



STATEMENT OF ENVIRONMENTAL EFFECTS

CONSTRUCTION OF DETACHED SECONDARY DWELLING
AND NEW DRIVEWAY

25 TAYLOR STREET
LAKEMBA NSW 2195
LOT 1 DP 961314

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1 INTRODUCTION

This Statement of Environmental Effects (SEE) has been prepared to support a Development Application for the construction of a detached secondary dwelling and new driveway on the site located at 25 Taylor Street, Lakemba. This SEE evaluates the proposed development for its compliance with the statutory controls embodied in various statutory planning instruments and demonstrates that the development is consistent with the aims and objectives of these instruments. In preparation of this document, consideration has been given to the following:

- The Environmental Planning and Assessment Act (1979) as amended.
- The Environmental Planning and Assessment Regulation.
- Canterbury-Bankstown Local Environmental Plan 2013 (CBLEP 2013).
- Canterbury-Bankstown Development Control Plan 2023 (CBDP 2013).
- Canterbury Bankstown Draft Housing Strategy.
- Various State Environmental Planning Policies.

This report clearly and comprehensively addresses the statutory regime applicable to the application and demonstrates that the proposed development is complementary and compatible with the area. This SEE provides a description of the subject site and surrounds, an identification of the development proposed by this application and an assessment of the perceived impacts of this proposal for the matters contained within Section 4.15 of the Environmental Planning & Assessment Act, 1979 (EP&A Act), as amended. Specifically, this SEE provides the following information:

- **SECTION 2** provides a description of the subject site and surrounding locality.
- **SECTION 3** provides a detailed description of the proposed development.
- **SECTION 4** provides an assessment of the proposed development against the relevant planning objectives and controls in accordance with Section 4.15(1) of the EP&A Act.
- **SECTION 5** provides a summary and conclusion.

2 SITE ANALYSIS

2.1 CONTEXT ANALYSIS

The subject site at 25 Taylor Street, Lakemba is located within the Canterbury-Bankstown Council Local Government Area (LGA). Residential development within Lakemba is not defined by a single architectural style, but instead ranges from original dwellings to more contemporary developments. The past few years have seen many new homes being constructed in Lakemba and older dwellings undergoing extensive renovations. Future residential development in the locality is to preserve and enhance the landscape setting of the area and achieve compatibility with the established low to high density residential characteristic.

While the immediate area is characterised predominately by low to high density residential development in the form of residential flat buildings, multi dwelling housing, dual occupancies and detached dwelling houses, the site is within close proximity to infrastructure such as schools, shops, transport and recreational facilities. As a result, the site is considered to be in an ideal location that enjoys ease of access to a variety of services that promote social and economic activity within Lakemba.

2.2 SITE ANALYSIS

The subject site is located at 25 Taylor Street, Lakemba and is legally defined as Lot 1 DP 961314. The site is arranged on a north-east to south-west tangent and is orientated to address the site frontage of Taylor Street to the north-east. The aerial image below shows the orientation of the subject site and its location relative to surrounding properties.

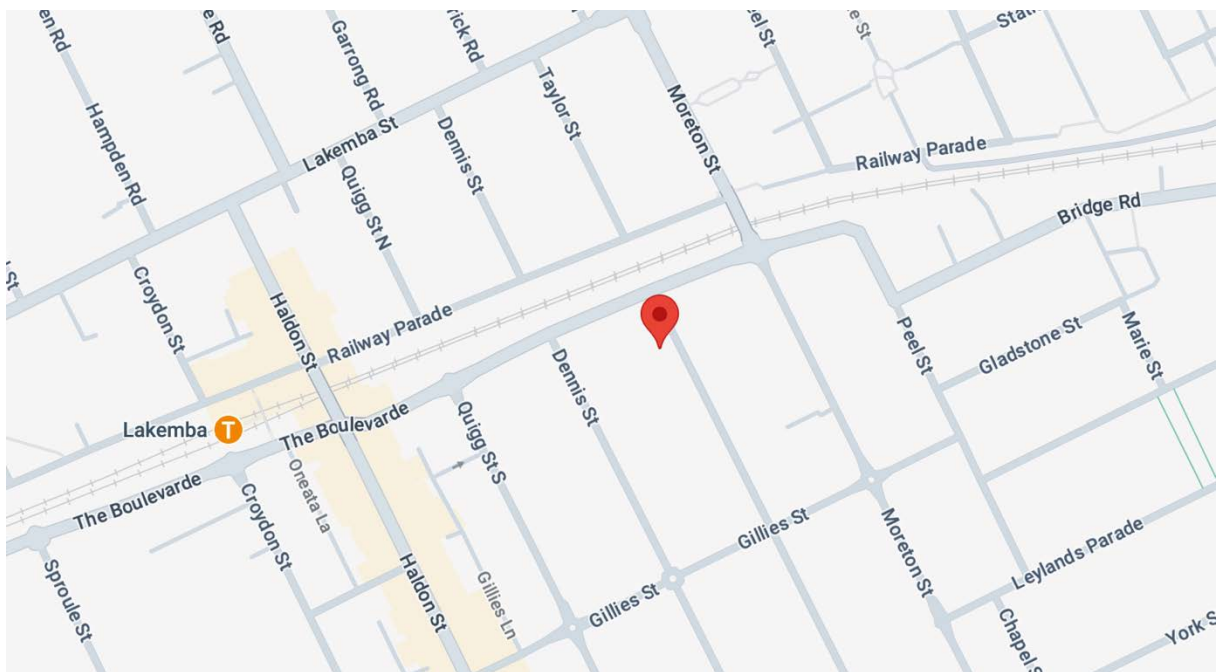


Figure 1: Aerial View of Subject Site and Surrounding Properties

The site is rectangular in shape with a 10.08m frontage to Taylor Street, 46.565m side boundaries and a 10.08m rear boundary. The total site area is 486.9m². The site presently contains a single storey detached dwelling house of face brickwork construction with a pitched and tiled roof form and a detached shed at the rear. Images of the subject site are shown in **Section 2.3** below.

