carport, provided it is clearly identified by a porch or awning, and pathways.

C9 A minimum of one habitable room must be oriented towards the street to promote positive social interaction and community safety.

C10 Sight lines to the street from habitable rooms or entrances must not be obscured by ancillary structures.

Response:

The Entry to the dwelling faces front boundary and is clearly identifiable. The house is designed in a way to have formal lounge space oriented to local street. No ancillary structures are proposed in the front boundary. Overall, the proposal complies.

Internal dwelling layout

C11 Design interiors to be capable of accommodating the range of furniture that is typical for the purpose of each room.

C12 The primary living area and principal bedroom must have a minimum dimension of 3.5m.

C13 Secondary bedrooms must have a minimum dimension of 3m.

C14 Provide general storage in addition to bedroom wardrobes and kitchen cupboards.

Response:

The proposal has spacious rooms with principal bedroom having min 4m dimension on smallest length. The secondary bedrooms have a min dimension of 3m. Extra linen storages are provided on both the levels of the dwelling along with ample storage in the bedrooms and kitchen. Overall, the dwelling complies.

Facade treatment

C15 Development on corner lots must address both street frontages through facade treatment and articulation of elevations.

C16 Use non-reflective materials, do not randomly mix light and dark coloured bricks, and treat publicly accessible wall surfaces with anti-graffiti coating.

C17 Facade design should reflect the orientation of the site using elements such as sun shading devices, light shelves and bay windows.

C18 Facades visible from the street should be designed as a series of articulating panels or elements.

C19 The width of articulating panels should be consistent with the scale and rhythm characteristic of bungalows.

C20 The width of articulating panels shall be in accordance with the numerical requirements below:

Facade	Street elevation	Side elevation
Width of articulating panels	4m to 6m	10m to 15m

Table 6: Width of articulating panels

C21 Avoid long flat walls along street frontages - stagger the wall alignment with a step (not a fin wall of other protruding feature) of at least 0.5m for residential buildings.

C22 Vary the height of modules so they are not read as a continuous line on any one street between 2 - 4 storeys, step-back to the middle component and again at the top.

C23 Incorporate contrasting elements in the facade - use a harmonious range of high quality materials, finishes and detailing.

C24 Screen prominent corners with awnings, balconies, terraces or verandas that project at least 1 m from the general wall alignment.

Response:

The proposal is designed with a consistent pattern of walls and windows. No long flat walls are proposed on the front facade. The street facade has staggered wall between garage and entrance to the house. On the side facade the house is staggered after garage and at other points with step treatment. Where the wall are of 10m length they are articulated with large proportioned windows to break the continuity of the walls.

The proposal uses non reflective materials and have sun shades over windows creating modern facade.

Overall, the proposal complies to the DCP.

Pavilions

C25 The top storey of any two-storey dwelling should be designed as a series of connected pavilion elements to minimise scale and bulk.

C26 Facades that exceed 25m in length shall be indented to create the appearance of multiple pavilion elements.

C27 Pavilion elements shall have a depth between 10-15m.

C28 Articulate upper storey pavilions with an additional side boundary setback, and identify by separate roofs.

Response:

To minimise the scale and bulk of the dwelling, the proposal is designed to have balcony on the top storey (Street facade) and alfresco at the rear setback of Ground Level. For the side boundary setback, the walls are articulated as per setback requirements and where possible separate roofs are provided. Overall, the proposal complies.

Windows

C29 Large windows should be located at the corners of a building and may be designed as projecting bay-windows.

C30 Large windows should be screened with blinds, louvres, awnings or pergolas and be draft insulated.

C31 Windows must be rectangular.

C32 Square, circle and semi-circle windows are acceptable in moderation.

C33 Vertical proportioned window openings can include multi-panel windows or multi-panel doors.

C34 Windows and openings shall be appropriately located and shaded to reduce summer heat load and maximise sunlight in winter.

C35 Dormer windows on buildings in the residential zone do not appear as additional storey must comply with the following design requirements:

(a) Individual dormers are no wider than 1.5m in width;

(b) Provide a minimum 2.5m separation between dormers; and

(c) Dormers do not extend encroach above the ridgeline of the building.

Response:

Large vertical windows are provided facing front street. These windows are rectangular in shape and are shaded with elevational treatments and maximise sun light penetrations. Overall, the proposal complies to window requirements. No dormer windows are proposed.

