Developable
Town Planning

31 DUNMORE STREET CROYDON PARK

12.12.2024

STATEMENT OF ENVIRONMENTAL EFFECTS

DEMOLITION OF EXISITING DWELLING HOUSE AND CONSTRUCTION OF AN ATTACHED DUAL OCCUPANCY, FENCE, CORRESPONDING IN-GROUND SWIMMING POOLS

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1. Executive Summary

The proposal seeks consent for the demolition of exisiting dwelling house and construction of an attached dual occupancy, fence, corresponding in-ground swimming pools with Torrens title subdivision.

The site is legally described as 33/2/DP853 and is known as 31, Dunmore Street, Croydon Park. The property has a site area of 696.7m².

The application is also accompanied by the following:

- Architectural Plans
- BASIX Certificate
- Waste Management Plan

This Statement has been prepared pursuant to section 4.12 of the Environmental Planning and Assessment Act 1979 and Clause 50 of the Environmental Planning and Assessment Regulation 2000. The Statement provides an assessment of the development proposal having regard to the relevant legislative context, social, economic and environmental impacts, potential amenity impacts of the development on the surrounding locality and the measures proposed within the application to mitigate such impacts.

The statement details the proposed development's compliance against the applicable environmental planning instruments and development control plan including:

- [APPLICABLE SEPPS]
- Canterbury-Bankstown Local Environmental Plan 2023
- Canterbury-Bankstown Development Control Plan 2023

Having regard to the applicable legislative framework, it is considered that the proposed development is consistent with the aims and objectives of the relevant environmental planning instruments and development control plan whilst being compatible with the emerging character of the locality and minimising any potential impacts on the amenity of the adjoining properties.

2. Contextual Analysis

2.1 Site Description

Area:	696.7m2
Allotment Shape:	Rectangular shaped allotment
Max Allotment Width:	15.24
Existing Structures:	Dwelling house, awning
Topography:	The site falls by 0.53m from North-Western corner (RL 9.04) to the South-Eastern Corner (RL 8.51)
Constraints:	Aboriginal Land, Acid Sulfates Soils, Class 5,

2.2 Adjacent Development

North:	Multi dwelling housing
East:	Multi dwelling housing
West:	Single Storey dwelling house and Multi dwelling housing
South:	Single-storey Dwelling House

3. Description of the Proposal

3.1

Proposed Use:	*Dual occupancy (attached)*
Definition of Use:	*dual occupancy (attached) means 2 dwellings on one lot of land that are attached to each other, but does not include a secondary dwelling.* *Note—* *Dual occupancies (attached) are a type of dual occupancy*

3.2 Proposed Development

The proposal includes the demolition of the existing structures, Torrens title subdivision and the contruction of 2 x two storey attached dwellings (dual occupancy), driveway, landscaping, front fence, swimming pools and associated works.

3.2.1 Torrens Title Subdivision

Allotment Design	Rectangular shaped allotment
Street Frontage	7.62 metres for each lot
Maximum Length	45.72 metres for each lot
Lot Size	Lot A - 348.35m² Lot B - 348.35m²

3.2.2 Design and layout of the Attached Dual Occupancy

Storey	Double Storey Design
Dwelling A of the Attached Dual Occupancy	Internal layout - Ground floor: Entry foyer, laundry, living, kitchen with dining, 1 bathroom. First Floor: 5 bedroom, 2 bathroom (including 1 ensuite)
	Total GFA - 177m² (excluding garage, alresco and porch)
	Single Garage
Dwelling B of the Attached Dual Occupancy	Internal layout - Ground floor: Entry foyer, laundry, living, kitchen with dining, 1 bedroom, 1 ensuite. First Floor: 4 bedroom, 2 bathroom (including 1 ensuite)
	Total GFA - 181m² (excluding garage, alresco and porch)
	Single Garage

3.2.3 Construction of Swimming Pools

Both dwellings in the development will comprise of an in ground swimming pool that holds the capacity of 25kL. The swimming pools will be setback 1 metre from the side and rear boundaries.

