



Statement of Environmental Effects

Demolition of the existing dwelling and
associated structures and construction of a two-
storey dual occupancy with Torrens Title
subdivision into two allotments

No.88 Knox Street, Belmore

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1. Executive Summary

1.1 The Proposal

The subject site is known as Lot 32 in 8791 and is located at No.88 Knox Street, Belmore. It has a total site area of approximately 650.3sqm with a frontage of 15.24m to Knox Street, Belmore.

The subject development application seeks approval for the demolition of the existing dwelling and associated structures and the construction of a new two storey dual occupancy with Torrens title subdivision into two allotments.

1.2 The Report

This Statement of Environmental Effects (SEE) has been prepared by MP Planning in support of the subject proposed development.

The report describes the site and locality, outlines the proposed development and provides an assessment against the relevant environmental planning instruments and Council Development Control Plans.

1.3 Relevant Statutory Planning Instruments

The proposed development has been assessed against the relevant matters for consideration under Section 4.15 of the *Environmental Planning and Assessment Act, 1979* and the relevant State and Local planning controls.

1.3.1 State Environmental Planning Policies

The State Environmental Planning Policies that apply to the subject site are:

- State Environmental Planning Policy (Sustainable Buildings) 2022
- State Environmental Planning Policy (Resilience and Hazards) 2021
- State Environmental Planning Policy (Transport and Infrastructure) 2021
- State Environmental Planning Policy (Biodiversity and Conservation) 2021

1.3.2 Local Environmental Planning Instruments

The local environmental planning policy that applies to the site is Canterbury-Bankstown Local Environmental Plan 2023.

1.3.4 Local Council Development Control Plans and Guidelines

Canterbury-Bankstown Development Control Plan 2023 applies to the proposed development specifically Chapter 2 – Site Considerations, Chapter 3 – General Requirements and Chapter 5 – Residential Accommodation.

1.4 Supplementary Plans

This report has been prepared based on the following architectural plans supplied by Zac Homes, Revision F, dated 9 August 2024:

- 00.0: Perspective
- 01.0: Site Plan
- 01.2: Demolition Plan
- 01.3: Subdivision Plan
- 01.A: Driveway Gradient
- 01.B: Site Management Plan
- 01.C: Site Analysis
- 01.D: Shadow Diagrams
- 01.E: Gross Building and Floor Area
- 01.F: Landscape Area Compliance
- 02.0: Ground Floor Plan
- 02.1: First Floor Plan
- 03.0: Elevation
- 03.1: Elevation
- 04.0: Section Details
- 04.1: Fire Separation Wall Details
- 04.2: Fire Separation Wall Details
- 04.3: Condensation, Energy, BASIX & NCC Waterproofing
- 05.0: Slab Plan
- 06.0: GF Electrical Plan
- 06.1: FF Electrical Plan
- 07.0: Unit 1 Kitchen Detail and Laundry and WC
- 07.1: Unit 2 Kitchen Detail 103: First Floor Plan
- 07.2: Unit 1 & 2 Powder Room
- 07.3: Unit 1 & 2 Bathroom Details
- 07.4: Unit 1 & 2 Ensuite Details
- Notification Plan

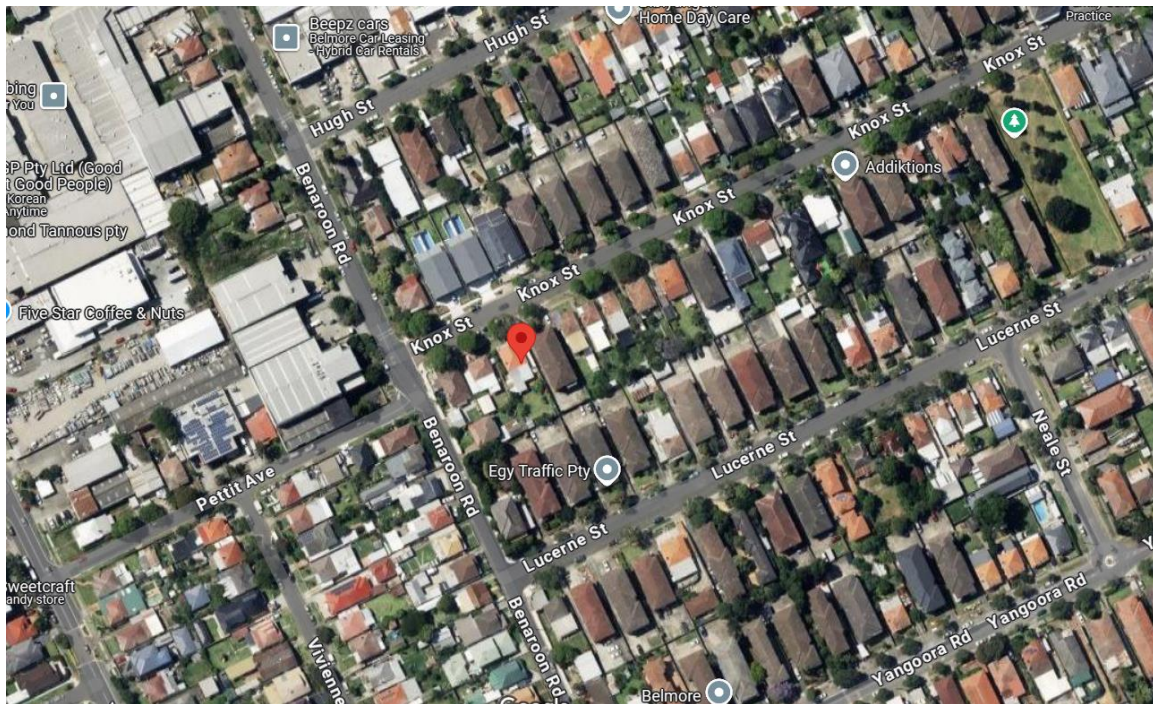
- L01: Landscape Plan
- L02: Landscape Details.