2.3 SITE IMAGES



Figure 2: View of Subject Site from Taylor Street



Figure 3: Rear View of Subject Site

3 PROPOSED DEVELOPMENT

This Development Application is made for the construction of a detached secondary dwelling and new driveway on the site located at 25 Taylor Street, Lakemba. The intention of the proposed development is to achieve the development potential of the site and satisfy the housing needs of the residents by providing an additional form of affordable housing. The proposed development will not adversely affect the adjoining land or open spaces in terms of overshadowing, views, privacy or visual intrusion. The proposal has been sensitively designed to ensure the development is consistent with the existing and desired future characteristics of Taylor Street and the wider Lakemba locality.

3.1 PROPOSED LAND USE AND BUILT FORM

The proposal seeks development consent from Council for the construction of a detached secondary dwelling on the site. This includes the following elements:

SECONDARY DWELLING	
- Construction of single storey secondary dwelling comprising the following: - Two bedrooms (one with ensuite) - Bathroom - Laundry - Open plan kitchen, living and dining area - Alfresco area	

The proposed development is to be undertaken in accordance with the Architectural Plans submitted with this application and summarised below.

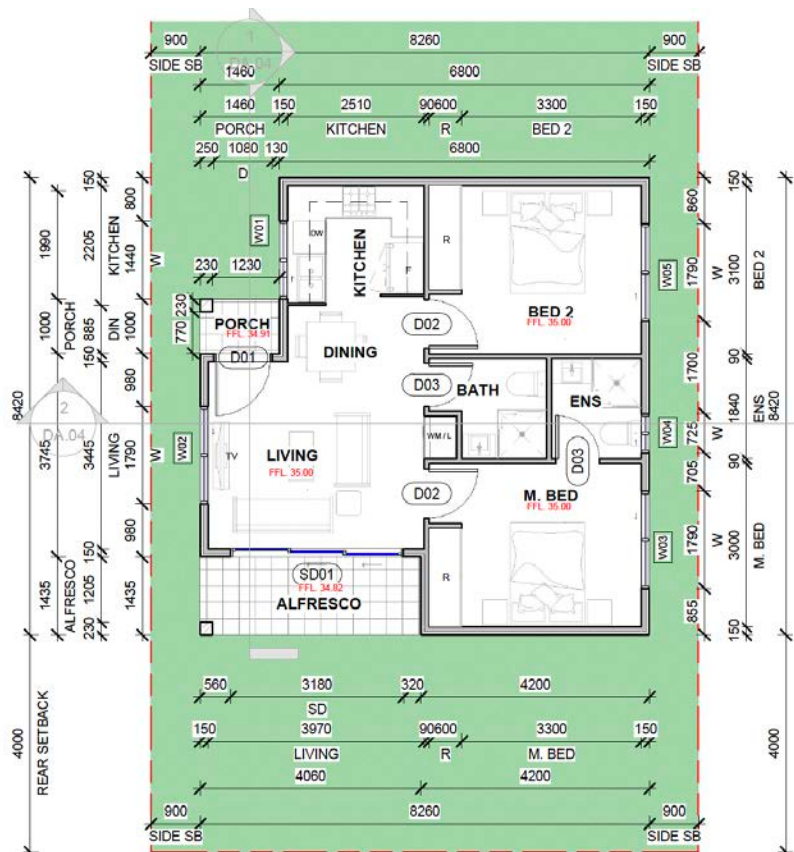


Figure 4: Proposed Secondary Dwelling

The final development has the following site dimensions:

AREA	CALCULATION
Site Area	486.9m ²
Gross Floor Area (Secondary Dwelling)	54.166m ²
Landscaped Area	200.42m ²

3.2 LANDSCAPING WORKS

As detailed on the Architectural Plans submitted with this application, the proposed development retains all existing deep soil landscaping and vegetation within the front setback to Taylor Street as well as sufficient landscaping along the side and rear boundaries of the site. A total of 200.42m² (41.16%) of landscaped area is retained and enhanced on the site. Existing landscape treatment is commensurate with the proposed works and will help to soften the appearance of the built form and hardstand areas, whilst contributing to the well-maintained landscape characteristic of the locality.

3.3 SITE ACCESS AND CAR PARKING

A new driveway is proposed to service the principal dwelling from the Taylor Street. On-site car parking will be available on the new hardstand driveway. The creation of the proposed new driveway necessitates approval under the Roads Act 1993. Consent is therefore sought for the construction of the new driveway crossing.

3.4 PRIVATE OPEN SPACE

The proposed development has been designed to achieve numerical compliance with the CBDP 2023 requirements for private open space. Private open space is retained for the dwelling house in the form of existing landscaped open space at the rear of the site. Private open space is proposed for the secondary dwelling in the form of an alfresco area and landscaped open space beyond within the rear setback. The private open space areas are accessed directly from the internal living spaces of each dwelling. Existing fencing and landscape elements within the site boundaries will provide for visual screening of the private open space areas from the streetscape and adjoining properties. The location and configuration of private open space will provide a high level of amenity for future occupants whilst retaining the privacy and solar access of neighbouring properties.

3.5 EXTERNAL APPEARANCE AND DESIGN

The secondary dwelling has been designed to complement the architectural styling of the dwelling house and the built form characteristics of the streetscape. The building is of cladding construction to the external walls, with a pitched Colorbond roof form. The secondary dwelling achieves a minimalistic design approach to ensure that the building appears as subordinate to the existing dwelling house on the site. A perspective image of the proposed development is shown below.



Figure 5: Proposed Development

4 PLANNING ASSESSMENT

4.1 CANTERBURY BANKSTOWN DRAFT HOUSING STRATEGY

The Canterbury Bankstown Draft Housing Strategy provides an overarching, city wide framework for the provision of housing across Canterbury Bankstown, aligning the approaches and strategies of the two former local government areas within the City. The Strategy identifies that new housing in Lakemba will provide a mix of dwelling types in a built form that is compatible with the local character. Additional housing will have good access to jobs and community facilities. The proposed development is consistent with the future desired character of Lakemba in providing a form of low impact, affordable residential development that creates a respectful dialogue with adjoining properties. The location of the subject site ensures that the residents can take advantage of nearby public transport, shopping, services and medical facilities.