3.2.4 Proposed Setbacks

Northern Side Setback	Dwelling A - 1,200mm
Southern Side Setback	Dwelling B - 1,200mm

Eastern Front Setback	Dwelling A - 6500mm
	Dwelling B - 6500mm
Western Rear Setback	Dwelling A - 14,220mm
	Dwelling B - 14,220mm

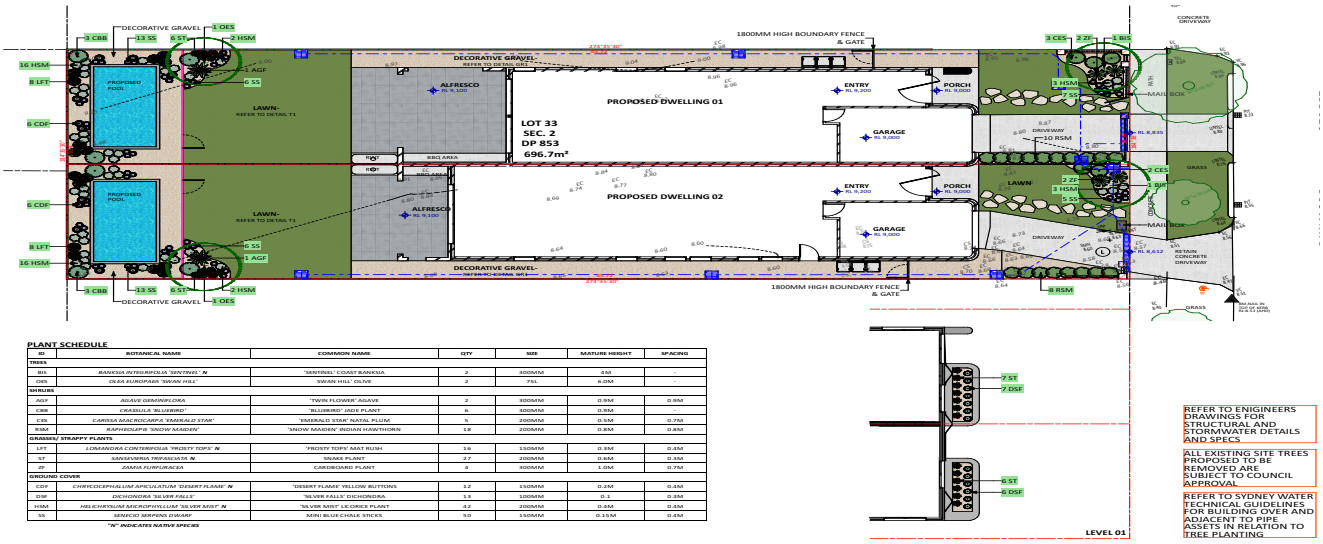
3.3 Features of the New Development

3.3.1 Car Parking and Access

Parking Configuration:	Dwelling A - Single Garage Dwelling B - Single Garage
Number of Parking Spaces:	Dwelling A - 1 Covered parking space + 1 hardstand parking Dwelling B - 1 Covered parking space + 1 hardstand parking
AS2890:	Access driveway complies with AS2980.

3.3.2 Landscaping and Tree Removal

The proposed landscaping includes a total landscaping of 225m², which contributes a overall 32.3% of the total site area. Landscaping features includes new trees and mixed front garden with shrubs and hedging along the front boundary. No trees are proposed for removal as part of the development.



PLANT SCHEDULE

ID	BOTANICAL NAME	COMMON NAME	QTY	SIZE	MATURE HEIGHT	SPACING
TREES						
BIS	*BANKSIA INTEGRIFOLIA 'SENTINEL' N*	'SENTINEL' COAST BANKSIA	2	300MM	4M	-
OAS	*OLEA EUROPAEA 'SWAN HILL'*	SWAN HILL' OLIVE	2	75L	6.0M	-
SHRUBS						
AGF	*AGAVE GEMINIFLORA*	"TWIN FLOWER" AGAVE	2	300MM	0.9M	0.9M
CRB	*CRASSULA 'BLUEBIRD'*	"BLUEBIRD" JADE PLANT	6	300MM	0.9M	-
CES	*CARISSA MACROCARPA 'EMERALD STAR'*	"EMERALD STAR' NATAL PLUM	5	200MM	0.5M	0.7M
RSM	*RAPHIOLEPIS 'SNOW MAIDEN'*	"SNOW MAIDEN" INDIAN HAWTHORN	18	200MM	0.8M	0.8M
GRASSES/ STRAPPY PLANTS						
LPT	*LOMANDRA CONFERTIFOLIA 'FROSTY TOPS' N*	"FROSTY TOPS" MAT RUSH	16	150MM	0.3M	0.4M
ST	*SANSEVIERIA TRIFASCIATA N*	SNAKE PLANT	27	200MM	0.6M	0.3M
ZF	*ZAMIA FURFURACEA*	CARDBOARD PLANT	4	300MM	1.0M	0.7M
GROUND COVER						
CDF	*CHRYSOCEPHALUM APICULATUM 'DESERT FLAME' N*	'DESERT FLAME' YELLOW BUTTONS	12	150MM	0.2M	0.4M
DSF	*DICHONDRA 'SILVER FALLS'*	"SILVER FALLS" DICHONDRA	13	100MM	0.1	0.3M
HSM	*HELICHRYSUM MICROPHYLLUM 'SILVER MIST' N*	"SILVER MIST" LICORICE PLANT	12	200MM	0.6M	0.6M
SS	*SENECIO SERPENS DWARF*	MINI BLUE CHALK STICKS	50	150MM	0.15M	0.4M