2. Site and Locality

2.1 Site Description

The subject site is known as Lot 32 DP8791, No.88 Knox Street, Belmore. It is a regular shaped rectangular allotment with a total site area of approximately 650.3sqm with a frontage of 15.24m to Knox Street.

An aerial photograph is shown below.



Source: Google Maps

2.2 Existing Site

The site currently contains a single storey brick dwelling with a carport, awning, two metal sheds and a driveway on the northern side boundary. There are existing small trees along the western side boundary as well as scattered landscaping within the rear yard. The site has a slight fall towards the rear southern corner of the site.

2.3 Surrounding Locality

The surrounding site comprises of single storey dwellings, dual occupancy development as well as residential apartment buildings. In the greater area is also an industrial area.

3. The Proposal

3.1 Proposal Description

The proposed development is for the demolition of the existing house and structures and construction of a two-storey dual occupancy development with Torrens title subdivision into two lots.

Demolition of the existing single storey dwelling is proposed as well as the attached carport and awning. Two metal sheds on the site are also proposed to be demolished. Two garden beds on each side boundary will also be demolished.

The proposed new dwellings consist of a tandem garage for two vehicles, sitting room, powder room, laundry, kitchen dining room, living area and an outdoor alfresco area on the ground floor and three bedrooms, bathroom and home office area on the first floor. The master bedroom consists of a walk-in-wardrobe and ensuite. There is a balcony accessed via the home office on the first floor front elevation. Each dwelling has a 3000L rainwater tank.

The schedule of external finishes consists of face brick, rendered brick and cladding with a colourbond roof. The proposal includes a solid rendered brick fence along the front property boundary and landscaping in the rear yard as well as within the front setback area.

Retaining walls are provided along both side boundaries of the site. The retaining walls would be timber pine and would have maximum heights of 0.6m and 0.2m. The retaining walls would be required to retain fill. Additional landscaping is also proposed within the front setback areas as well as within the rear yards. One existing tree is to be removed.

The dwellings are proposed to drain via a charged line to Knox Street as a drainage easement could not be obtained due to adjoining owners refusing an easement. Copies of letters signed by the adjoining neighbours is submitted as part of this development application.

4. Environmental Planning Instruments

4.1 Environmental Planning and Assessment Act 1979

Section 4.15 of the Environmental Planning and Assessment Act 1979 (EPAA 1979) sets out the matters for consideration a consent authority is to take into consideration when assessing development applications and prior to issuing a development consent. These matters are discussed below.

- (a) *the provisions 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, and*
 - (iiia) *any planning agreement that has been entered into under section 7.4, or any draft planning agreement that a developer has offered to enter into under section 7.4, and*
 - (iv) *the regulations (to the extent that they prescribe matters for the purposes of this paragraph), and*
 - (v) *(Repealed),*

that apply to the land to which the development application relates,

The proposed development has been assessed against the relevant Environmental Planning Instruments and development controls plan as detailed above. The proposed development is a permissible use within the zone under the provisions of Canterbury-Bankstown Local Environmental Plan 2023. The proposed development also complies with the development standards under the provisions of Canterbury-Bankstown Development Control Plan 2023.

- (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,*

The proposed development would not have an adverse impact on the natural and built environments, nor would it have an adverse social and economic impact on the surrounding locality.

- (c) *the suitability of the site for the development,*

The subject site is considered to be suitable for the proposed development given that the proposal generally complies with all the relevant development standards. In addition, the proposed development would not have any adverse impact on adjoining properties.

(d) *any submissions made in accordance with this Act or the regulations,*

Should any objections be submitted to Council against the proposal during the notification period, any issues raised will be addressed as required.

(e) *the public interest.*

It is considered that the proposed development is in the public interest as it provides a development that is consistent with the residential nature of the site and surrounding locality and is consistent with the R2 Low Density Residential zone.