4.2 STATE ENVIRONMENTAL PLANNING POLICY (RESILIENCE AND HAZARDS) 2021

The new State Environmental Planning Policy (Resilience and Hazards) 2021 (Resilience and Hazards SEPP) consolidates three SEPPs and is effectively a house keeping measure and does not introduce any substantive changes to the legal provisions. Chapter 4 of the Resilience and Hazards SEPP introduces planning controls for the remediation of contaminated land and requires an investigation to be made if land contamination is suspected. A review of historical aerial images has revealed that the site has historically been used for residential purposes. No evidence of fill, mines, sheep dips, mixing sheds or contaminating industrial activities are known to have been located on the site from the review of site history. As such, the site is considered highly unlikely to be contaminated and is suitable for the proposed development in accordance with the provisions of Chapter 4.

4.3 STATE ENVIRONMENTAL PLANNING POLICY – SUSTAINABLE BUILDINGS (2022)

State Environmental Planning Policy – Sustainable Buildings (2022) (Sustainable Buildings SEPP) requires all residential development in New South Wales to achieve a minimum target for energy efficiency, water efficiency and thermal comfort. The proposed development has been assessed in accordance with the relevant provisions of the Sustainable Buildings SEPP. It is demonstrated on the BASIX Certificate submitted with this application that the proposal achieves the required rating for energy efficiency, water efficiency and thermal comfort.

4.4 STATE ENVIRONMENTAL PLANNING POLICY (HOUSING) 2021

The proposed development involves the construction of a detached secondary dwelling and is therefore assessed against Part 1 – *Secondary Dwellings* of the Housing SEPP below.

Land to which Division Applies

The subject site is zoned R3 – Medium Density Residential and as such Division 2 applies.

Development to which Division Applies

The proposed development involves the construction of a detached secondary dwelling and as such Division 2 applies.

Development may be Carried out with Consent

- (2) *A consent authority must not consent to development to which this Division applies if there is on the land, or if the development would result in there being on the land, any dwelling other than the principal dwelling and the secondary dwelling.*
- (3) *A consent authority must not consent to development to which this Division applies unless—*
 - (a) *the total floor area of the principal dwelling and the secondary dwelling is no more than the maximum floor area allowed for a dwelling house on the land under another environmental planning instrument, and*

- (b) *the total floor area of the secondary dwelling is no more than 60 square metres or, if a greater floor area is permitted in respect of a secondary dwelling on the land under another environmental planning instrument, that greater floor area.*

The final development will comprise a principal dwelling and a secondary dwelling only on the site. The secondary dwelling has a gross floor area of 59m².

- (2) *The following are non-discretionary development standards in relation to the carrying out of development to which this Part applies—*

- (a) *for a detached secondary dwelling—a minimum site area of 450m²*
- (b) *the number of parking spaces provided on the site is the same as the number of parking spaces provided on the site immediately before the development is carried out.*

The subject site has an area of 486.9m². A new hardstand driveway is proposed to provide for the on-site car parking needs of the residents. Additional car parking is not proposed for the secondary dwelling.

An assessment against the provisions of Schedule 1 –*Complying development – secondary dwellings* of the Housing SEPP is provided in the table below.

STATE ENVIRONMENTAL PLANNING POLICY (HOUSING) 2021

SEPP CONTROL	ASSESSMENT	COMPLIANCE
LOT REQUIREMENTS		
(1) Development for the purposes of a secondary dwelling or ancillary development may only be carried out on a lot that— a) at the completion of the development will have only one principal dwelling and one secondary dwelling, and b) if it is not a battle-axe lot, has a boundary with a primary road, measured at the building line, of at least the following— i. 12 metres, if the lot has an area of at least 450 square metres but not more than 900 square metres, ii. 15 metres, if the lot has an area of more than 900 square metres but not more than 1500 square metres, iii. 18 metres, if the lot has an area of more than 1500 square metres, and c) if it is a battle-axe lot, has an access laneway of at least 3 metres in width and measuring at least 12 metres by 12 metres, excluding the access laneway. (2) A lot on which a new secondary dwelling is erected must have lawful access to a public road.	At the completion of works, the final development will include one principal dwelling and one secondary dwelling only. The subject site has a sufficient frontage and lawful access to Taylor Street. The total site area is 486.9m².	Yes
MAXIMUM SITE COVERAGE		
(1) The site coverage of the principal dwelling, secondary dwelling and all ancillary development on a lot must not be more than the following— a) 50% of the lot area	The subject site is 486.9m² in size and the proposed development has a total site coverage of 37.12%.	Yes
MAXIMUM FLOOR AREA		
(1) The floor area of a secondary dwelling (excluding any ancillary development) must not be more than 60 square metres or, if a greater floor area is permitted in respect of a secondary dwelling on the land under another environmental planning instrument, that greater floor area.	The proposed floor area of the secondary dwelling is 59m².	Yes
(2) The floor area of a principal dwelling, secondary dwelling and any carport, garage, balcony, deck, patio, pergola, terrace or verandah attached to either dwelling and enclosed by a wall (other than the external wall of a dwelling) higher than 1.4 metres above the floor level on a lot must not be more than the following— a) 380m²	The total floor area of the development is 180.769m².	Yes

