STATEMENT OF ENVIRONMENTAL EFFECTS

PROPOSED NEW DWELLING AND ASSOCIATED LANDSCAPING

LOCATED AT

3 COLLINGWOOD AVENUE, EARLWOOD

FOR

DINESH SRINIVASAN & SONIA MANGUZHA

Prepared
January 2025

Table of Contents

1.0 Introduction

This Statement of Environmental Effects accompanies details prepared on behalf of Dinesh Srinivasan & Sonia Manguzha by RCK Design & Sarpel Homes, Project No. 3316, Sheet 1-14 to detail the proposed new dwelling house and associated landscaping at **3 Collingwood Avenue, Earlwood**.

The application does not include demolition of the existing dwellings and structures, nor the construction of the swimming pool. Approval for the demolition and swimming pool construction will be undertaken under separate planning pathways.

This Statement describes the subject site and the surrounding area, together with the relevant planning controls and policies relating to the site and the type of development proposed. As a result of this assessment, it is concluded that the development of the site in the manner proposed is considered to be acceptable and is worthy of the support of the Council.

In preparation of this document, consideration has been given to the following:

- *The Environmental Planning and Assessment Act, 1979 as amended (EP&A Act)*
- *The Environmental Planning and Assessment Regulation 2021*
- *State Environmental Planning Policy (Biodiversity and Conservation) 2021*
- *State Environmental Planning Policy (Resilience and Hazards) 2021*
- *State Environmental Planning Policy (Sustainable Buildings) 2022*
- *Canterbury Bankstown Local Environmental Plan 2023 (LEP)*
- *Canterbury Bankstown Development Control Plan 2023 (DCP)*

2.0 Property Description

The subject site is described as 3 Collingwood Avenue, Earlwood, being Lot 223, within Deposited Plan 14722, and is zoned R2 Low Density Residential under the Canterbury Bankstown Local Environmental Plan 2023.

The site is also mapped within the low risk flood area, with small proportion of the site affect by the Probable Maximum Flood (PMF). This matter will be discussed in further detail within this report.

The site is not noted as being affected by any hazards.

3.0 Site Description

The site is located on the western side of Collingwood Avenue. The site is irregular in shape with an eastern frontage to Collingwood Avenue of 15.85m and a northern boundary of 36.72m, a southern side boundary of 36.45m and a western splayed rear setback of 4.5m and 12.265m. The site has a total area of 594.4m^2 (calculated by survey).

The site is relatively flat with only a slight grade towards the street frontage, with stormwater draining to the Collingwood Avenue street verge.

The property is currently occupied by a two storey brick dwelling house, with a garage located at the rear of the site. Driveway access is currently available to the site via Collingwood Avenue with the driveway located along the northern boundary, to the garage at the rear of the site.

Recreational areas, including lawned recreational areas for the site are located in the front eastern and rear western of the site.

The site is currently serviced by all utilities, which will continue to provide for the requirements of the new dwelling.

Fig 1: Location plan of subject site
(Source: Six Maps)

Fig 2: View of subject premises from Collingwood Avenue, looking south-west

Fig 3: View of subject premises (RHS of view) and neighbouring dwelling at No 5 Collingwood Avenue, looking south-west

Fig 4: View of the adjoining development to the south-east at No 5 Collingwood Avenue, looking from Collingwood Avenue

Fig 5: View of the subject site (LHS of view) and adjoining dwelling to the north-west at No 46 Gueudecourt Avenue, looking south-west

Fig 6: View of the adjoining dwelling to the north-west at No 46 Gueudecourt Avenue, looking south-west from the intersection of Collingwood Avenue & Gueudecourt Avenue

Fig 7: View looking south-west towards the subject site and surrounding streetscape

Fig's 8 & 9: Views looking north-west and north-east along Gueudecourt Avenue, indicating the range of newer two storey development in the immediate locality

4.0 Surrounding Environment

Surrounding the site is a variety of low-density dwellings reflective of the R2 zoning of the locality. The general vicinity of the site is characterised by single dwellings of varied density, scale and architectural style. The surrounding properties comprise a range of original style dwellings with an emergence of modern additions. Associated ancillary structures such as garages, storage sheds and swimming pools are common place within the immediate area.

