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Level 4, Suite 4 402-410 Chapel Road Bankstown 

STATEMENT OF ENVIRONMENTAL EFFECTS

Development Description: proposed pool,
alfresco and BBQ area

ADDRESS: 93 Windsor Road, Padstow, 2211

DATE : 19/06/2024



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QUALITY ASSURANCE

PROJECT: Proposed pool, alfresco and BBQ area, and cabana
ADDRESS: 93 Windsor Road, Padstow
LOT & DP: 17A/ 405372
COUNCIL: Canterbury Bankstown
AUTHOR: ABCON

DOCUMENT MANAGEMENT

PREPARED BY: Sajida El Sayed & Aziza Mouhaiche PURPOSE OF ISSUE: DA Submission DATE: 19/06/2024

REVIEWED BY: Ahmad Elmoubayed PURPOSE OF ISSUE: DATE:

Integrated Development (under S4.46 of the EP&A Act). Does the development require approvals under any of the following legislation?

Coal Mines Subsidence Compensation Act 2017	NO
Fisheries Management Act 1994	NO
Heritage Act 1977	NO
Mining Act 1992	NO
National Parks and Wildlife Act 1974	NO
Petroleum (Onshore) Act 1991	NO
Protection of the Environment Operations Act 1997	NO
Roads Act 1993	NO
Rural Fires Act 1997	NO
Water Management Act 2000	NO

CONCURRENCE

SEPP (Industry and Employment) 2021	NO
SEPP (Resilience and Hazards) 2021	NO
SEPP (Transport and Infrastructure) 2021	NO
SEPP (Planning Systems) 2021	NO
SEPP (Precincts—Central River City) 2021	NO
SEPP (Precincts—Eastern Harbour City) 2021	NO
SEPP (Precincts—Regional) 2021	NO
SEPP (Precincts—Western Parkland City) 2021	NO
SEPP (Biodiversity and Conservation) 2021	YES

1.0 – PLANNING REPORT INTRODUCTION

1. Executive introduction

The purpose of this planning report / statement of environmental effects is to accompany a development application to the consent authority of **Canterbury Bankstown** for a proposed **Pool, Alfresco and BBQ area, and cabana** within the subject site of **93 Windsor Road, Padstow**.

Two of the Key Environmental Planning Applying to the land is acknowledged as **Canterbury Bankstown Development Control Plan (DCP 2023) at Chapter 5 Residential Accommodation** and **Canterbury Bankstown Local Environmental Plan 2023**.

The definition(s) of the Proposal pursuant to the **Canterbury Bankstown Local Environmental Plan 2023** would best be defined as swimming pool and outbuilding within an Dual occupancy pursuant permitted uses table of that zone.

Pursuant to **Canterbury Bankstown Local Environmental Plan** the subject is zoned **R2** and is considered to satisfy the statutory framework for the proposed uses of the land and considered to satisfy the objective of the zone and be in the public interest.

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

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

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

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

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

This assessment and subsequent report conclude that the proposed development is consistent with the State Governments and **Canterbury Bankstown's** strategic Planning objectives for the **Padstow Government** area and in particular the R2 Land Zoning for ensuring that the provision have been meet.

2. Legislative framework

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

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

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

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

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

Pursuant to **Canterbury Bankstown Environmental Plan** the subject site is zoned R2.

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

i. Land Zoning

1 Objectives of zone

- To provide for the housing needs of the community within a low density residential environment.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.
- To 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.

3. Planning context

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

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

The proposed development consisting of a **swimming pool, alfresco and BBQ area, and cabana for each residence of the CDC approved** dual occupancy within the subject site **93 Windsor Road, Padstow** is defined as “development “for the purpose of clause 1.4 definitions of the environmental planning & assessment Act 1979 (EP&A Act 1979).