4.2 State and Regional Planning Policies

4.2.1 State Environmental Planning Policy (Sustainable Buildings) 2022

State Environmental Planning Policy (Sustainable Buildings) 2022 applies to the proposed development. Basix certificates have been submitted as part of the development application with the requirements meeting the targets for water, thermal and energy commitments. In addition, all requirements as detailed within the Basix certificate that are required to be detailed on the plans at the development application stage have been noted on the plans. It is further anticipated that a condition of development consent would also require the proposal to be constructed in accordance with the Basix requirements.

4.2.2 State Environmental Planning Policy (Resilience and Hazards) 2021

State Environmental Planning Policy (Resilience and Hazards) 2021 aims to provide a Statewide planning approach for the remediation of contaminated land.

Clause 4.6 of the RH SEPP states that a consent authority must consider a report specifying the findings of a preliminary investigation of the land concerned in accordance with the contaminated land guidelines. The subject site has predominately been used for residential purposes for a number of years, with the subject proposal consistent with the residential nature of the site. It is considered that the site has not been used for any purpose that is deemed to be potentially contaminated and has not been identified as being contaminated.

Given the minimal contamination risk, a preliminary investigation report is not required to be submitted given that the subject site is not considered to be contaminated nor is it within an

investigation area. It is further considered that the proposed dwelling would not be adversely affected by contamination and should be supported by Council.

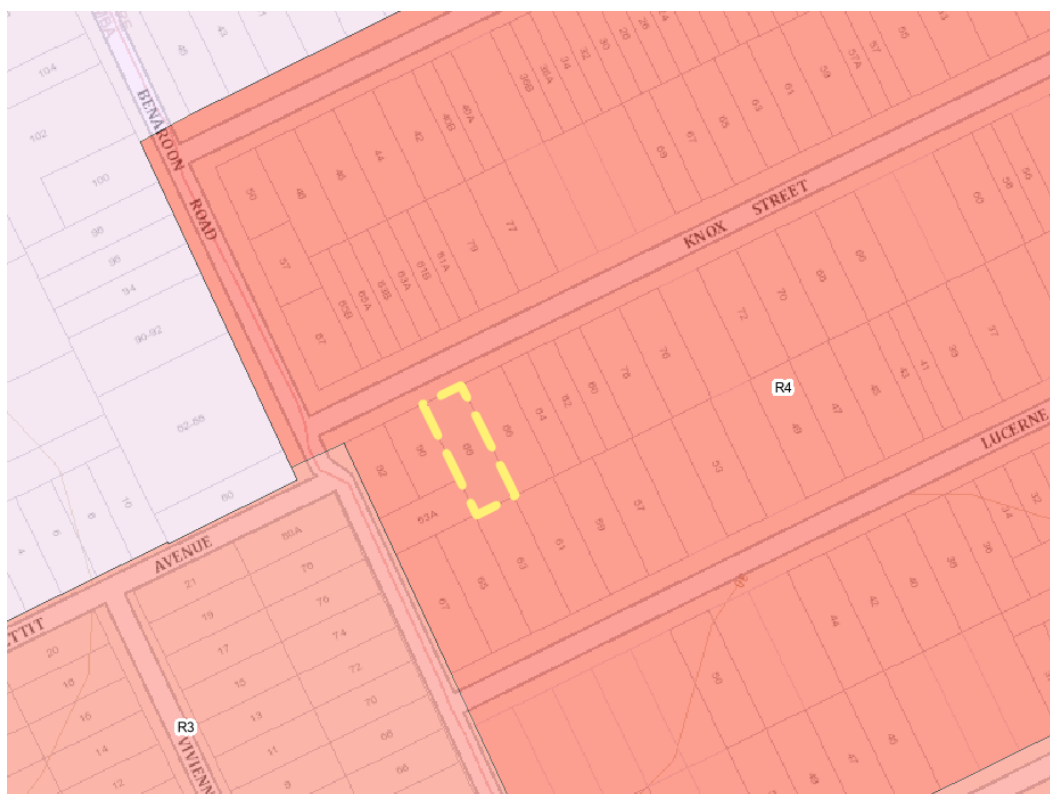
4.2.3 State Environmental Planning (Transport and Infrastructure) 2021

The proposed development is not adjacent to or located on a classified road. The proposed development is not considered to be affected by road noise or vibration. Therefore, Clause 2.119 of the SEPP is not applicable in this instance.

The number of vehicles does not meet the requirements under schedule 3 to be classified as traffic generating development. Therefore, referral to the RMS is not required in this instance.

4.3 Canterbury-Bankstown Local Environmental Plan 2023

The subject site is zoned R4 High Density Residential under the provisions of Canterbury-Bankstown Local Environmental Plan 2023 (CBLEP) as shown on the zoning map below.



Source: NSW Legislation website

The objectives of the R4 High Density Residential zone are:

- *To provide for the housing needs of the community within a high density residential environment.*

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

It is a requirement that the proposed development must have regard to the objectives of the zone. The proposed development provides for the housing needs of the community and provides for a variety of housing types.