BUILDING HEIGHT		
(1) Development for the purposes of a secondary dwelling or ancillary development must not result in a new building or a new part of an existing building having a building height above ground level (existing) of more than 8.5 metres.	The proposed secondary dwelling in single storey in form and has a maximum building height of less than 8.5m.	Yes
SETBACKS FROM ROADS		
(1) Development for the purpose of a secondary dwelling or ancillary development on a lot must result in a new building or a new part of an existing building having a setback from a primary road that is not a classified road of at least— a) the average distance of the setbacks of the nearest 2 dwelling houses having the same primary road boundary and located within 40 metres of the lot on which the principal dwelling is erected	The proposed secondary dwelling is located behind the front building line of the dwelling house.	Yes
SETBACKS FROM SIDE BOUNDARIES		
(1) Development for the purposes of a secondary dwelling or ancillary development must not result in a new building or a new part of an existing building or any new carport, garage, balcony, deck, patio, pergola, terrace or verandah having a setback from a side boundary of less than the following— a) 0.9 metres, if the lot has an area of at least 450 square metres but not more than 900 square metres	The proposed secondary dwelling is setback a minimum of 1m from the side boundaries.	Yes
SETBACKS FROM REAR BOUNDARIES		
Development for the purposes of a secondary dwelling or ancillary development must not result in a new building or a new part of an existing building or any new carport, garage, balcony, deck, patio, pergola, terrace or verandah having a setback from a rear boundary of less than the following— a) 3 metres, if the lot has an area of at least 450 square metres but not more than 900 square metres,	The proposed secondary dwelling is setback 4m from the rear boundary.	Yes
BUILDING ARTICULATION		
(1) Development for the purpose of a secondary dwelling (other than development on a battle-axe lot) must result in either the principal dwelling or the secondary dwelling having a front door and a window to a habitable room in the building wall that faces a primary road.	The front façade of the dwelling house contains multiple windows to habitable rooms. The front door of the dwelling house is orientated to Taylor Street.	Yes
(2) Development for the purpose of a secondary dwelling (other than development on a battle-axe lot) must result in either the principal dwelling or the secondary dwelling having a window to a habitable room in the building wall that faces a parallel road.	The subject site does not adjoin a parallel road.	N/A
(3) A secondary dwelling, other than a secondary dwelling that has a setback from a primary road of less than 3 metres, may incorporate an articulation zone that extends	Building elements of the secondary dwelling are not proposed within the articulation zone.	N/A

from the building line to a distance of 1.5 metres into the required setback from the primary road.		
PRIVACY		
(1) A window in a new secondary dwelling, or a new window in any alteration or addition to an existing principal dwelling for the purpose of a new secondary dwelling, must have a privacy screen for any part of the window that is less than 1.5 metres above the finished floor level if— a) the window— - is in a habitable room that has a finished floor level that is more than 1 metre above ground level (existing), and - has a sill height that is less than 1.5 metres above that floor level, and - faces a side or rear boundary and is less than 3 metres from that boundary, or b) the window— - is in a habitable room that has a finished floor level that is more than 3 metres above ground level (existing), and - has a sill height that is less than 1.5 metres above that floor level, and - faces a side or rear boundary and is at least 3 metres, but no more than 6 metres, from that boundary.	The proposed secondary dwelling is single storey in form and as such windows are not proposed that are greater than 1m in height above ground level. The proposed development will be screened by fencing and landscaping within the side and rear site setbacks and as such will not result in privacy issues to adjoining properties.	N/A
LANDSCAPING		
(1) A lot on which development for the purposes of a secondary dwelling or ancillary development is carried out must have a landscaped area of at least the following— a) 20%	A total of 200.42m ² (41.16%) of landscaped area is retained and enhanced on the site.	Yes
(2) At least 50 per cent of the landscaped area must be located behind the building line to the primary road boundary.	Greater than 50% of the total landscaped area is provided behind the front building line.	Yes
(3) The landscaped area must be at least 2.5 metres wide.	The calculated landscaped area is greater than 2.5m in width.	Yes
PRINCIPAL PRIVATE OPEN SPACE		
(1) A lot on which development for the purposes of a secondary dwelling is carried out must have more than 24 square metres of principal private open space. (2) The principal private open space may be shared by both the principal dwelling and secondary dwelling and may be in the form of a balcony or deck. (3) In this section— principal private open space means an area— (a) directly accessible from, and adjacent to, a habitable room, other than a bedroom, and	26.94m² of private open space is provided at the rear of the secondary dwelling. The private open space area has dimension 4.96m x 5.435m.	Yes

(b) more than 4m wide, and (c) not steeper than a 1:50 gradient.		
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4.4 CANTERBURY-BANKSTOWN LOCAL ENVIRONMENTAL PLAN 2023

The Canterbury-Bankstown Local Environmental Plan 2023 (CBLEP 2013) is the principal planning instrument that governs all development within the Canterbury-Bankstown LGA. The objectives and provisions of the plan that relate to the proposed development are discussed below.

4.4.1 LAND USE ZONING

The subject site is zoned R3 - Medium Density Residential under the CBLEP 2023. The objectives of the R3 zone are as follows:

- *To provide for the housing needs of the community within a medium density residential environment.*
- *To provide a variety of housing types within a medium density residential environment.*
- *To enable other land uses that provide facilities or services to meet the day to day needs of residents.*
- *To allow for certain non-residential uses that are compatible with residential uses and do not adversely affect the living environment or amenity of the area.*
- *To allow for development that provides a suitable visual transition between high density residential areas and low density residential areas.*
- *To ensure suitable landscaping in the medium density residential environment.*
- *To minimise conflict between land uses within this zone and land uses within adjoining zones.*
- *To allow for increased residential density in accessible locations to maximise public transport patronage and encourage walking and cycling.*
- *To promote a high standard of urban design and local amenity.*

The proposed development achieves the objectives of the R3 zone by providing a form of low impact, affordable residential development to meet the housing needs of the residents. The proposed development does not require the removal of significant vegetation or unnecessary excavation. The design of the secondary dwelling development is in keeping with the residential characteristics of the existing dwelling house and the surrounding locality.

Developments permitted with and without consent within the R3 zone are detailed in the table below. Secondary dwelling developments are permitted within the R3 zone with development consent from Council. The construction of the driveway is ancillary to the existing dwelling house on the site and is also permissible in the R3 zone.