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

4. Executive summary

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

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

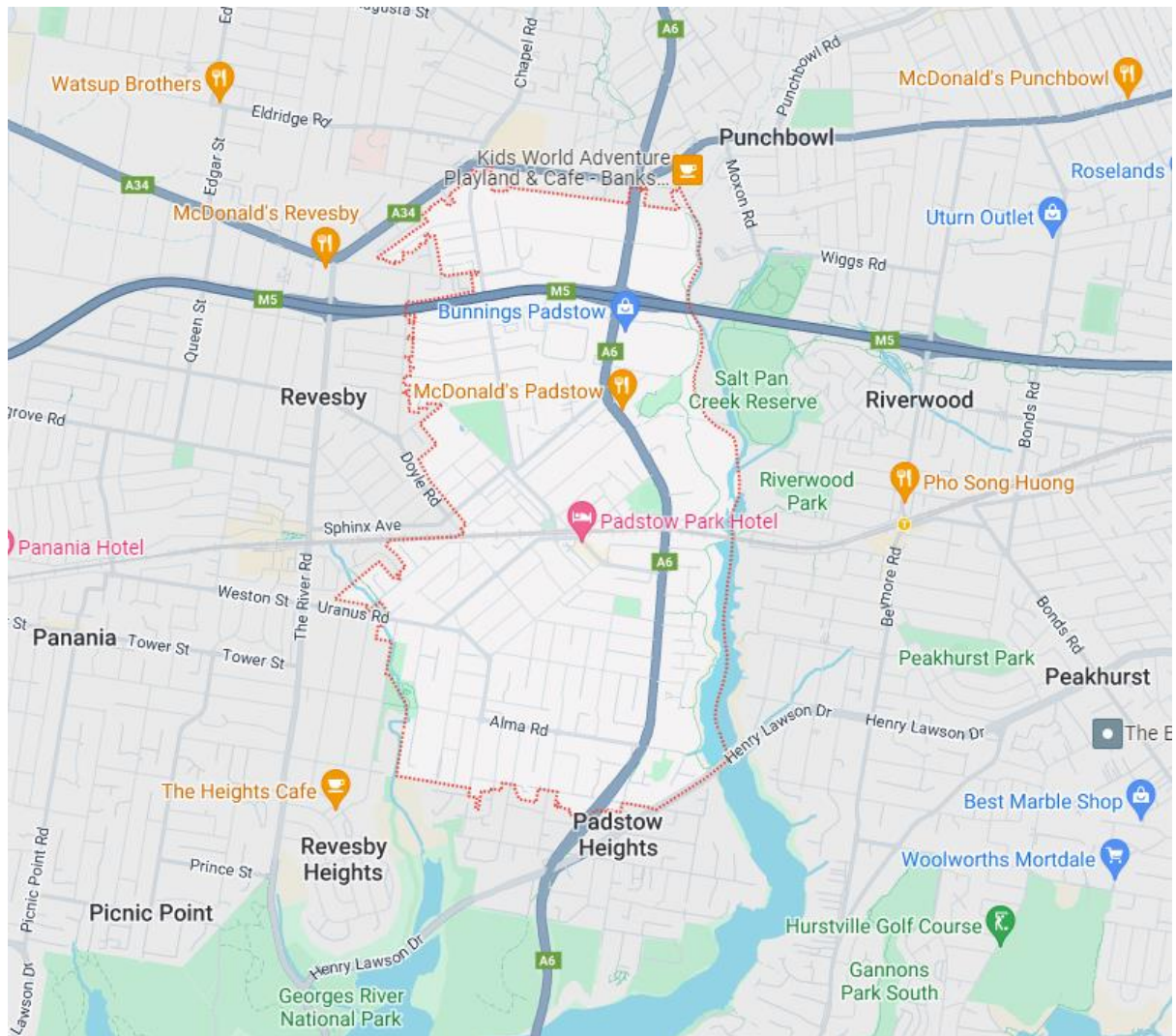
- the site is zoned to accommodate this type of development.
 - the nature and form of the proposed development is generally consistent with the desired future character of the locality.
 - the size and dimensions of the land can accommodate the scale of the proposed development.
 - the site will have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

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

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

2.0 –THE SUBJECT SITE DESCRIPTION & CONTEXT

5. The Padstow Area



Padstow, a suburb of local government area City of Canterbury-Bankstown, is located 21 km south-west of the Sydney central business district, in the state of New South Wales, Australia, and is a part of the South-western Sydney region.