Under the provisions of CBLEP 2023, the proposed development is defined as:

*‘**dual occupancy (attached)** means 2 dwellings on one lot of land that are attached to each other, but does not include a secondary dwelling.’*

Dual occupancy (attached) is prohibited within the R4 zone. Notwithstanding, Clause 27 of Schedule 1 Additional permitted uses states that dual occupancies are permissible with development consent provided the floor space ratio does not exceed 0.5:1 and the height of the dwellings does not exceed 8.5m. The height and FSR requirements are addressed below.

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

The objectives of this clause are to ensure that lots are large enough to accommodate proposed dwellings, setbacks to adjoining land, private open space and landscaped areas, to ensure lots are large enough to protect special attributes and minimise likely adverse impacts of development on the amenity of the area. Subclause 4 states that dual occupancies in “Area 2” are required to have a minimum site area of 600sqm, the width of the lot at the front building line is at least 15m and each dwelling will have a frontage to a road. The subject site has a site area of 650.3sqm, a minimum width of 15.24m with each dwelling having a frontage to Knox Street.

Subclause 5 states that consent must not be granted to the subdivision of a dual occupancy in “Area 2” unless each resulting lot has at least 300sqm and there will be 1 dwelling on each lot. The proposed lot size of each lot is 325.15sqm and only 1 dwelling will be located on each lot.

Therefore, the proposal complies with this clause.

4.3 Height of buildings

Clause 4.3 sets out the height requirements for buildings within certain zones as per the height of buildings map. The subject site has a specified maximum height limit of 8.5m. The proposed dwelling has a maximum height of 7m and as such complies.

Clause 4.4 Floor Space Ratio

The objectives of this clause is to establish the bulk and maximum density of development, ensure the bulk of non-residential development is compatible with the prevailing suburban character, encourage lot consolidations, establish maximum floor space available and provide a suitable balance between landscaping and built form in residential areas. The site has a floor space ratio requirement of 0.5:1. The proposal has an FSR of 0.5:1 each lot and therefore complies.

Clause 5.6 Architectural roof features

The objectives of this clause is to enable minor roof features to exceed the maximum height for a building and provide opportunities for architectural roof features that exceed the height limit. The dwellings comply with the maximum building height and therefore this clause does not apply.

Clause 5.21 Flood Planning

The objectives of this clause are to minimise the flood risk to life and property, allow development that is compatible with the flood function, avoid adverse or cumulative impacts on flood behaviour and enable safe occupation and evacuation of people in the event of a flood. A small portion of the site is mapped as being flood prone land. This area is the rear yard areas of the site with no building proposed in this area. The fencing in this area can be open at the bottom to allow travel of water through the site if required. It is considered that there would be no adverse impacts on the adjoining properties as a result of the proposed development.

Clause 6.2 Earthworks

The objective of this clause is to ensure that earthworks for development will not have a detrimental impact on environmental functions and processes, neighbouring uses, cultural or heritage items or features of the surrounding land. development does not disturb, expose or drain acid sulfate soils and cause environmental damage. The site is specified as Class 5. Appropriate conditions of consent can be applied to ensure there are no adverse impacts on acid sulfate soils.

Clause 6.3 Stormwater management and water sensitive urban design

The objective of this clause is to avoid or minimise the adverse impacts of urban stormwater on land. Development must not be granted unless the following is satisfied:

- a) Designed to maximise the use of water on permeable surfaces on the land having regard to the soil characteristics.

Landscaping has been provided within the front setback and rear yard areas to maximise permeable surfaces.

- b) Includes on site stormwater retention for use as an alternative supply to mains water, groundwater or river water.

Rainwater tanks are proposed for each dwelling to store stormwater. Each rainwater tank is 3,000L.

- c) Avoids significant adverse impacts on stormwater runoff on the land.

There would be no adverse impacts as a result of stormwater runoff on the land.

- d) Includes riparian, stormwater and flooding measures.

All stormwater measures are detailed in the accompanying civil plans.

- e) Is designed to incorporate water sensitive urban design principles.

Water sensitive urban design principles will be incorporated where required.

Clause 6.9 Essential Services

This clause states that development consent must not be granted unless the provision of essential services such as the supply of water and electricity, disposal of and management of sewage, stormwater drainage, waste management and suitable vehicle access is provided. All required essential services are provided on the site.