Permitted without Consent	Home occupations
Permitted with Consent	Bed and breakfast accommodation; Building identification signs; Business identification signs; Car parks; Centre-based child care facilities; Community facilities; Dual occupancies; Dwelling houses; Early education and care facilities; Environmental facilities; Environmental protection works; Exhibition homes; Flood mitigation works; Group homes; Health consulting rooms; Home businesses; Oyster aquaculture; Places of public worship; Pond-based aquaculture; Recreation areas; Respite day care centres; Roads; Secondary dwellings ; Semi-detached dwellings; Tank-based aquaculture

4.4.2 HEIGHT OF BUILDINGS

Clause 4.3 of the CBLEP 2023 requires that the height of a building on any land is not to exceed the maximum height shown for the land of the Height of Buildings Map. The maximum building height for the subject site is 8.5m. The proposed secondary dwelling is single storey in form and has a maximum building height of 4.5m.

4.4.3 FLOOR SPACE RATIO

Clause 4.4 of the CBLEP 2023 requires that the maximum floor space for a building on any land is not to exceed the floor space ratio shown for the land on the Floor Space Ratio Map. The site is subject to a maximum floor space ratio of 0.50:1. The final development complies with the FSR standard.

4.4.4 CONTROLS RELATING TO MISCELLANEOUS PERMISSIBLE USES

Clause 4.5(9) of the CBLEP 2023 states that if development for the purposes of a secondary dwelling is permitted under this Plan on land other than land in a rural zone, the total floor area of the dwelling, excluding any area used for parking, must not exceed whichever of the following is the greater—

- a) 60 square metres,
- b) 10% of the total floor area of the principal dwelling.

The proposed secondary dwelling has a gross floor area of 54.166m².

4.4.5 HERITAGE CONSERVATION

Clause 5.10 of the CBLEP 2023 states that development consent is required for any works impacting on a Heritage Item, Aboriginal object or Heritage Conservation Area identified on the Heritage Map. The subject site does not contain a Heritage Item or Aboriginal object and is not located within a Heritage Conservation Area.

4.4.6 BUSHFIRE HAZARD REDUCTION

Clause 5.11 of the CBLEP 2023 makes provision relating to the carrying out of development on bush fire prone land. The subject site is not located on bushfire prone land.

4.5 CANTERBURY DEVELOPMENT CONTROL PLAN 2023

The Canterbury-Bankstown Development Control Plan 2023 (CBDP 2023) provides more detailed objectives and controls to guide the form of development across the Canterbury-Bankstown LGA. The development achieves the objectives for dual occupancy developments under the CBDP 2023 in the following ways:

- The final development ensures that there is adequate space for the dwellings, suitable setbacks to adjoining residential land, landscaped areas, open space, driveways, vehicle manoeuvring areas and the like.
- The proposed building design is highly compatible with the surrounding streetscape and the prevailing suburban character of the residential area.
- The final building design ensures a high level of amenity for the future residents in terms of private open space, access to sunlight and privacy.
- The proposed development will not adversely impact on the amenity of neighbouring properties in terms of visual bulk, access to sunlight and privacy.

The table below provides a compliance assessment of the proposed development against the relevant controls of the CBDP 2023.

CANTERBURY-BANKSTOWN DEVELOPMENT CONTROL PLAN 2023

PART 3: GENERAL REQUIREMENTS		
DCP CONTROL	ASSESSMENT	COMPLIANCE
DEVELOPMENT ENGINEERING STANDARDS – STORMWATER DRAINAGE SYSTEMS		
Applicants must apply to Council for a Stormwater System Report (SSR), prior to submitting an application, if the site is noted on Council's SSR register as affected by Council's stormwater drainage pipelines and/or affected by potential local stormwater flooding. The development must be designed to consider the recommendations of the SSR and satisfy the requirements of this DCP.	A Stormwater Plan is submitted with this application, detailing the proposed stormwater configuration and impervious surfaces on the site.	Yes
Roof, eave and/or box gutters and downpipes must be sized using the formulas and tables provided in accordance with the Australian Standard AS/NZS 3500 and Table 4b. In the case of OSD design, where overflow of the roof system cannot be directed to the OSD system, the roof stormwater drainage system must be designed for the 100-year ARI storm.	Proposed roof gutters have been designed in accordance with the relevant Australian Standards.	Yes
OFF-STREET PARKING RATES		
Dwelling houses: 2 car spaces per 3 or more bedrooms	A new hardstand driveway is proposed to service the dwelling house.	Yes
ACCESS DRIVEWAY WIDTH AND DESIGN		
The location of driveways to properties should allow the shortest, most direct access over the nature strip from the road.	A new hardstand driveway is proposed to service the dwelling house. The driveway has been designed in accordance with the relevant Australian Standards and will provide safe and convenient access to the site.	Yes
Driveway widths for existing dwellings and extensions to the existing properties are assessed on their merits.	A suitable driveway width is proposed to allow for on-site car parking.	Yes
WASTE MANAGEMENT		
Council or its contractors are solely to provide the waste services to all residential development types as required under the Local Government Act 1993	The proposed secondary dwelling will be serviced by the existing waste collection protocols for the site.	Yes
Development must provide an adequate sized bin storage area behind the front building line to accommodate all allocated bins.	Existing waste bins and storage locations on the site are retained.	Yes
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 existing waste collection point is retained.	Yes
Development must comply with the requirements of the applicable Waste Design for New Developments Guide.	A Waste Management Plan is submitted with this application.	Yes