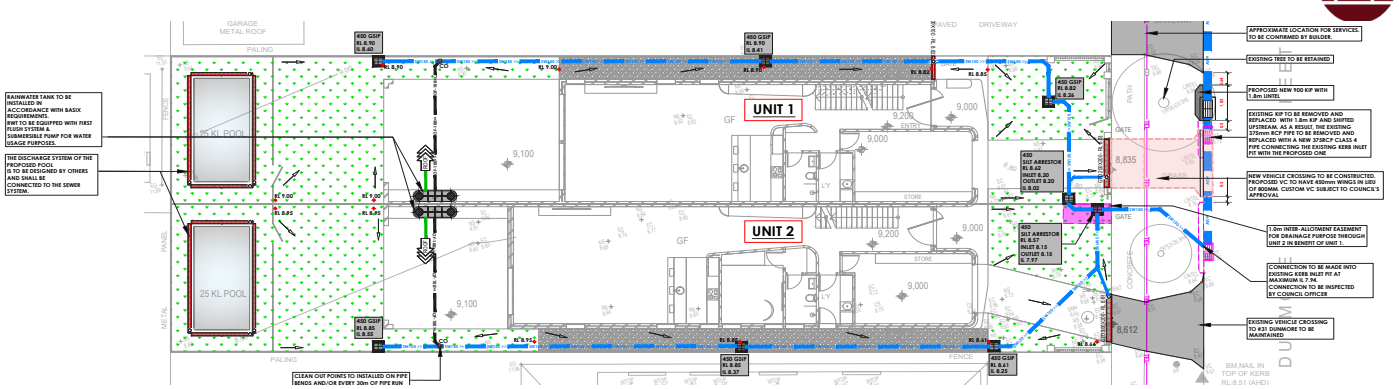
"N" INDICATES NATIVE SPECIES

3.3.3 Waste Management

A Waste Management Plan has been submitted . Refer to the Waste Management Plan for further information.

3.3.4 Stormwater Drainage Plan

The site's topography has fall to the front boundary. The stormwater from the proposed dual occupancy will be collected in a rainwater tank in accordance with the BASIX Certificate. Overflow from the roof and impervious areas will be directed to the street drainage system via a gravity fed system into drainage pits. An inter-allotment drainage easement is also proposed through Unit 2 to benefit Unit 1.



3.3.5 *Front Fence*

A 1.2m high front fence with a low hob wall and picket fencing is proposed.

4. Clause 4.15(1) Assessment of the EPAA Act 1979

4.1 Environmental Planning Instruments Provisions

4.1.1 State Environmental Planning Policy (Sustainable Buildings) 2022

The plans submitted with the application demonstrate that the proposed development will meet the water, thermal comfort, and energy efficiency requirements outlined in the policy once the development is constructed.

Refer to BASIX certificate.

4.1.2 State Environmental Planning Policy (Resilience and Hazards) 2021

The sections from SEPP (Resilience and Hazards) 2021 that apply to the site are listed below. Refer to Appendix section of this report for the detailed assessment of the relevant sections of the SEPP.