5. Development Control Plan/s and other Council Policies

5.1 Canterbury-Bankstown Development Control Plan 2023

Canterbury-Bankstown Development Control Plan 2023 applies to the proposed development specifically Chapter 2 – Site Considerations, Chapter 3 – General Requirements and Chapter 5 –

Residential Accommodation. The DCP provides objectives and development controls to enhance the functionality and appearance of residential developments. An assessment against the relevant development controls is detailed below:

		Canterbury-Bankstown Development Control Plan 2023	
Control	Proposed	Requirement	Complies
Minimum Lot Size and Frontage	The dwellings have a street frontage. The site has a minimum frontage of 15m. Each lot will have a minimum width of 7.6m Each dwelling faces and has a frontage to the street	Dual occupancy and semi-detached dwellings must have a street frontage. Minimum 15m width, measured at the street boundary. On corner lots, this means the short boundary. Each dwelling is required to have a minimum frontage width of 7.5m. On irregular blocks, the site width is measured at the required front setback. Dual occupancy (detached) is acceptable only where each dwelling can face and have frontage to the street, such as on a corner site.	Yes
Private Open Space	Each dwelling has a private open space area of 50sqm. Each dwelling has a minimum dimension of 4m in each direction. Each dwelling has an area of 3m x 5.3m for outdoor dining. The private open space is located at ground level to the rear of the yard and is accessed via the living areas. The private open space provides landscaping, is designed to not overlook adjoining private open space areas and is designed to provide normal activities. No balconies, verandas or pergolas encroach upon the required deep soil area.	Dual occupancy and semi-detached dwellings with a frontage of 7.5m or greater must provide a minimum of 50m² of private open space. Dual occupancy and semi-detached dwellings must provide one area of private open space with a minimum dimension in any direction of 4m. Dual occupancy and semi-detached dwellings must provide one area at least 2.5m x 2.5m suitable for outdoor dining facilities. The design of private open space must be located at ground level to the rear of an allotment behind the dual occupancy, be located adjacent to the main living areas, such as a living room, have a maximum gradient of 1:50, comprise a combination of privacy screens, sun-shading devices and landscaped areas, be designed to prevent direct overlooking from a public place or from neighbouring buildings, be designed to accommodate both recreation and service activities, include a suitably screened area for clothes drying facilities and be oriented to provide maximum exposure to midwinter sunlight whilst optimising privacy. Ensure that balconies, verandas or pergolas do not encroach upon any required deep soil area.	Yes

		Canterbury-Bankstown Development Control Plan 2023	
Control	Proposed	Requirement	Complies
Layout and Orientation	Solar access is maximised with the private open space area receiving sufficient solar access. The dwellings are sited to not impact solar access for adjoining properties. Maximum benefit is provided for cross-breezes and prevailing winds. The dwellings provide casual surveillance through the use of windows on the front façade and provide sufficient parking areas.	Orientate development to maximise solar access and natural lighting, without unduly increasing the building's heat load. Site the development to avoid casting shadows onto neighbouring dwelling's primary living area, private open space and solar cells. Coordinate design for natural ventilation with passive solar design techniques. Site new development and private open space to avoid existing shadows cast from nearby buildings. Site a building to take maximum benefit from cross-breezes and prevailing winds. Do not compromise the creation of casual surveillance of the street, communal space and parking areas, through the required orientation.	Yes
Height	The dwellings do not exceed two storeys in height. External wall height is 7m. Finished ground level is less than 1m above natural ground level. Not attics proposed. No roof top terraces proposed.	Development for the purposes of dual occupancy and semi-detached dwellings must not exceed a maximum two-storey built form. A maximum external wall height of 7m where the maximum height of buildings standard under the LEP is 8.5m. A maximum external wall height of 8m where the maximum height of building standard under the LEP is 9.5m. Finished ground floor level is not to exceed 1m above the natural ground level. Attics and mezzanine floors do not comprise a storey. Roof top terraces are not acceptable on any building or outbuilding in any residential zone.	Yes
Retaining Walls	Height of retaining walls are 0.9m and 0.2m on the side boundary.	Walls that would enclose a sub-floor area to have a maximum of 2m for steeply sloping land and a maximum 1m for all other land. Retaining walls that would be located along, or immediately adjacent to, any boundary are to have a maximum of 3m for steeply sloping land, but only to accommodate a garage that would be located at street level and a maximum 1m for all other land.	Yes

		Canterbury-Bankstown Development Control Plan 2023	
Control	Proposed	Requirement	Complies
Cut and Fill	No cut proposed. Maximum fill of 0.6m proposed. A retaining wall is proposed and will not be higher than 1m.	Maximum 1m cut below ground level where it will extend beyond an exterior wall of the building. 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. Maximum 600mm fill above ground level where it would extend beyond an exterior wall of a building. 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	Yes
Front Setback	Unit 1: 7.9m (both floors) Unit 2: 7.3m (both floors)	6m from the main building line Maximum 2m recess for the main entrance from the front building line	Yes
Side Setback	1.2m (gf) / 1.7m (ff)	Minimum setback of 1.2m from side boundaries.	Yes
Rear Setback	Unit 1: 10m Unit 2: 10.9m	Minimum setback of 6m from the rear boundary.	Yes