Fig 10: Aerial photograph of subject site
(Source: Six Maps)

The site and surrounds are characterised by the residential nature of the locality. Within close proximity to the site is the Cooks River, Wolli Creek and associated recreational areas. Local schools, sports ovals and shopping areas are located nearby.

5.0 Proposed Development

As detailed within the accompanying plans, the proposal seeks consent for the construction of a new two storey dwelling and associated landscaping. The demolition of the existing dwelling and associated structures and the construction of a future swimming pool will be addressed under separate applications.

The new works comprise of the following:

Ground Floor

- New dwelling to provide for an entry, kitchen/pantry/dining/lounge, laundry, media room, theatre room, access stairs, alfresco area and double garage

First Floor

- Four bedrooms, bedroom 1 with WIR and ensuite and bedroom 3 with ensuite, library, bathroom and access stairs

External Works

- Landscaping
- Future swimming pool to be addressed under a separate application.

The new dwelling represents a high-quality architectural design solution that will provide a significant enhancement to the amenity and usability of the site and provides a new dwelling that responds to the characteristics of the area.

The resultant development is highly articulated, with skillful use of glazed window openings, peaked roof forms and materiality to break down the apparent size of the new dwelling and reduce bulk and scale.

The articulated side boundary setbacks maintain the rhythm of development and building setbacks within the street and provides appropriately for spatial separation, deep soil landscape opportunity, privacy, solar access and view sharing.

The internal design and arrangement will afford exceptional amenity to future occupants of the dwelling without unreasonably compromising the amenity of surrounding residential properties or the foreshore scenic attributes of the precinct.

The proposed external finishes have been noted within the architectural plans and will comprise of cladding and a colour palette which complement surrounding development.

The proposed landscape plantings will further assist in maintaining the privacy and amenity of both the subject and neighbouring properties and will soften the visual impact of the resultant development.

The proposal results in the following development indices:

Site Area:	598.4m² (by calculation)
Required Building Height	8.5m
Proposed Building Height	8.395m (RL 41.22 m)
Maximum site coverage	50% or 299.2m^2
Proposed site coverage	37.6% or 225.2m^2
Minimum deep soil area	20% or 119.7m^2
Proposed deep soil area	20% or 120m^2

6.0 Zoning and Development Controls

6.1 State Environmental Planning Policy (Biodiversity and Conservation) 2021

Chapter 2 Vegetation in non-rural areas

Chapter 2 of the State Environmental Planning Policy (Biodiversity and Conservation) 2021 (the Biodiversity & Conservation SEPP) contains planning controls for the removal of vegetation on the land within non-rural areas of the State. The policy aims to protect the biodiversity values of trees and other vegetation in non-rural areas of the State and to preserve the amenity of nonrural areas of the State through the preservation of trees and other vegetation.

The trees to be removed as part of the proposal have not been identified as Heritage Items or identified within a Significant Tree Register.

All trees to be removed onsite are under the exempt provisions. Additional landscape planting is to be incorporated as part of the works, with landscaping as indicated by the Landscape Plan prepared by Landscape Design Institute, dated 23 December 2024 submitted as part of this application demonstrating the increase in biodiversity value of the site.

No further consideration under the SEPP is required.

6.2 State Environmental Planning Policy (Resilience and Hazards) 2021

SEPP (Resilience and Hazards) 2021 and in particular Clause 4.6(1) suggests that a consent authority must not grant consent to the carrying out of any development on land unless it has considered whether the land is contaminated.

Given the history of residential use of the land, the site is not considered to be subject to contamination and further investigation is not required at this stage.

6.3 State Environmental Planning Policy (Sustainable Buildings) 2022

In accordance with the provisions of the SEPP, a BASIX Certificate is submitted with the application and confirms that the proposal will comply with the water, thermal comfort, and energy efficiency requirements of the policy.

6.4 Relevant Statutory Controls 2023

Canterbury-Bankstown Local Environmental Plan 2023

The subject site is zoned R2 Low Residential under the Canterbury Bankstown Local Environment Plan 2023 (CBLEP). The proposal seeks to provide for the construction of a new two storey residential dwelling house and associated landscaping which are permissible in the zone under the CBLEP.