LANDSCAPE		
New landscaping is to complement the existing street landscaping and improve the quality of the streetscape.	New low lying landscape plantings are proposed in accordance with the Landscape Plan submitted with this application and comprise species that are in keeping with the landscape character of the locality.	Yes
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 proposed secondary dwelling responds to the natural topography of the land to minimise excavation.	Yes
The landscape design is to contribute to and take advantage of the site characteristics.	A sufficient amount of landscaping is retained and enhanced across the site to contribute to the landscape character of the locality.	Yes
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 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	The proposed landscape design will improve the visual quality of the site when viewed from the public domain by incorporating a mixture of low lying plantings and grass at the rear of the dwelling house that will soften the appearance of the built form and hardstand areas internally within the site. All existing landscaping within the site frontage is retained, including mature trees that provide for sun shading.	Yes
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.	The proposed development retains all existing mature trees throughout the site frontage and setbacks. Proposed new landscaped areas will allow for a variety of plantings that will further assist in softening the built form and hardstand areas, providing for sun shading and creating a visual and acoustic buffer to adjoining properties.	Yes
TREES		
Development must consider the retention of existing trees, including street trees, in the building design.	All existing trees on the site are to be retained.	Yes
BIODIVERSITY		
Development must retain, protect and enhance indigenous/native vegetation and natural site features and incorporate it into the landscape design.	The proposed development does not require the removal of indigenous/native vegetation or mature trees. The development incorporates a suitable and non-	Yes

	invasive building envelope. New landscape plantings including grass and low lying plants are proposed within the rear setback that will contribute to the landscape quality of the site.	
Development must create a buffer zone to adjoining bushland and use indigenous planting in the buffer zone.	The subject site does not adjoin bushland.	N/A
Development must manage habitat values by reinforcing biodiversity links.	The proposed development retains all trees throughout the site thereby reinforcing existing biodiversity links.	Yes
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 landscape design has considered the landscape setting of the locality as well as biodiversity protection. A simple design approach is proposed that includes the retention of all existing mature trees and vegetation throughout the site that encourages native wildlife.	Yes

CHAPTER 5 – RESIDENTIAL ACCOMODATION

MINIMUM LOT SIZE & FRONTAGE

The minimum primary street frontage width for dwelling houses is 15m.	The site contains an existing dwelling house.	N/A
Lots must be generally rectangular.	The subject site is existing.	N/A
Internal and battle-axe blocks and lots with irregular dimensions or shallow depths must satisfy the objectives of the DCP.	The subject site is not an internal or battle-axe block.	N/A
The minimum width of access corridors serving internal or battle-axe lots is: a) 3m when serving single lot; b) 4m when serving two lots; and c) 5m when serving more than two lots.	The subject site is not an internal or battle-axe block.	N/A
A right-of-carriageway is only permitted over an access corridor to an internal or battle-axe lot.	The subject site is not an internal or battle-axe block.	N/A

The access corridor must be constructed in concrete, be unobtrusive in colour and be designed to enable vehicles to enter and leave the site in a forward direction: - Where the access corridor serves only one lot, two concrete strips within the access corridor are permitted, each to be 1m wide and spaced 0.75m apart. - Where the access corridor is to serve two or more lots, it must be constructed with kerb and gutter on at least one side, with sealed pavement and drainage discharged.	The subject site is not an internal or battle-axe block.	N/A
SITE COVERAGE		
All development must comply with the numerical requirements contained in the table below: - Maximum area of building footprint – 330m² - Maximum area of outbuildings – 45m² - Maximum site coverage – 50%	The final development has a site coverage of 37.12%.	Yes
LANDSCAPING		
Deep soil permeable areas must be provided in accordance with the table below: 20%	A total of 200.42m ² (41.16%) of landscaped area is retained and enhanced on the site.	Yes
Deep soil areas must have a minimum dimension of 2.5m.	All calculated areas of deep soil landscaping comply with the minimum dimension requirements.	Yes
LAYOUT AND ORIENTATION		
Orientate development to maximise solar access and natural lighting, without unduly increasing the building's heat load.	The proposed development retains the orientation of the dwelling house to Taylor Street.	Yes
Site the development to avoid casting shadows onto a neighbouring dwelling's primary living area, private open space and solar cells.	The proposed development implements appropriate setback distances and an overall bulk and scale that will not generate significant overshadowing of adjoining properties.	Yes
Coordinate design for natural ventilation with passive solar design techniques.	The final development features multiple windows and openings on each building elevation to maximise natural ventilation and solar access throughout the building.	Yes
Site new development and private open space to avoid existing shadows cast from nearby buildings.	The proposed secondary dwelling maintains solar access to the principal dwelling and private open space area. The internal design of the secondary dwelling ensures that it will receive suitable solar access.	Yes
Site a building to take maximum benefit from cross-breezes and prevailing winds.	The proposed development has been designed to maximise cross-breezes through the incorporation of multiple windows and openings on each building elevation.	Yes
Do not compromise the creation of casual surveillance of the street, communal space and parking areas, through the required orientation.	The existing dwelling house provides for casual surveillance of the streetscape.	Yes
FLOOR SPACE RATIO		

The maximum permissible FSR for any development is prescribed in the LEP.	The site is subject to a maximum floor space ratio of 0.50:1. The final development complies with the FSR standard.	Yes
HEIGHT		
Development for the purposes of dwelling houses must not exceed the following numerical requirements: a) A maximum two storey built form. b) A maximum external wall height of 7m where the maximum height of buildings standard under the LEP is 8.5m. c) A maximum external wall height of 8m where the maximum height of building standard under the LEP is 9.5m. d) Finished ground floor level is not to exceed 1m above the natural ground level.	The proposed secondary dwelling is single storey in form and has a maximum building height of 4.08m.	Yes
Any part of a basement or sub-floor area that projects greater than 1m above ground level comprises a storey.	Basements are not proposed.	N/A
Attics and mezzanine floors do not comprise a storey.	Attics and mezzanine floors are not proposed.	N/A
Roof top terraces are not acceptable on any building or outbuilding in any residential zone.	Roof top terraces are not proposed.	N/A
Dwelling houses may provide basement or subfloor parking where site constraints warrant and it can be demonstrated that there will be no adverse impacts on amenity, streetscape or public domain.	Basements are not proposed.	N/A
Basement and sub-floor parking is only suitable where compliance with Chapter B1 Transport and Parking of this DCP can be demonstrated.	Compliance with Chapter 3.2 - Parking is demonstrated above.	Yes
Maximum 1m cut below ground level where it will extend beyond an exterior wall of the building.	Proposed excavation is minimal and is contained to the building envelope.	Yes
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.	Proposed excavation is contained to the building envelope.	Yes
Maximum 600mm fill above ground level where it would extend beyond an exterior wall of a building.	Fill greater than 600mm is not proposed.	Yes
SETBACKS		
Development must comply with the minimum front, side and rear setbacks as detailed in the following tables: - 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. - Minimum setback of minimum setback of 1m from side boundaries. - Minimum setback of 6m from the rear boundary.	The existing setback distances of the dwelling house are retained. The proposed secondary dwelling complies with the setback requirements of the Housing SEPP.	Yes