Ventilation

C36 Incorporate features to facilitate natural ventilation and convective currents - such as opening windows, high vents and grills, high level ventilation (ridge and roof vents) in conjunction with low-level air intake (windows or vents).

C37 Where natural ventilation is not possible, energy efficient ventilation devices such as ceiling fans should be considered as an alternative to air conditioning. Explore innovative technologies to naturally ventilate internal building areas or rooms.

Response:

The windows are oriented in a way to maximise natural cross ventilation. Overall, the building complies to the ventilation requirements.

2.9. Roof design and features

C1 Use a simple pitched roof that accentuates the shape of exterior walls, and minimises bulk and scale.

C2 Avoid complex roof forms such as multiple gables, hips and valleys, or turrets.

C3 Roof pitches are to be compatible and sympathetic to nearby buildings.

C4 Parapet roofs that increase the height of exterior walls are to be minimised.

C5 Use minor gables only to emphasise rooms or balconies that project from the body of a building.

C6 Mansard roofs (or similar) are not permitted.

C7 Pitched roofs should not exceed a pitch of 30 degrees.

C8 Relate roof design to the desired built form and context.

C9 *Roofs with greater pitches will only be considered on merit taking into account matters such as streetscape, heritage value and design integrity.*

Response:

The proposal has a simple parapet roof from the front facade (street view). The exterior height of the proposal does not exceed the minimum heigh requirements in DCP. The roof pitch is nominal (5 degree) and does not exceed 30 degrees. Overall, the proposal complies to the roof designs requirements in DCP.

AMENITY

2.10.Solar access and overshadowing

C1 Solar access to proposed development

C2 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.

C3 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.

C4 Dwellings must comply with the following:

- *(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.*
- *(b) Receive a minimum of 3 hours sunlight between 8.00am and 4.00pm on 21 June.*
- *(c) Where existing overshadowing by buildings and fences is already greater than this control, sunlight is not to be reduced by more than 20%.*

Response:

The proposal has maximum habitable rooms oriented to north, east and west, penetrating sunlight for more than 3 hours during the day. The proposal includes a shadow diagram analysis proving 3 hours of sunlight in private open spaces.

The living room at the rear of the dwelling has a window opening to private open space with a dimension of 2.5m. Overall, the proposal complies.

Solar access to neighbouring development

C5 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.

C6 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.

C7 Sunlight to solar hot water or photovoltaic systems on adjoining properties must comply with the following:

- *(a) Systems must receive at least 3 hours of direct sunlight between 8.00am and 4.00pm on 21 June.*
- *(b) If a system currently receives less than 3 hours sunlight, then the proposed development must not reduce the existing level of sunlight.*

C8 Clothes drying areas on adjoining residential properties must receive a minimum of 3 hours of sunlight on 21 June.

Response:

Proposed development does not exceed the height requirements in DCP. The solar systems are not part of the proposal. Not applicable.

The adjoining dwellings are not affected by the overshadowing of the proposal. The drawings attached within this proposal includes shadow analysis indicating, shadowing on the neighbouring building. As per the drawings, no neighbouring dwellings are overshadowed for more than 3 hrs.

Shading devices

C9 Windows and openings shall be appropriately located and shaded to reduce summer heat load and maximise sunlight in winter.

C10 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.

C11 Provide horizontal shading to north-facing windows and vertical shading to east or west windows.

C12 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.

C13 Avoid reducing internal natural daylight or interrupting views with shading devices.

C14 Use double-glazing, solar coated windows, curtains, or internal shutters to prevent heat loss and provide extra summer protection.

C15 Use high performance glass with a reflectivity below 20%.

C16 Minimise external glare by avoiding reflective films and use of tint glass.

C17 Use of draft insulation around windows and doors.

Response:

Double glazed windows are proposed and insulations as per BASIX attached with this proposal. Overall, the proposal complies.

2.11.Visual privacy

C1 Locate and orient new development to maximise visual privacy between buildings, on and adjacent to the site.

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.*

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.*

C4 Screening of bedroom windows is optional and dimensions are not restricted.

Response:

To maximise the privacy, the windows on the side boundaries are placed 1.5m above finished floor level along with min 920mm site boundaries for first floor. No living rooms are proposed to overlook the surroundings or adjacent dwelling. Large windows on the side facade are proposed within the non habitable rooms like voids. Overall, the building complies to the visual privacy of DCP.