		Canterbury-Bankstown Development Control Plan 2023	
Control	Proposed	Requirement	Complies
Exceptions to Setbacks	No swimming pools proposed. Garages do not propose to have a nil rear setback. Garages will comply with the Building Code of Australia. Existing dwelling is to be demolished, and no carports proposed. The site does not have a height of 9.5m. No carports proposed. The only projection into the side setback are the eaves.	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. Swimming pools must not be located within any front setback. 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. Car parking structures must satisfy the Building Code of Australia requirements. 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. 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. 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.	Yes
Building Depth	Building depth is 21.4m	Dual occupancy housing and semi-detached dwellings must not exceed a building depth of 25m. An exception to 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.	Yes

		Canterbury-Bankstown Development Control Plan 2023	
Control	Proposed	Requirement	Complies
Building Separation	Dual occupancy is attached.	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. Garages or carports may be located in the separation area.	N/A
Built Form	Site is not heritage listed nor is the adjoining properties. The new dwellings include traditional features in a contemporary design. No external stairs proposed. A kitchen and laundry are provided in each dwelling. Existing dwelling is being demolished. New dwellings are proposed, no additions.	Contemporary architectural designs may be acceptable if a heritage listing does not apply to the existing dwelling or to its immediate neighbours, the proposed addition is not visually prominent from the street or from a public space and extensive remodelling of existing facades is proposed in accordance with controls of this DCP. New building forms and design features shall not mimic traditional features but should reflect these in a contemporary design. Access to upper storeys must not be via external stairs. All dwellings must contain one kitchen and laundry facility. Retain and extend prominent elements of the existing roof (such as gables, hips or longitudinal ridges that run parallel to a street boundary). 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.	Yes
Building Entries	Main entries are easily identifiable. A home office and sitting room are orientated towards the street. No obscuring of sight lines to the street.	Entries to residential buildings must be clearly identifiable. A minimum of one habitable room must be oriented towards the street to promote positive social interaction and community safety. Sight lines to the street from habitable rooms or entrances must not be obscured by ancillary structures.	Yes

		Canterbury-Bankstown Development Control Plan 2023	
Control	Proposed	Requirement	Complies
Internal Dwelling Layout	Rooms are of a size that can accommodate a range of furniture. Living area has a minimum width of 4m. Principal bedrooms have a minimum width of 4m. Secondary bedrooms all have a minimum width of 3m. Storage is provided under the stairs.	Design interiors to be capable of accommodating the range of furniture that is typical for the purpose of each room. The primary living area and principal bedroom must have a minimum width of 3.5m. Secondary bedrooms must have a minimum width of 3m. Provide general storage in addition to bedroom wardrobes and kitchen cupboards.	Yes
Façade Treatment	Site is not a corner lot. Non-reflective materials are proposed to be used. Awnings are provided where required for sun shading. The design of the front façade has articulation. Front façade articulation is 6m, side articulation is 11m. Long flat walls are avoided by use of different external materials. First floor is setback greater than the ground floor on the side and rear. Front façade modules are lower in height than the roof height. Different materials used on the front façade.	Development on corner lots must address both street frontages through facade treatment and articulation of elevations. Use non-reflective materials, do not randomly mix light and dark coloured bricks, and treat publicly accessible wall surfaces with anti-graffiti coating. Facade design should reflect the orientation of the site using elements such as sun shading devices, light shelves and bay windows. Facades visible from the street should be designed as a series of articulating panels or elements. The width of articulating panels should be consistent with the scale and rhythm characteristic of bungalows. The width of articulating panels shall be 4m-6m for the street elevation and 10m to 15m for the side elevation. Avoid long flat walls along street frontages - stagger the wall alignment with a step (not a fin wall or other protruding feature) of at least 0.5m for residential buildings. 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. Incorporate contrasting elements in the facade - use a harmonious range of high-quality materials, finishes and detailing. Screen prominent corners with awnings, balconies, terraces or verandas that project at least 1m from the general wall alignment.	Yes
Pavilions	No pavilions proposed.	N/A	N/A

Canterbury-Bankstown Development Control Plan 2023			
Control	Proposed	Requirement	Complies
Windows	Large windows are located in the corners of the dwellings. Bay windows are not proposed. Large windows will be screened as required. All windows are rectangular. Multi panel windows are provided in the main doors. All windows are appropriately located. No dormer windows proposed.	Large windows should be located at the corners of a building and may be designed as projecting bay-windows. Large windows should be screened with blinds, louvres, awnings or pergolas. Windows must be rectangular. Square, circle and semi-circle windows are acceptable in moderation. Vertical proportioned window openings can include multi-panel windows or multi-panel doors. Windows and openings shall be appropriately located and shaded to reduce summer heat load and maximise sunlight in winter. Dormer windows on buildings in the residential zone should not appear as an additional storey, 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.	Yes
Ventilation	All windows allow for cross flow ventilation.	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). 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.	Yes