Chapter 4	**Remediation of Land**

4.1.3 Canterbury Bankstown Local Environmental Plan 2023

	Discussion	**Y/N**
Permitted and Prohibited Development		
Zoning:	R4 High Density Residential	YES
Development Definition:	**Dual occupancy (attached)** means 2 dwellings on one lot of land that are attached to each other, but does not include a secondary dwelling. Note— Dual occupancies (attached) are a type of dual occupancy—see the definition of that term in this Dictionary.	YES
Is the Development Permissible with Consent?	Dual Occupancy is permitted with consent under Schedule 1 - Additional Permitted Uses ***27 Use of land in Zone R4 in Area 2*** (1) This clause applies to land identified as "Area 2" on the Clause Application Map that is in Zone R4. (2) Development for the following purposes is permitted with development consent— (a) hostels, (b) semi-detached dwellings, **(c) dual occupancies, if—** ***(i) the floor space ratio of a resulting building does not exceed 0.5:1, and*** ***(ii) the height of a resulting building does not exceed 8.5m.***	YES
Is the Development Consistent with the Objectives of the zone?	This development is consistent with the Objectives of the zone as it provides for the housing needs of the community as well as provides a variety of housing types within a high density residential environment. Furthermore, the development minimises conflict between land uses within this zone and land uses within adjoining zones.	YES

	Control	Discussion	Y/N
Principal Development Standards			
Minimum lot sizes and special provisions for dual occupancies	Area 2 15m frontage 600sqm	The site has an area of 696.7sqm and a 15.24m frontage with both dwelling proposed to have legal access to the public road. The proposed subdivision will result in each dwelling having an area greater than 300sqm with 1 dwelling located on each lot.	YES
Height of buildings	8.5m	7.2m	YES
Floor space ratio	0.5:1 (additional permitted use)	0.5:1	YES

	Discussion	Y/N
Miscellaneous Provisions		
Flood planning	The site is not within the 1:100 flood level. 	YES

	Discussion	Y/N
Additional Local Provisions		
Acid sulfate soils	The development does not result in the watertable being lowered by 1m.	YES
Earthworks	Minimal earthworks are proposed as part of this application.	YES
Stormwater management and water sensitive urban design	Complies - Refer to the Stormwater Management Plan.	YES
Essential services	The existing dwelling is serviced by the essential services.	YES

	Discussion	Y/N
Additional Permitted Uses		
27 Use of land in Zone R4 in Area 2	(3) This clause applies to land identified as "Area 2" on the Clause Application Map that is in Zone R4 (4) Development for the following purposes is permitted with development consent— (a) hostels, (b) semi-detached dwellings, (c) dual occupancies, if— (i) the floor space ratio of a resulting building does not exceed 0.5:1, and (ii) the height of a resulting building does not exceed 8.5m. The proposed FSR is 0.5:1 The height of the development is 7.2m.	YES

4.2 Development Control Plan

4.2.1 Canterbury Bankstown Development Control Plan 2023

CHAPTER 3 - WASTE MANAGEMENT

(1) Council or its contractors are solely to provide the waste services to all residential development types as required under the Local Government Act 1993. (2) Each dwelling is to have: (a) A waste storage cupboard in the kitchen capable of holding two days waste and recycling and be sufficient to enable separation of recyclable materials. (b) A suitable space in the kitchen for a caddy to collect food waste. (3) Development must provide an adequate sized bin storage area behind the front building line to accommodate all allocated bins. (4) The location of the nominated collection point and bin storage area must not adversely impact on the streetscape, building design or amenity of dwellings. (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. (6) The location of the bin storage area is to be convenient to use for the dwelling occupants and caretakers, through reducing the bin travel distance from the bin storage area to the nominated kerbside collection point. The bin-carting route from the bin storage area to the collection point must not pass through any internal areas of the building/dwelling and must avoid stairs or slopes. (7) Where possible, development may consider providing each dwelling with a suitable space for composting and worm farming, located within the backyard, private courtyard or open space. Composting facilities should locate on an unpaved area, with a minimum size of 1m2 per dwelling. (8) Dwellings are to have access to an adequately sized on-site storage area to store bulky waste awaiting collection. (9) Development must comply with the requirements of the applicable Waste Design for New Developments Guide. (10) Council cannot provide a collect and return service at locations where waste collection vehicles are not permitted to stop in accordance with road rules.	The site has the capacity to allow street collection of bins with Council's contractor.

CHAPTER 3 - LANDSCAPING

Existing vegetation and natural features

(1) New landscaping is to complement the existing street landscaping and improve the quality of the streetscape.
(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
(3) The landscape design is to contribute to and take advantage of the site characteristics.
(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 environmental protection, where relevant; (d)
  (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.
(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
  (d) domain; and
  (e) 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

(6) Development must consider the retention of existing trees, including street trees, in the building design.
(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.
(8) Development must provide street trees that will contribute to the canopy where possible.