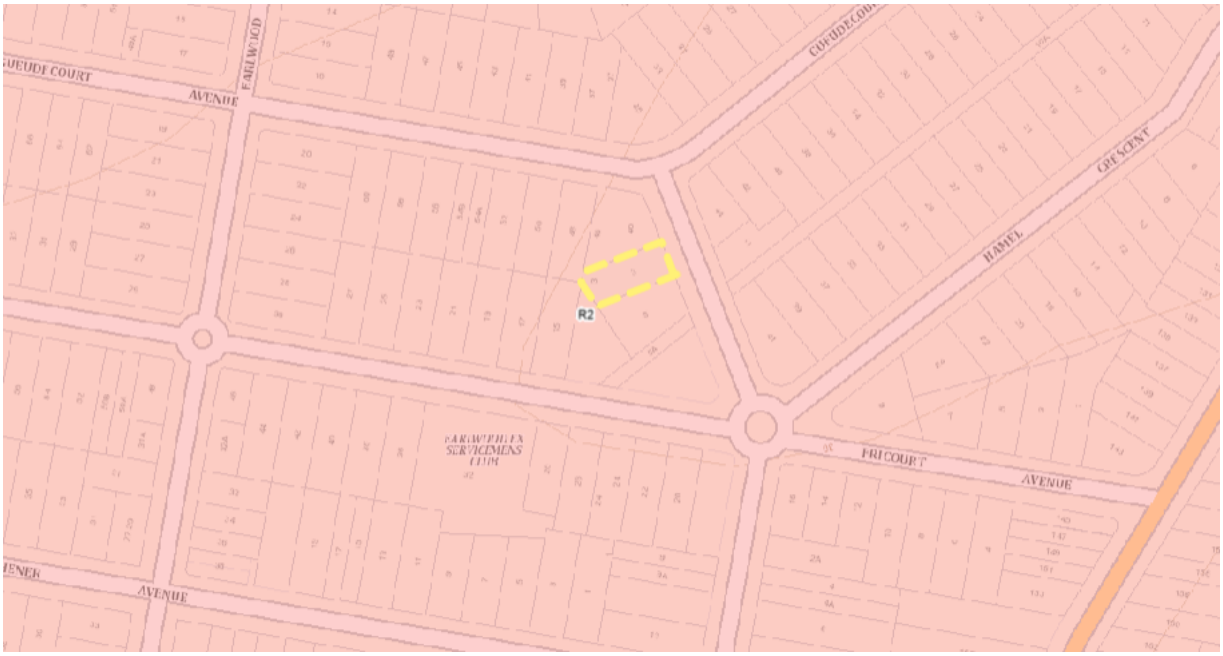

Fig 11: Extract of Canterbury Local Environmental Plan 2015

The development of and use of the land for community purposes within the R2 Low Density Residential zone is consistent with the zone objectives, which are noted as:

- *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.*

It is considered that the proposed new development will be consistent with the desired future character of the surrounding locality for the following reasons (over):

- The proposal will be consistent with and complement the existing varied residential development within the locality.
- The proposed development respects the scale and form of other new development in the vicinity and therefore complements the locality.
- The setbacks are compatible with the existing surrounding development.
- The proposal does not have any significant impact on solar access, amenity, or long distance views.
- The proposed new dwelling will provide for a high level of residential amenity, together with the introduction of outdoor recreational areas, parking and new entry way.
- The proposal will provide for new car parking and safer entry and exit through the removal of the existing arrangement which requires vehicles to reverse the significant distance to access the garage in the rear yard
- The proposed floor space is appropriately distributed across the site providing compatible bulk and scale complimentary to the zone.

Clause 4.3 – Height of Buildings provides controls relating to the height of buildings.

The dictionary supplement to the LEP notes building height to be:

a) in relation to the height of a building in metres—the vertical distance from ground level (existing) to the highest point of the building, or
(b) in relation to the RL of a building—the vertical distance from the Australian Height Datum to the highest point of the building, including plant and lift overruns, but excluding communication devices, antennae, satellite dishes, masts, flagpoles, chimneys, flues and the like.

The building height limit for development in this portion of Bankstown is 8.5m. The proposed works present a height of up to approximately 8.395m (RL 41.22 m) above existing ground level and therefore readily complies with the maximum height control.

Clause 5.10 relates to Heritage Conservation

Upon reference to Schedule 5 in relation to local, State or Regional items of heritage significance including conservation areas, it was revealed that the subject property was not identified as having heritage significance.

Clause 5.21 relates to Flood Planning

The site has been identified within Council's flood planning area as per the 10.7 Certificate.