2.12.Acoustic privacy

C1 Protect sensitive rooms, such as bedrooms, from likely sources of noise such as major roads and neighbouring' living areas.

C2 Bedroom windows in new dwellings that would be located at or close to ground level are be raised above, or screened from, any shared pedestrian pathway.

C3 Screen balconies or windows in living rooms or bedrooms that would face a driveway or basement ramp.

C4 Address all requirements in 'Development Near Rail Corridors and Busy Roads – Interim Guideline (2008)' published by the NSW Department of Planning.

Response:

No bedrooms are proposed on the ground level that are visible from pedestrian pathway. Overall, the proposal complies.

FENCES AND ANCILLARY DEVELOPMENT

2.13.Fences

C1 Provide boundary definition by construction of an open fence or hedge to the front street boundary.

C2 Front fences within the front boundary setback are to be no higher than 1.2m.

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.

C4 On corner sites where the facade of a building presents to two street frontages, fences are to be no higher than 1.2m.

C5 Front fences shall not be taller than 1.2m.

C6 Screens with a minimum of 50% transparency may be up to 1.8m high along the front boundary.

C7 Landscaping should not include visually solid hedges that may conceal intruders.

Response:

Noted.

2.14.Outbuildings and swimming pools

Swimming pools

C13 Swimming pools must not be located within any front setback.

C14 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.

Response:

The development proposes a swimming at the the rear setback of the dwelling. The swimming pool has more than 1m setback from both side and rear boundary. A child resistant barrier is installed in order to prevent accidents and comply with Swimming Pools Act 1992.

2.15.Building services

C1 All letterboxes be installed to meet Australia Post standards.

C2 Design and provide discretely located mailboxes at the front of the property.

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.

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.

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.

C6 Unscreened appliances and meters should not be attached to any facade that would be visible from a street or driveway within the site:

- *(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.

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.

C8 Coordinate and integrate building services, such as drainage pipes, with overall facade and balcony design.

C9 Location and design of service areas should include:

(a) Screening of clothes drying areas from public places; and

(b) Space for storage that is screened or integrated with the building design.

C10 Minimise visual impact of solar hot water systems by:

(a) Placing the system as unobtrusively as possible, both to the street and neighbouring properties;

(b) Using a colour that is consistent with the colour of roof materials;

(c) Designing solar panels, where possible, as part of the roof;

(d) Setting the solar panels back from the street frontage and position below the ridgeline; and

(e) *Separate the water storage tank from the solar collectors and place on a less visually obtrusive part of the roof, or within the building (for example, the roof space or laundry).*

Response:

Noted.

3. WASTE MANAGEMENT.

This site is in a well developed suburb and proposes to utilise Council Waste Disposal and management system for residences in the suburb.

4. EROSION AND SEDIMENT CONTROL.

Sediment control fence would be erected for the period of construction on the Northern & Western part of the site to manage the flow of water on the disturbed area of site.

5. CAR PARKING & VEHICULAR ACCESS.

One covered and one uncovered car parking is proposed on site with adequate storage in the Garage.

The existing driveway will need to be demolished for construction purposes and a new driveway is proposed for the entry of the residential dwelling. The proposed driveway is within the current standards and complies with DCP and LEP requirements. The driveway is consistent within the neighbourhood, but the existing electric pole on the right an existing tree on the left conflicts with the entry to the driveway. As the location of the Electrical pole can not be moved, so a tree removal is proposed. Please find an arborist report attached within this Development Application.

6. SUMMARY

The demolition of existing single storey dwelling and construction works of new a two storey dwelling are considered to be consistent with the objectives of Canterbury-Bankstown Local Environmental Plan 2011 and Council's Development Control Plan 2023

It is considered the construction of a two storey dwelling will complement and blend with the existing features of Bankstown. The development overall will provide a good standard of living and amenity, providing suitable visual appeal. The Street scape of Phillip Street is not adversely affected by the proposed works. The new dwelling follows all the council's rules and oughts to maintain a good standard of living in the community.

The appropriateness of the development has been evident within this statement and within the supporting documentation submitted to the council. The proposed development of the dwelling appropriately and relates to the sites use as a residential development.

Any concerns or requirements may be addressed through application of conditions of development approval or through consultation with the applicant.

Monal Majmundar
Master of Architecture
30 September 2024.