External walls that enclose rooms, storage areas and/or garages are not to encroach beyond the specified setbacks.	The proposed development complies with the setback requirements of the Housing SEPP.	Yes
For first floor additions, front and side setbacks may match the ground floor wall alignment of the existing dwelling for a depth of 10m or 50% of the length of the façade, whichever is the greater.	Not proposed.	Yes
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.	A swimming pool is not proposed.	N/A
Swimming pools must not be located within any front setback.	A swimming pool is not proposed.	N/A
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.	A garage or carport is not proposed.	N/A
For a residential building that does not have basement parking lightweight carports may extend beyond the required side boundary setback.	A garage or carport is not proposed.	N/A
Car parking structures must satisfy BCA requirements.	Car parking structures are not proposed.	N/A
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.	Not proposed.	N/A
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.	Not proposed.	N/A
The following minor building elements may project up to 1m into the minimum side setback area: a) Roof eaves, awnings, pergolas and patios; b) Stair or ramp access to the ground floor; c) Rainwater tanks; and d) Terraces above basement parking that are no higher than 1m above ground level (except dwelling houses, semi-detached dwellings and dual occupancy).	The proposed secondary dwelling complies with the setback requirements of the Housing SEPP.	N/A
Elements that articulate a front elevation of a dwelling house, such as awnings, balconies, patios, pergolas, porches, porticoes and verandas, may project up to 1.5m into the required front setback articulation zone.	The proposed secondary dwelling is located at the rear of the site.	N/A
On steeply sloping land basements and basement parking are acceptable only if they: a) Do not extend beyond the exterior walls or ground floor patios of the dwelling. b) Accommodate only entrance lobby, stairway, car parking or storage, but do not accommodate any habitable room.	The site is not steeply sloping.	N/A

c) Are not capable of future alteration to accommodate any habitable room.		
BUILDING DESIGN		
Contemporary architectural designs may be acceptable if: a) A heritage listing does not apply to the existing dwelling or to its immediate neighbours. b) The proposed addition is not visually prominent from the street or from a public space. c) Extensive remodelling of existing facades is proposed in accordance with controls of this DCP.	The secondary dwelling has been designed to complement the architectural styling of the dwelling house and the built form characteristics of the streetscape. The building is of face brickwork construction to the external walls, with a pitched Colorbond roof form. The secondary dwelling achieves a minimalistic design approach to ensure that the building appears as subordinate to the existing dwelling house on the site.	Yes
New building forms and design features shall not mimic traditional features, but should reflect these in a contemporary design.	A simple traditional architectural design is proposed for the development.	Yes
Access to upper storeys must not be via external stairs.	Upper storeys are not proposed.	N/A
All dwellings must contain one kitchen and laundry facility.	The secondary dwelling contains a kitchen and laundry.	Yes
Retain and extend prominent elements of the existing roof (such as gables, hips or longitudinal ridges that run parallel to a street boundary).	Not applicable.	N/A
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.	Not applicable.	N/A
Entries to residential buildings must be clearly identifiable.	The existing entry feature of the dwelling house is retained.	Yes
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.	The existing front door of the dwelling house is retained.	Yes
A minimum of one habitable room must be oriented towards the street to promote positive social interaction and community safety.	Windows on the dwelling house façade provide for casual surveillance of the streetscape.	Yes
ROOF DESIGN AND FEATURES		
Use a simple pitched roof that accentuates the shape of exterior walls, and minimises bulk and scale.	A simple pitched roof form is proposed to minimise the bulk and massing of the secondary dwelling.	Yes
Avoid complex roof forms such as multiple gables, hips and valleys, or turrets.	Complex roof forms are not proposed.	N/A
Roof pitches are to be compatible and sympathetic to nearby buildings.	A simple pitched roof form is proposed in keeping with the roof form characteristics of the dwelling house.	Yes
Parapet roofs that increase the height of exterior walls are to be minimised.	Parapet roof forms are not proposed.	N/A
Use minor gables only to emphasise rooms or balconies that project from the body of a building.	Gable elements are not proposed.	N/A
Mansard roofs (or similar) are not permitted.	Mansard roofs are not proposed.	N/A
Pitched roofs should not exceed a pitch of 30 degrees.	The proposed roof pitch does not exceed 30 degrees.	Yes
Relate roof design to the desired built form and context.	The proposed roof form is highly compatible with the characteristics of the streetscape.	Yes

Roofs with greater pitches will only be considered on merit taking into account matters such as streetscape, heritage value and design integrity.	Not applicable.	N/A
SOLAR ACCESS AND OVERSHADOWING		
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.	The proposed secondary dwelling is single storey in form and will not result in unreasonable overshadowing on the site. Refer to the Shadow Diagrams submitted with this application.	Yes
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.	The private open space area of the secondary dwelling is located at the rear of the site and receives suitable solar access. Solar access is retained to the private open space area of the dwelling house.	Yes
Dwellings must comply with the following: a) At least one living room window and at least 50% or 35m ² with minimum dimension of 2.5m (whichever is the lesser), of ground level private open space. b) Receive a minimum of 3 hours sunlight between 8:00 am and 4:00 pm on 21 June. c) Where existing overshadowing by buildings and fences is already greater than this control, sunlight is not to be reduced by more than 20%.	The Shadow Diagrams submitted with this application demonstrate that the final development achieves the minimum solar access requirements.	Yes
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.	The Shadow Diagrams submitted with this application demonstrate that the final development achieves the minimum solar access requirements.	Yes
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 Shadow Diagrams submitted with this application demonstrate that the final development achieves the minimum solar access requirements to neighbouring properties.	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.	The proposed development will not impact on solar hot water or photovoltaic systems on adjoining properties.	Yes
Clothes drying areas on adjoining residential properties must receive a minimum of 3 hours of sunlight on 21 June.	The Shadow Diagrams submitted with this application demonstrate that the final development achieves the minimum solar access requirements to clothes drying areas of neighbouring properties.	Yes
Windows and openings shall be appropriately located and shaded to reduce summer heat load and maximise sunlight in winter.	Multiple windows and openings are provided to each building elevation to maximise solar access and reduce summer heat load.	Yes
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.	Roof overhangs are proposed as shading devices.	Yes
Avoid reducing internal natural daylight or interrupting views with shading devices.	The final development achieves maximum natural light penetration.	Yes