The site is affected by Probable Maximum Flood (PMF). As detailed in the Canterbury Bankstown Stormwater System Report, the PMF flood level is a minimum of 31.70 AHD to maximum of 32.70 AHD. As the site is low level flood risk, and only affected by the PMF, the report also states a Flood Report is not required for the development.

The dwelling house flood is higher than the minimum PMF flood level at 32.280m AHD, and an appropriate shelter in place can be provided on the second floor if required.

The proposed dwelling has a suitable floor level to ensure minimal damage in the event of a flood.

The dwelling will not unreasonably impact upon flood functions and behaviours and will not increase affectation on other properties. Meaning the design of the dwelling house ensures there is no adverse off-site flooding impacts beyond what is currently experienced in flooding events.

The dwelling is of an intended scale and incorporates a floor level to reasonably minimise risk in the event of a flood.

Clause 6.2 relates to earthworks.

The proposal will not require any substantial excavation of the site to accommodate the development. Earthworks are proposed for the development slab. The proposed earthworks will not adversely affect the existing drainage pattern and/or soil stability. There will be no impact on the amenity of the adjoining properties, and it is unlikely that any Aboriginal objects/relics will be disturbed given that the site has been disturbed by residential development already.

The works will be carried out in accordance with the directions of the Consulting Structural Engineer. Erosion and sediment controls will be installed. Therefore, Council can be satisfied that the work proposed can be undertaken in an appropriate manner, without any significant adverse impacts on the environment or the surrounding properties.

Clause 6.3 relates to Stormwater Management

As detailed in the Stormwater Management Plans, prepared by J & F Design, dated 22 November 2024, demonstrates that the stormwater collected from the nominated roof area is to be drained to the rainwater tank provided with the overflow to be connected into the stormwater infrastructure. Invert levels to discharge points to be confirmed on site. All impervious areas will be drained to the stormwater management system.

The proposed development will not adversely affect the existing drainage pattern and/or soil stability. There will be no impact on the amenity of the adjoining properties.

All works can be undertaken using standard engineering practices.

Erosion and sediment controls will be installed.

Therefore, Council can be satisfied that the work proposed can be undertaken in an appropriate manner, without any significant adverse impacts on the environment or the surrounding properties.

Clause 6.10 relates to Essential services

Development consent must not be granted to development unless the consent authority is satisfied that any of the following services that are essential for the development are available or that adequate arrangements have been made to make them available when required:

- the supply of water,
- the supply of electricity,
- the disposal and management of sewage,
- stormwater drainage or on-site conservation,

- suitable vehicular access.

The sites will retain the normal services which are available for the existing and future dwellings.

There are no other clauses of the CBLEP 2023 that are considered to be relevant to the proposed development.

6.5 Canterbury-Bankstown Development Control Plan 2023

The Canterbury-Bankstown Development Control Plan and in particular Chapter 5 Residential Accommodation, Part 5.1 former Bankstown LGA, Section 2 applies to dwelling houses and includes the proposed construction of a new dwelling.

The following clauses are considered to be applicable to the proposed development:

Canterbury-Bankstown Development Control Plan 2023		
Control	**Provision**	**Compliance**
Chapter 3 General Requirements		
Chapter 3.2 - Parking		
Section 2 – Off-Street Parking Rates	Dwelling houses: 2 Spaces	**Complies** The proposal provides two (2) off-street car spaces within the new garage.
Section 3 – Design and Layout	<u>Access driveway width and design</u> The location of driveways to properties should allow the shortest, most direct access over the nature strip from the road. The appropriate driveway width is dependent on the type of parking facility, whether entry and exit points are combined or separate, the frontage road type and the number of parking spaces served by the access facility. Driveway widths for existing dwellings and extensions to the existing properties are assessed on their merits.	**Complies** A new driveway is proposed providing an efficient and safe access to the proposed new double garage.
3.19 Sight distance requirements	For all development, adequate sight distance must be provided for vehicles exiting driveways. Clear sight lines are to be provided at the street boundary to ensure adequate visibility between vehicles on the driveway and pedestrians on the footway and vehicles on the roadway.	The location of the driveway continues to allow for sufficient site lines when entering and exiting the subject site.
Chapter 3.3 – Waste Management		
Section 3 – Residential Development	3.3 Development must provide an adequate sized bin storage area behind the front building line to accommodate all allocated bins. 3.4 The location of the nominated collection point and bin storage area must not adversely impact on the streetscape, building design or amenity of	Bin storage is provided within the double garage.