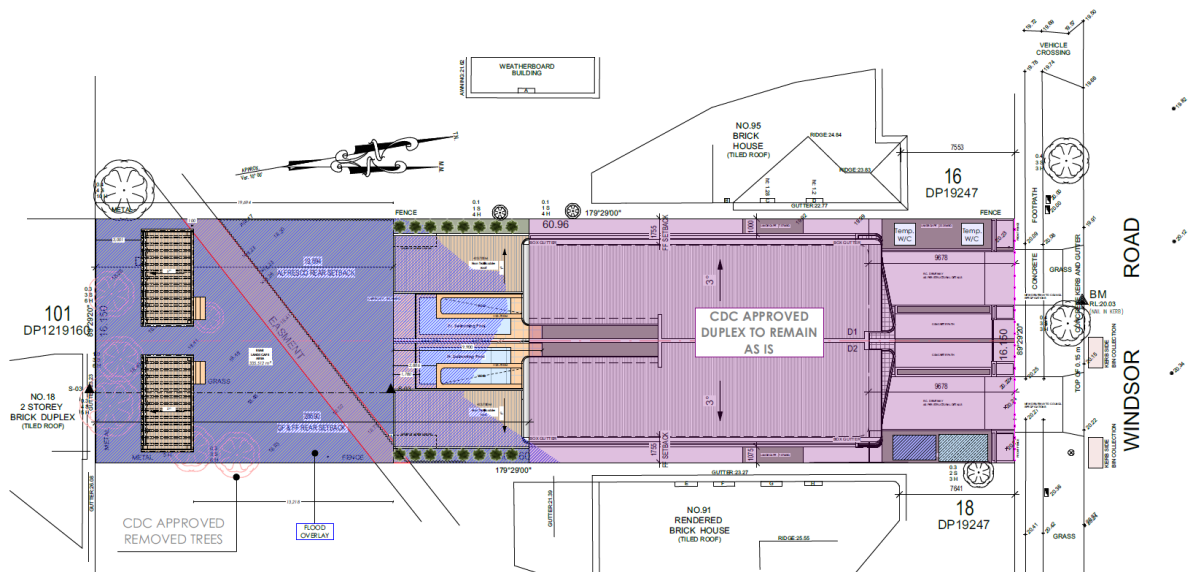
Padstow is an above-average sized suburb, but that's a little deceptive as its northern portion is mostly a concentration of warehouse-type businesses and light industrial – think auto mechanics, offices of manufacturers, tiling and paint and the like.

The majority of its residential lies to the west of Davies Road, and offers a solid mix of housing types including low-density residential and duplexes, as well as low lying complexes of villas and townhouses.

6. Site Dimension and Topography

The subject site is a rectangular standard site and consists of a CDC approved dual occupancy which has commenced with its construction. The site is provided with an area of approximately **984m²** and retains a natural

gradient sloping 2 meters from front to back. There appears to be no topographic or environmental constraints onsite that will restrict such a proposal.



7. Site and surrounds context / streetscape character

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

An assessment of the **93 WINDSOR ROAD** streetscape character, urban character and site analysis had been the first step in the design process and had been used to ensure that the development is the best possible solution for the site and the immediate locality in the **Padstow** suburb and makes the best possible contribution onsite and to its surroundings.

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

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

Contextually, the site is situated within a R2 Zoning. Development within the immediate vicinity comprises medium scale dwellings. The architectural submission provides for an existing and proposed future built form neighbourhood layout.

8. Site analysis

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

Objectives:

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

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

- i. contours, slope, and north point.
Response: These matters have been identified and addressed on the supporting documents, with the site generally orientated north to south. Refer to Survey plan. The site retains a natural gradient sloping 2 meters from front to back.
- ii. existing landscaping and vegetation.
Response: A CDC approved Dual occupancy has commenced construction. The residence retains a natural gradient sloping 2 meters from front to back. There are existing trees at the rear of the property as found on the survey and have been approved to be removed through CDC.
- iii. existing buildings and structures.
Response: A CDC approved Dual occupancy has commenced construction.
- iv. roads, access points, parking, and traffic management devices and the like.
Response: These matters have been identified and addressed.
- v. linkages; open space networks, pedestrian/cycle paths and the like.
Response: There are definable pedestrian / cycle pathways in the suburb. Refer to architectural plans for further information.
- vi. easements, services, existing infrastructure, and utilities.
Response: Services have been identified. Refer to the Survey plan.
- vii. hydraulic features, drainage lines, water features, drainage constraints, and the like.
Response: These matters have been identified. There are no constraints or restrictions that are detrimental to the proposal. Stormwater design will form part of the overall submission.
- viii. Acoustic
Response: Nestled in a residential street off Davis road, the proposed site is 800m from the main road. Windsor road additionally is primary road where smaller secondary residential streets break away from. This invokes some traffic noise however limited and sporadic. Additionally, there are no public domains, parks or area that expect high foot traffic or public gatherings that would cause any acoustic concerns.
- ix. natural hazards (e.g., flooding, bushfire).
Response: The land, or part of the land, is within the flood planning area (FPA) and consequently the probable maximum flood (PMF). The land, or part of the land, is subject to flood related development controls. An SSR was requested from council to ensure we meet the requirements.
- x. solar orientation, overshadowing prevailing winds.
Response: These matters have been identified in more detail with the submission.