Canterbury-Bankstown Development Control Plan 2023			
Control	Proposed	Requirement	Complies
Roof Design and Features	Flat roof proposed on the two-storey element with a pitched roof on the single storey element. The roof form is simple. The roof form is compatible with dwellings in the streetscape. No parapet roofs proposed. No gables or mansard roofs proposed. The single storey component has a pitched roof less than 30 degrees.	Use a simple pitched roof that accentuates the shape of exterior walls and minimises bulk and scale. Avoid complex roof forms with multiple gables, hips and valleys, or turrets. Roof pitches are to be compatible and sympathetic to nearby buildings. Parapet roofs that increase the height of exterior walls are to be minimised. Use minor gables only to emphasise rooms or balconies that project from the body of a building. Mansard roofs (or similar) are not permitted. Pitched roofs should not exceed a pitch of 30 degrees. Relate roof design to the desired built form and context. Roofs with greater pitches will be considered on merit taking into account matters such as streetscape, heritage value and design integrity.	Yes
Fencing	Side and rear boundary fencing is colourbond to a height of 1.8m Brick wall in the front setback is maximum of 1.2m	Provide boundary definition by construction of an open fence or low hedge to the front street boundary. Front fences within the front boundary setback are to be no higher than 1.2m. 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. On corner sites where the facade of a building presents to two street frontages, fences are to be no higher than 1.2m. 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.	Yes

		Canterbury-Bankstown Development Control Plan 2023	
Control	Proposed	Requirement	Complies
Building Services	Letterboxes will meet the Australia Post requirements and will be located on the front boundary. No services would be visible from the street. Externally fitted appliances would not detract from the streetscape amenity. All services will be screened where required.	All letterboxes be installed to meet Australia Post standards. Design and provide discretely located mailboxes at the front of the property. Integrate systems, services and utility areas with the design of the whole development – coordinate materials with those of the building and integrate with landscaping. Facilities should not be visually obtrusive and should not detract from soft-landscaped areas that are located within the required setbacks or building separations. 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. Unscreened appliances and meters should not be attached to any facade that would be visible from a street or driveway within the site. 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. Coordinate and integrate building services, such as drainage pipes, with overall facade and balcony design. Location and design of service areas should include screening of clothes drying areas from public places and space for storage that is screened or integrated with the building design. Minimise visual impact of solar hot water systems by placing the system as unobtrusively as possible, both to the street and neighbouring properties, using a colour that is consistent with the colour of roof materials, designing solar panels, where possible, as part of the roof, setting the solar panels back from the street frontage and position below the ridgeline and 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).	Yes

Canterbury-Bankstown Development Control Plan 2023			
Control	Proposed	Requirement	Complies
Solar Access to Proposed development	Principal open space area receives solar access for a minimum of 3hrs between 9am and 12pm.	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. Where existing overshadowing by buildings and fences is already greater than this control, sunlight is not to be reduced by more than 20%. 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. Where existing overshadowing by buildings and fences is already greater than this control, sunlight is not to be reduced by more than 20%.	Yes
Solar Access to Adjoining Properties	3hrs of solar access is provided to the adjoining properties. Solar access to solar hot water or solar panels is not impacted. Clothes drying areas receive a minimum of 3hrs of solar access.	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. 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. 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 proposed development must not reduce the existing level of sunlight. Clothes drying areas on adjoining residential properties must receive a minimum of 3 hours of sunlight on 21 June.	Yes
Shading Devices	Windows are located appropriately and will be shaded where required. Shading devices will be used where required.	Windows and openings shall be appropriately located and shaded to reduce summer heat load and maximise sunlight in winter. 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. Provide horizontal shading to north-facing windows and vertical shading to east or west windows.	Yes

Canterbury-Bankstown Development Control Plan 2023			
Control	Proposed	Requirement	Complies
Visual Privacy	Visual privacy is maximised through the proposed setbacks. Windows on first floor will be screened where required. No overlooking of adjoining private open space areas proposed.	Locate and orient new development to maximise visual privacy between buildings, on and adjacent to the site. Minimise direct overlooking of rooms and private open space through the provision of adequate building separation, and rear and side setbacks; and 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. If living room windows or private open spaces would directly overlook a neighbouring dwelling, provide effective screening with louvres, shutters, blinds or pergolas and/or use windows that are less than 600mm wide or have a minimum sill height of at least 1.5m above the associated floor level. Screening of bedroom windows is optional, and dimensions are not restricted.	Yes
Acoustic Privacy	Bedrooms are all located to the rear of the dwellings. No bedroom windows proposed on the ground level. Not located near a rail corridor.	Protect sensitive rooms, such as bedrooms, from likely sources of noise such as major roads and neighbouring living areas. 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. Screen balconies or windows in living rooms or bedrooms that would face a driveway or basement ramp. Address all requirements in 'Development Near Rail Corridors and Busy Roads -Interim Guideline (2008)' published by the NSW Department of Planning.	Yes