Canterbury-Bankstown Development Control Plan 2023		
Control	**Provision**	**Compliance**
	dwellings. 3.5 The location of the bin storage area should ensure this area: (a) is screened or cannot be viewed from the public domain; and (b) is away from windows of habitable rooms to reduce adverse amenity impacts associated with noise, odour and traffic. 3.9 Development must comply with the requirements of the applicable Waste Design for New Developments Guide.	
Chapter 3.4 – Sustainable Development		
Water Management Section 2.1	Proposals for new development with a gross floor area less than 5,000m2 and proposals for extensions to existing developments below 5,000m2 seeking to expand by 50% or more of the existing floor area must comply with Requirement W1.	A BASIX Certificate is submitted with the application and confirms that the proposal will comply with water, thermal comfort, and energy efficiency requirements.
Section 2.3	All taps, showerheads, toilet suites (cisterns, urinals) used in the development must be rated to at least 4 stars under the National Water Efficient Labelling and Standards (WELS) Scheme	A BASIX Certificate is submitted with the application and confirms that the proposal will comply with water, thermal comfort, and energy efficiency requirements.
Energy Minimisation Section 3	3.1 Proposals for new development where the total gross floor area is below 5,000m2; and extensions to existing uses below 5,000m2 that involve an increase in 50% or more of the existing gross floor area must comply with Requirements E1 and E2. Requirement E1: **Energy efficient building design** 3.2 The design and orientation of buildings must maximise solar access and natural lighting by: (a) Orientating the building so that its longest side is on the east west axis (where possible).	The new dwelling has been logically positioned on the corner site. A suitable variety of glazed windows and door openings have been incorporated to allow for appropriate sunlight and air flow. The dwelling provides

Canterbury-Bankstown Development Control Plan 2023		
Control	**Provision**	**Compliance**
	(b) Maximising the number of windows on the northern face of the building and minimising glazed areas on the eastern and western walls of the building (i.e. providing for most of the glazed areas on the northern face of the building). (c) Fitting warehouses with skylights to 10% of the roof area. (d) Considering and including where feasible the following features: skylights, clerestory windows, light wells, light tubes, atriums and similar features. Requirement E2: **Energy efficient hot water systems** 3.3 Development must incorporate a hot water heating system that is energy rated to at least 4 stars. The preferred system is either a gas boosted solar system, or a 5 star gas system, with appropriate insulation to the tank and pipes.	suitable solar access to the private open space areas and high use living areas of the proposed dwelling throughout the day. A BASIX certificate accompanies the application
Chapter 3.7 - Landscape		
Section 2 – Landscape Design	**Existing vegetation and natural features** 2.1 New landscaping is to complement the existing street landscaping and improve the quality of the streetscape. 2.2 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. **Design and location of landscape** 2.3 The landscape design is to contribute to and take advantage of the site characteristics. 2.4 The landscape design is to improve the quality of the streetscape and communal open spaces by: (a) providing appropriate shade from trees or structures; (b) defining accessible and attractive routes through the communal open space and between buildings; (c) providing screens and buffers that contribute to privacy, casual surveillance, urban design and	The new dwelling landscaping area has been effectively integrated within the landform, through retaining sufficient deep soil areas in the front and rear setback. The proposal is also supported with a comprehensive Landscape Plan prepared by Landscape Design Institute, dated 23 December 2024 which provides for the managed replanting of the site maximising water infiltration. A variety of native landscape plantings

Canterbury-Bankstown Development Control Plan 2023		
Control	**Provision**	**Compliance**
	environmental protection, where relevant; (d) improving the microclimate of communal open spaces and hard paved areas; (e) locating plants appropriately in relation to their size including mature size; (f) softening the visual and physical impact of hard paved areas and building mass with landscaping that is appropriate in scale; (g) including suitably sized trees, shrubs and groundcovers to aid climate control by providing shade in summer and sunlight in winter. 2.5 The landscape of setbacks and deep soil zones must: (a) provide sufficient depth of soil to enable the growth of mature trees; (b) use a combination of groundcovers, shrubs and trees; (c) use shrubs that do not obstruct sightlines between the site and the public domain; and (d) 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. **Trees** 2.6 Development must consider the retention of existing trees, including street trees, in the building design. 2.7 Development must plant at least one canopy tree for every 12m of front and rear boundary width and: (a) Canopy trees are to be of a minimum 75 litre pot size. (b) Use deciduous trees in small open spaces, such as courtyards, to improve solar access and control of microclimate. (c) Place evergreen trees well away from the building to allow the winter sun access. (d) Select trees that do not inhibit airflow. (e) Provide shade to large hard paved areas using tree species that are tolerant of compacted/ deoxygenated soils.	including ground cover, shrubs, and trees will be incorporated, not only to screen and soften he built form but to also provide privacy for the occupants and aid climate control by providing vital shade and sunlight where appropriate. The proposal is therefore considered to be in keeping with the desired outcomes of this clause.