- xi. views and vistas to, from and within the site.

Response: The subject site is orientated North on the side of Windsor Road and will provide great views from the site across the landscape while maintaining high levels of occupancy and adjoining privacy.

- xii. Building Structures NCC (BCA)

Response: It has been concluded that the proposal can achieve compliance with the relevant sections of the NCC (BCA).

- xiii. Special environmental features such as threatened species habitat, endangered ecological communities, and wetlands.

Response: The subject site has no such species.

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

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

In summary, the built forms presentation to **Windsor Street** with appropriate colours and material, appropriately responds to the future character of the area. The buildings environmental outcomes are one of timeless materiality and low maintenance.

3.0 – THE PROPOSED DEVELOPMENT

9. General introduction

The purpose of this planning report / statement of environmental effects is to accompany a development application to the consent authority of **Canterbury Bankstown** for a proposed **pool, alfresco and BBQ area, and cabana** within the subject site of **93 Windsor Road, Padstow**.

10. Aesthetics and architectural expression

The proposal adopts a Modern Architectural expression that is complementary to adjoining and proposed residential development. The style and form of the proposed buildings are considered appropriate for the location and will most likely reflect the desired existing and future low development of the locality. The building provides setbacks to the adjoining properties and opportunity for deep soil landscaping.

The proposed development achieves an appropriate built form in terms of building alignment, proportion, and articulation of building elements. The overall architectural language appropriately communicates a contemporary residential building and delivers an aesthetic appearance which is likely to sit comfortably with existing residential buildings in the locality.

11. Landscaping

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

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

12. Vehicular Access and parking

Vehicle access to the site is provided from 93 Windsor Road, Padstow with vehicle parking located within a Basement Garage and Driveway, for both residents and visitors to the site. As stated above, the garage car parking will provide the residents onsite car parking needs including a wide driveway to allow cars to turn and the cars to leave the site in a forward direction.

13. Waste management

Waste management onsite is considered high. Every residential level of the building is provided with communal bin rooms for temporary storage as well as ground floor bulk waste storage. Reference should be made to the waste management plan accompanied this application.

14. Environmental management

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

15. Erosion and sediment control

The risk to the natural environment because of this proposal is low. Nevertheless, environmental protection must be properly thought-out. The activity that poses the most significant risk to the environment is run-off of potentially polluted waters during construction. This environmental risk has been considered and appropriate environmental controls included in the development site stormwater drainage design and total site drainage design.

16. Site contamination

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

4.0 – STATEMENT OF ENVIRONMENTAL EFFECTS

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

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

Matters for Consideration – general

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

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

That apply to the land to which the development application relates

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

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

18. Development control plan

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

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

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

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

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

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

Bankstown –Development Control Plan

Council Development Controls			
Provision	Requirement	Comment	Compliance
13.1	The sum of the gross floor area of all the outbuildings on the allotment must not exceed 60m ² .	Proposed Sum= 18.906 x 2 = 37.812m ² (refer to ground floor plan)	Yes - Compliance Achieved
13.2	Outbuildings must not result in the principal dwelling on the allotment having less than the required landscaped area and private open space.	Rear landscape area is 335.512 as shown on landscape plan.	Yes - Compliance Achieved
13.3	The storey limit for outbuildings is single storey. An attic or basement is not permitted in outbuildings.	Proposed height= 3.826m See section/ elevations	Yes - Compliance Achieved
13.4	The maximum building height for outbuildings is 4.8 metres and the maximum wall height for outbuildings is 3 metres.	Proposed height= 3.826m Proposed wall height= 2.468m See section/ elevations	Yes - Compliance Achieved
13.5	The siting of outbuildings and landscaping works must be	See landscape plan and section	Yes - Compliance Achieved