Canterbury-Bankstown Development Control Plan 2023			
Control	Proposed	Requirement	Complies
Torrens Title Subdivision	The proposal includes a new dual occupancy.	Torrens Title subdivision of any dual occupancy approved by the former Canterbury City Council prior to 1 November 2005 are to be considered on its individual merits and subject to the following criteria: (a) an objection under clause 4.6 of the Canterbury-Bankstown Local Environmental Plan 2023 being submitted with the application objecting to the minimum frontage requirements applied to subdivision of lots containing an existing dwelling contained in the Canterbury-Bankstown Local Environmental Plan 2023, if necessary; and (b) the proposed subdivision would have been permitted at the time the original consent for the dual occupancy was issued; and (c) the proposed subdivision complies with a minimum 230m² lot size; and (d) the proposal does not include dual occupancies involving the conversion of existing garages or outbuildings, granny flats or the like as it was never the intention of Council that these types of dual occupancies should be subdivided	N/A

		Canterbury-Bankstown Development Control Plan 2023	
Control	Proposed	Requirement	Complies
Waste Management	The waste will be collected by Council. Each dwelling will have storage in the kitchen for waste and recycling bins. There will be space in the kitchen for food waste. All waste and recycling bins will be stored in the rear yards of the dwellings. Bins will be collected from the street kerb for each dwelling. The occupants of the dwellings will take the bins out the night before collection day and return them to the rear yards after collection. The route from the waste storage to collection point is down the side of the house and not through the dwellings. There is suitable area for composting if required. There is sufficient space in the rear yard and/or garages for bulky goods waste. The dwellings will comply with the requirements of Council's Waste Design Guide.	Council or its contractors are to provide the waste services to all residential development. Each dwelling is to have a waste storage cupboard in the kitchen capable of holding waste and recycling and enable separation of recyclable materials. A suitable space in the kitchen for a caddy to collect food waste. Development must provide an adequately sized bin storage area behind the front building line. The location of the nominated collection point and bin storage area must not adversely impact on the streetscape, building design or amenity of dwellings. The location of the bin storage area should be screened and/or cannot be viewed from the public domain and is away from windows of habitable rooms to reduce adverse amenity impacts. The location of the bin storage area is to be convenient for the dwelling occupants, reducing the bin travel distance. The bin-carting route must not pass through any internal areas of the dwelling and must avoid stairs or slopes. Where possible, a suitable space for composting and worm farming, located within the backyard, private courtyard or open space should be provided. Dwellings are to have access to an adequately sized on-site storage area to store bulky waste. Development must comply with the Waste Design for New Developments Guide. Council cannot provide collect and return service at locations where waste collection vehicles are not permitted to stop.	Yes

		Canterbury-Bankstown Development Control Plan 2023	
Control	Proposed	Requirement	Complies
Landscaping	The existing street tree is to be retained. One tree is proposed to be removed. Additional landscaping includes trees and shrubs in the front yard as well as a tree in the rear yard and shrubs along the rear boundary. Two canopy trees are provided for each proposed lot. Tree species selection has regard to the climate and air flow. An Arborist Report has been submitted that provides measures for tree protection for the street tree being retained.	New landscaping is to complement the existing street landscaping and improve the quality of the streetscape. Development, including alterations and additions, is to minimise earthworks (cut and fill) in order to conserve site soil. Where excavation is necessary, the reuse of excavated soil on site is encouraged. The landscape design is to contribute to and take advantage of the site characteristics. The landscape design is to improve the quality of the streetscape and communal open spaces, providing screens and buffers that contribute to privacy, casual surveillance, urban design and environmental protection. The landscape of setbacks and deep soil zones must provide sufficient depth of soil to enable the growth of mature trees, use a combination of groundcovers, shrubs and trees, use shrubs that do not obstruct sightlines between the site and the public domain; and where buffer or screen planting is required, use continuous evergreen planting consisting of shrubs and trees to screen the structure, maintain privacy and function as an environmental buffer. Development must consider the retention of existing trees, including street trees, in the building design. Development must plant at least one canopy tree for every 12m of front and rear boundary width and canopy trees are to be of a minimum 75 litre pot size. Place evergreen trees well away from the building to allow the winter sun access. Select trees that do not inhibit airflow. Provide shade to large hard paved areas using tree species that are tolerant of compacted/deoxygenated soils. Development must provide street trees that will contribute to the canopy where possible.	Yes

The proposed dwelling development complies with the relevant development controls under Canterbury-Bankstown Development Control Plan 2023.

6. Other Planning Matters

6.1 Heritage

The subject site does not contain an item of heritage significance nor is the site within a conservation management area.

6.2 Bushfire

The subject site is not located within a bushfire prone land.

6.3 Flora and Fauna

The subject site does not contain any endangered ecological communities.

6.4 Waste Management

A waste management plan has been submitted detailing the types and quantities of waste during the demolition and construction stage and how it will be disposed of.

7. CONCLUSION

Having regard to the matters for consideration under Section 4.15 of the Environmental Planning and Assessment Act 1979, the proposed development is considered to be satisfactory and as such should be supported.

The proposed development is a permissible use within the R4 High Density Residential zone and complies with the development standards under the provisions of Canterbury-Bankstown Local Environmental Plan 2023 and Canterbury-Bankstown Development Control Plan 2023.