Canterbury-Bankstown Development Control Plan 2023		
Control	**Provision**	**Compliance**
	2.8 Development must provide street trees that will contribute to the canopy where possible.	
Section 3 – Biodiversity	3.1 Development must retain, protect and enhance indigenous/native vegetation and natural site features and incorporate it into the landscape design. 3.2 Development must create a buffer zone to adjoining bushland and use indigenous planting in the buffer zone. 3.3 Development must manage habitat values by reinforcing biodiversity links. 3.4 The landscape design may consider using the following features to encourage native wildlife: 1 Trees and shrubs native to the area can provide nectar and seeds – an important food for native birds. 2 Prickly shrubs and dense hedges protect bird nests from predators such as cats. 3 Leaf litter and bark provide feeding areas for small animals such as frogs and lizards. 4 Small ponds provide water and habitat. 5 Hollow logs provide shelter for small marsupials and lizards. 6 Small caves and crevices serve as burrows and nesting sites for small animals. 7 Where structurally sound, tree hollows provide nesting holes essential for birds and possums. 8 Strong, healthy tree limbs provide habitat for tree dwellers and allow safe movement through the canopy. 9 Tree branches provide safe perching places for birds. 10 Rocks provide shelter, shade and sun bathing opportunities for small animals.	The proposed development will not require the removal of any significant trees. The proposal does not impact on vegetation on neighbouring properties or the surrounding public domain. Replacement planting is to be incorporated as part of the works, with landscaping as indicated by the Landscape Plan prepared by Landscape Design Institute, dated 23 December 2024 submitted as part of this application, demonstrating the increase in biodiversity value of the site.

Chapter 4 – Heritage		
8.4.3 – Heritage Conservation Areas	Subject site is not within any heritage conservation area, is not identified as a heritage item and is not within the vicinity of any heritage items.	Yes

Chapter 5 Residential Accommodation

Control	**Required**	**Proposed**	**Compliance**
5.2 Former Canterbury LGA			
Section 2 - Dwelling Houses			
2.1 Minimum lot size and frontage	C1 The minimum primary street frontage width for dwelling houses is 15m.	The width of the street frontage is 15.95m complying with the requirements of the control.	Yes
2.2 Site coverage	Maximum site coverage of all structures on a site is 50% or 229.2m^2. Maximum area of building footprint is 330m^2	The proposed site coverage is 225.2m^2 or 37.6%. The maximum area of the new dwelling is 267.6m^2.	Yes
2.3 Landscaping	The minimum deep soil area is 20% or 119.7m^2.	The dee soil area of the development site is 20% or 120m^2.	Yes
2.4 Layout and orientation	Orientate development to maximise solar access and natural lighting, without unduly increasing the building's heat load.	Suitable solar access to the dwelling is provided given the orientation of the site being east to west. The new dwelling is orientated towards the eastern front setback, with window opening existing within each elevation. The western elevation contains multiple doors and windows to ensure increased natural	Yes

<table>
<tr><td></td><td></td><td>lighting to the main habitable spaces of the dwelling, i.e. kitchen/lounge/dinning.

The site provides suitable solar access to private open space and internal living areas throughout the day.

In this instance, an appropriate outcome is achieved.</td><td></td></tr>
<tr><td>2.5 Height</td><td>Development for the purposes of dwelling houses must not exceed the following numerical requirements:
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.
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.</td><td>The two storey dwelling house demonstrates a complying building height of 8.395m (RL 41.22 m).

The maximum wall heights of the new dwelling are 6.5m, readily complying with the requirement of the control.