	compatible with the existing slope and contours of the allotment and any adjoining property. Council does not allow any development that involves elevated platforms on columns; or excessive or unnecessary terracing, rock excavation, retaining walls or reclamation.		
13.6	Any reconstituted ground level on the allotment must not exceed a height of 600mm above the ground level (existing) of an adjoining property except where: <ul style="list-style-type: none"> a) the outbuilding is required to be raised to achieve a suitable freeboard in accordance with Part B12 of this DCP; or b) the fill is contained within the ground floor perimeter of the outbuilding to a height no greater than 1 metre above the ground level (existing) of the allotment. 	No reconstituted ground proposed	Not Applicable
13.8	The minimum setback to the side and rear boundaries of the allotment is: <ul style="list-style-type: none"> (a) zero setback for carports or masonry walls that do not contain windows, eaves and gutters provided the structures comply with the Building Code of Australia; or (b) 0.45 metre for non-masonry walls that do not contain a windows, eaves and gutters; or (c) 0.9 metre for walls with windows, or outbuildings that are or are intended to be used for recreation purposes 	Side setbacks are 900mm as shown on ground floor plan	Yes - Compliance Achieved
13.9	Outbuildings must not function as self-contained dwellings, and must not function or be adapted to function for industrial purposes	Proposed cabana as shown on ground floor plan. Proposal is not to function as self-contained dwellings, and must not function or be adapted to function for industrial purposes	Yes - Compliance Achieved

13.10	The design of outbuildings is limited to the following facilities: (a) a half bowl sink; and (b) a maximum cupboard length of 1.8 metres; and (c) a toilet and shower with external access only; and (d) no cooking facilities or excessive number of large windows.	Proposed cabanas to only have space for seating as shown on ground floor plan.	Yes - Compliance Achieved
13.11	The maximum roof pitch for outbuildings is 25 degrees	Proposed roof pitch is 5 degrees as shown on roof/ site plan.	Yes - Compliance Achieved
13.12	Council does not allow outbuildings to have roof-top balconies and the like	No roof top balcony or access to the roof is proposed as shown on roof/site plan.	Yes - Compliance Achieved
14.12	Swimming pools and spas must locate behind the front building line.	Pools to be proposed at the rear of the dual occupancies. Refer to site plan.	Yes - Compliance Achieved
14.13	The minimum setback between the waterline of swimming pools/spas and the site boundary is 1 metre.	Refer to the ground floor plan	Yes - Compliance Achieved
14.14	Where Council allows swimming pools/spas within 30 metres of the high water mark of the Georges River and its tributaries: (a) the maximum height of the swimming pool/spa is 300mm measured above the ground level (existing); and (b) the swimming pool/spa fence must be an open style fence.	The proposed pool is not within 30 metres of the high water mark of the Georges River.	Further Information Required

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

The proposed development will not have a detrimental economic impact on the locality considering the residential nature of the surrounding and proposed land use. The development of the site will add to the vitality of the **93 Windsor Road, Padstow** streetscape and will result in an economic and rational use of the land. The proposed development will have a positive impact on the new residents accommodated on the site and will have a beneficial economic impact.

Access, Transport and Traffic:

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

Public Domain:

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

Utilities:

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

Heritage:

No heritage items will be impacted by the proposal.

Other land resources:

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

Water:

The site is presently serviced by Water, which can be readily extended to meet the requirements of the proposed development. The proposal is not envisaged to have unreasonable water consumption. The pools have a combined size under 40,000L. As each pool's size is 18,850L the combined capacity of both proposed pool is 37,705L. This means a BASIX report is not necessary for this proposal.

Air and Microclimate:

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

Waste:

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

Energy:

The proposal is not envisaged to have unreasonable energy consumption. There are no proposed doors, windows and with the pool's capacity under 50,000 a BASIX report is not required.

Natural hazards:

The land, or part of the land, is within the flood planning area (FPA) and consequently the probable maximum flood (PMF). The land, or part of the land, is subject to flood related development controls. An SSR was requested from council to ensure we meet the requirements.

Technological hazards:

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

Safety, Security and Crime Prevention:

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

Social Impact:

No adverse social impacts are anticipated from the development.

Economic Impact:

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

Cumulative Impacts:

The proposal is not expected to have any negative cumulative impacts

Aboriginal heritage Significance

There is no Aboriginal significance of the site

20. The Suitability of the Site for Development

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

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

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

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

5.0 - SUMMARY / CONCLUSION

The purpose of this planning report / statement of environmental effects is to accompany a development application to the consent authority of **Bankstown Council** for a proposed **swimming pool and alfresco, and cabana** within the subject site of **93 Windsor Road, Padstow**.

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

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

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

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

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

Regards,



Fadi Moussa
manager/Senior Building designer
(Dip of Building Design & Graduate Dip of building design)