Use double-glazing, solar coated windows, curtains, or internal shutters to prevent heat loss and provide extra summer protection.	Achieved.	Yes
Use high performance glass with a reflectivity below 20%.	Achieved.	Yes
Minimise external glare by avoiding reflective films and use of tint glass.	Reflective films and tinted glass are not proposed.	N/A
Use of draft insulation around windows and doors.	To be designed to future detail.	Yes
VISUAL PRIVACY		
Locate and orient new development to maximise visual privacy between buildings, on and adjacent to the site.	The proposed development incorporates generous setback distances to the property boundaries to avoid direct view between habitable windows. The secondary dwelling is single storey in form and will be predominately screened from adjoining properties by existing fencing and landscaping.	Yes
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.	Proposed windows have been carefully sited, offset and feature increased sill heights where necessary to mitigate visual privacy impacts for adjoining buildings. The secondary dwelling is single storey in form and will be predominately screened from adjoining properties by existing fencing and landscaping.	Yes
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.	Living and private open space areas are proposed at the rear of the secondary dwelling and are screened from adjoining properties by fencing and landscaping within the side and rear setbacks.	Yes
Screening of bedroom windows is optional and dimensions are not restricted.	Bedroom windows do not provide for direct view into adjoining buildings.	N/A
ACOUSTIC PRIVACY		
Protect sensitive rooms, such as bedrooms, from likely sources of noise such as major roads and neighbouring living areas.	The final development has been sensitively designed to minimise noise transmission by locating living and private open space areas at the rear of the secondary dwelling.	Yes
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.	The proposed secondary dwelling is single storey in form.	Yes
Screen balconies or windows in living rooms or bedrooms that would face a driveway or basement ramp.	Balconies are not proposed.	N/A
Address all requirements in 'Development Near Rail Corridors and Busy Roads - Interim Guideline (2008)' published by the NSW Department of Planning.	The subject site is not located in the vicinity of a rail corridor or busy road.	N/A
SECONDARY DWELLINGS		
Where an application to Council is made for a secondary dwelling, the minimum frontage required for secondary dwellings will be considered on merit taking into consideration compliance with Canterbury City Council's Secondary Dwelling (Granny Flat) Policy (adopted on 15 October 2009 by CDC Minute 295).	The site has a frontage of 10.06m and an area of 486.9m ² . The size of the site can sufficiently accommodate the secondary dwelling.	Yes

All applications for secondary dwellings will be assessed against Schedule 1 of the State Environmental Planning Policy (Housing) 2021.	The development is assessed against the Housing SEPP above and complies.	Yes
LIVABLE HOUSING		
New secondary dwellings are to provide: • capability for a safe and continuous path of travel from the street or car parking area into the dwelling; • internal doors with a clearance of 820mm and corridors with a clearance of 1000mm, that facilitate comfortable unimpeded movement between spaces; • a bathroom that contains a hobless shower recess; • reinforced walls around the toilet, shower and bath to support safe installation of grabrails at a later date. Should the National Construction Code apply livable housing design requirements to class 1a buildings in NSW, the new dwelling must achieve the Silver Standard of the Livable Housing Design Guidelines.	The proposed development has been designed in accordance with the NCC requirements. Internal doors and clearance ways have been redesigned to comply. There is a clear and safe path of travel throughout the secondary dwelling.	Yes

5 CONCLUSION

The proposed development at 25 Taylor Street, Lakemba involves the construction of a detached secondary dwelling and new driveway on the site. The intention of the proposed works is to achieve the development potential of the site and provide a form of low impact affordable residential development that is in keeping with the built form characteristics of the existing dwelling house on the site and the surrounding streetscape.

The impact of the proposed development has been assessed in accordance with the provisions of Section 4.15 of the EP&A Act and is found to be satisfactory. The proposal has also been assessed against the relevant provisions of the Canterbury-Bankstown Local Environmental Plan 2023 (CBLEP 2023) and the Canterbury-Bankstown Development Control Plan 2023 (CBDCP 2023) and is considered to be appropriate for the subject site for the following reasons:

- The proposed development has been sensitively designed to complement the established characteristics of buildings on the surrounding streetscape. The building is of cladding construction with a pitched Colorbond metal roof form. The secondary dwelling achieves a minimalistic design approach to ensure that the building appears as subordinate to the existing dwelling house on the site.
- The proposed development retains a sufficient amount of landscaped open space and deep soil zoning to reflect the well-maintained landscaped setting of the area and maintain a high level of amenity and visual privacy on the site and for adjoining properties.
- The proposed development complies with the relevant guiding objectives and provisions for secondary dwelling development under the CBLEP 2023 including land use zoning, maximum building height and floor space ratio.
- The proposed development complies with the guiding principles of the CBDCP 2023 including car parking and access, building form, setback distances, landscaped area, solar access and private open space.

The site is therefore considered to be suitable for the proposed development and will generally have acceptable environmental, social and economic impacts on the immediate area. The proposal is unlikely to result in adverse impacts on the amenity of the locality and accordingly, the proposal is considered to be in the public interest and worthy of Council's support.