The proposed roofline is a hipped roof complying with the requirements of the control.</td><td>Yes</td></tr>
<tr><td>2.6 Setbacks</td><td><table><tr><th>Setback</th><th>Controls</th></tr><tr><td>Front Setback</td><td>• Minimum setback of 6m or the average of the existing setback of the nearest dwelling house to either side of the site.
• Maximum 2m recess for the main entrance from the front building line.</td></tr><tr><td>Side Setbacks</td><td>• Minimum setback of minimum setback of 1m from side boundaries.
• Corner lots: minimum setback of 2m from the secondary street frontage (the longer street boundary).</td></tr><tr><td>Rear Setbacks</td><td>• Minimum setback of 6m from the rear boundary.</td></tr></table></td><td>The front setback is 7m.

Northern and southern side setbacks are 1.087m.

The rear setback is 10.4m</td><td>Yes</td></tr>
<tr><td>2.8 General design</td><td>Contemporary built form
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</td><td>The proposed two storey dwelling will be compatible in terms of height, bulk and scale with surrounding developments within the area. The siting of</td><td>Yes</td></tr>
</table>

	prominent from the street or from a public space. (c) 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).	the dwelling provides sufficient boundary setbacks, contributing to spatial separation and openness. The articulated design of the dwelling will limit the impact on the adjacent properties in terms of bulk, privacy and overshadowing and will not dominate any perceived views enjoyed by others. The front façade is appropriately articulated and contains a variety of roof forms and elements and a central entry feature. In this way, the proposal provides a clear definition of the entry and provides varied shadow lines due to the different construction elements and finishes.	
Building entries	Entries to residential buildings must be clearly identifiable. 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. 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.	The front door to the new dwelling house faces the street, with the media room and entry way orientated towards the street frontage. There are no structures forward of the dwellinghouse, meaning excellent line of site from the front entry to the street is obtained.	Yes

Internal dwelling layout	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 dimension of 3.5m. Secondary bedrooms must have a minimum dimension of 3m. Provide general storage in addition to bedroom wardrobes and kitchen cupboards.	The internal design and arrangement will afford exceptional amenity and functionality to future occupants without unreasonably compromising the amenity of surrounding residential properties or the foreshore scenic attributes of the precinct. The primary living areas and bedrooms has a minimum dimension greater than 3.5m. Suitable storage is provided throughout the bedrooms and other high use spaces both levels.	Yes
Facade treatment	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. 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. 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	The front façade is appropriately articulated and contains a variety of design elements to create visual interest. Facades contain a variety of window and door openings, along with balconies and a central entry feature. In this way, the proposal provides a clear definition of the entry and provides varied shadow lines due to the different construction elements and finishes. Colours will be compatible with existing nearby dwellings, and the	Yes

	least 1 m from the general wall alignment.	general characteristics of the area. Materials have been chosen to ensure no glare or reflection issues	
Windows	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 and be draft insulated. Windows must be rectangular. Square, circle and semi-circle windows are acceptable in moderation. Vertical proportioned window openings can include multi-panel windows or multipanel doors. Windows and openings shall be appropriately located and shaded to reduce summer heat load and maximise sunlight in winter.	All windows are rectangular and logically positioned to ensure good solar access, light and ventilations.	Yes
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.	The dwelling contains window and door openings on all elevations to ensure a reasonable cross flow ventilation throughout the home is achievable.	Yes
Roof design and features	Use a simple pitched roof that accentuates the shape of exterior walls, and minimises bulk and scale. Avoid complex roof forms such as multiple gables, hips and valleys, or turrets. Roof pitches are to be compatible and	The hipped roof design creates a visually appealing and cohesive look for the new dwelling when viewed from the surrounding neighbours and public street.	Yes

	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.	The proposed roof design adds depth, texture, and character to dwelling creating a visually appealing visual impact that is compatible with the charatistics of newer dwellings in the area.	
2.10 Solar access and overshadowing	<u>Solar access to proposed development</u> 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%. <u>Solar access to neighbouring development</u> 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.	The site provides suitable solar access to private open space and living areas of the proposed dwelling throughout the day. Suitable solar access to the dwelling is provided given the orientation of the site. In this instance, an appropriate outcome is achieved. 3hrs available to 50% of POS areas of proposed dwelling. 3hrs solar access to the private open space of the adjoining dwellings is capable of being provided throughout the day. Proposed dwelling not anticipated to overshadow any existing solar panels.	Yes

	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. Clothes drying areas on adjoining residential properties must receive a minimum of 3 hours of sunlight on 21 June.		
2.11 Visual privacy	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 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. 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. Screening of bedroom windows is optional and dimensions are not restricted.	Windows are suitably setback, offset and orientated from living and private open space areas to ensure privacy is retained. Upper floor windows suitably orientated to overlook the front and rear setbacks, with the northern and southern side windows a variety of sill heights and sizes minimised as much as possible whilst maintaining appropriate solar access for rooms. The elevated balcony area has also been orientated to the front setback to minimise amenity and privacy impacts.	Yes
2.12 Acoustic privacy	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 be raised above, or screened from, any shared	The dwelling house has been designed to accommodate bedrooms on the first floor, away from the street.	Yes

	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.	The new dwelling house is consistent with residential living and it is not anticipated that acoustic impacts would be created to neighbouring sites.	

7.0 Matters for Consideration under Section 4.15 of The Environmental Planning and Assessment Act, 1979

7.1 The provisions of any environmental planning instrument

The proposal is subject to the provisions of the Canterbury-Bankstown Local Environmental Plan 2023 and the relevant supporting Council policies. It is considered that the provisions of this environmental planning instrument have been satisfactorily addressed within this report and that the proposal achieves compliance with its provisions.

There are no other environmental planning instruments applying to the site.

7.2 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

There are no Draft instruments to be considered in relation to the proposal.

7.3 Any development control plan

The development has been designed to generally comply with the requirements of Council's Canterbury-Bankstown Development Control Plan.

It is considered that the proposed design respects the desired character objectives of the DCP in that it supports and enhances the existing residential character of the area and is compatible with the existing uses in the vicinity.

The development respects the streetscape character objectives of the DCP and will provide a cohesive development for the site which will make a positive contribution to the area.

7.4 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.

No matters of relevance are raised in regard to the proposed development.

7.5 The regulations (to the extent that they prescribe matters for the purposes of this paragraph).

No matters of relevance are raised about the proposed development.

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

It is considered that the proposal, which seeks approval for the construction of a new dwelling, is reasonable.

The development will maintain a favourable bulk and scale relationship with other development in the vicinity. It is considered that the resultant development is compatible with and will complement the character of the area. There is no significant vegetation to be removed and the proposal will comply with Council's landscaped area requirements.

The proposal is considered to be well designed having regard to the relevant provisions of the Council's LEP and Council's Codes and Policies.

7.7 The suitability of the site for the development

The subject land is currently zoned R2 Low Density Residential under the Canterbury-Bankstown Local Environmental Plan 2023 and is considered suitable for the proposed development.

The subject site does not exhibit any significant constraint to the construction of the proposed dwellings.

7.8 Any submissions made in accordance with this Act or the regulations

This is a matter for Council in the consideration of this proposal.

7.9 The Public Interest

The proposal will not impact upon the environment, the character of the locality or upon the amenity of adjoining properties and is therefore considered not to be contrary to the public interest.

8.0 Conclusion

The proposal seeks to provide for the demolition of existing structures onsite and construction of a new residential dwelling house and associated landscaping.

The proposal is a site-specific design response which takes advantage of the property's superior locational attributes whilst respecting the characteristics of the site and the amenity of adjoining development.

The outcome is a modernised dwelling of exceptional design quality which displays a highly articulated building form which appropriately responds to the sites geometry and the constraints imposed by the siting and design of adjoining development in relation to privacy, solar access and views.

The building height is comparable to surrounding dwellings with floor space appropriately distributed across the site. The building displays a complimentary and compatible building form when compared to other development located along this section of Collingwood Avenue and within the site's visual catchment generally.

The articulated side boundary setbacks maintain the rhythm of development and building setbacks within the street and provide appropriately for spatial separation, deep soil landscape opportunity, privacy, solar access and view sharing.

The internal design and arrangement will afford exceptional amenity and functionality to future occupants without unreasonably compromising the amenity of surrounding residential properties or the foreshore scenic attributes of the precinct.

As the proposed development will not have any significant impact on the environment, scenic quality of the area or the amenity of the adjoining allotments, the issue of Development Consent under the delegation of Council is requested.

VAUGHAN MILLIGAN
Town Planner
Grad. Dip. Urban and Regional Town Planning (UNE)