No trees are proposed for removal.

Two trees with a min pot size of 75L is proposed.

The site is already benefitted with two street trees and therefore no further planting in the road reserve is required.

SITE PLANNING

Minimum lot size and frontage

(9) Dual occupancy and semi-detached dwellings must have a street frontage.
(10) Minimum 15m width, measured at the street boundary. On corner lots, this means the short boundary.
(11) Each dwelling is required to have a minimum frontage width of 7.5m.
(12) On irregular blocks, the site width is measured at the required front setback.
(13) Dual occupancy (detached) is acceptable only where each dwelling can face and have frontage to the street, such as on a corner site.

Private open space

(1) Semi-detached dwellings with a frontage of less than 7.5m must provide a minimum of 40m2 of private open space.
(2) Dual occupancy and semi-detached dwellings with a frontage of 7.5m or greater must provide a minimum of 50m2 of private open space.
(3) Dual occupancy and semi-detached dwellings must provide one area of private open space with a minimum dimension in any direction of 4m.
(4) Dual occupancy and semi-detached dwellings must provide one area at least 2.5m x 2.5m suitable for outdoor dining facilities.
(5) The design of private open space must satisfy the following criteria:
  (a) Be located at ground level to the rear of an allotment behind the dual occupancy.
  (b) Be located adjacent to the main living areas, such as a living room.
  (c) Have a maximum gradient of 1:50.
  (d) The principal area of open space for each dwelling may comprise a combination of privacy screens, sun-shading devices and landscaped areas.
  (e) Be designed to prevent direct overlooking from a public place or from neighbouring buildings.
  (f) Be designed to accommodate both recreation and service activities.
  (g) Include a suitably screened area for clothes drying facilities.
  (h) Be oriented to provide maximum exposure to midwinter sunlight whilst optimising privacy.
(6) Ensure that balconies, verandas or pergolas do not encroach upon any required deep soil area.

Layout and orientation

(1) Orientate development to maximise solar access and natural lighting, without unduly increasing the building's heat load.
(2) Site the development to avoid casting shadows onto neighbouring dwelling's primary living area, private open space and solar cells.
(3) Coordinate design for natural ventilation with passive solar design techniques.
(4) Site new development and private open space to avoid existing shadows cast from nearby buildings.
(5) Site a building to take maximum benefit from cross-breezes and prevailing winds.
(6) Do not compromise the creation of casual surveillance of the street, communal space and parking areas, through the required orientation.

The width of the property is 15.24m with allows a width of each proposed lot to be at least 7.5m.

Each lot has a POS greater than 50sqm with a dimension of at least 4m.

The POS area recieves adequate solar access between 12PM and 3PM.

BUILDING ENVELOPE

Height

(1) Development for the purposes of dual occupancy and semi-detached dwellings 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.
- A maximum external wall height of 8m where the maximum height of building standard under the LEP is 9.5m.
- Finished ground floor level is not to exceed 1m above the natural ground level.

Attics and roof terraces

(2) Attics and mezzanine floors do not comprise a storey.
(3) Roof top terraces are not acceptable on any building or outbuilding in any residential zone.

Retaining walls

(4) Walls that would enclose a sub-floor area:
  (a) Maximum 2m for steeply sloping land; and
  (b) Maximum 1m for all other land.

(5) Retaining walls that would be located along, or immediately adjacent to, any boundary:
  (a) Maximum 3m for steeply sloping land, but only to accommodate a garage that would be located at street level; and
  (b) Maximum 1m for all other land.

Cut and fill

(6) Maximum 1m cut below ground level where it will extend beyond an exterior wall of the building.
(7) 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.
(8) Maximum 600mm fill above ground level where it would extend beyond an exterior wall of a building.
(9) If proposed cut and fill, or a retaining wall, would be deeper or higher than 1m, structural viability must be confirmed by suitably qualified engineers' reports.

Setbacks

Front, side and rear setbacks

(1) Development, including basement and sub-floor areas, fronting a major road must have a minimum front setback of 9m.
(2) Development must comply with the minimum front, side and rear setbacks in the following tables:

7.2m building height proposed.

No retaining walls, cut or fill is required to facilitate the development.

Setback	Controls
Front Setback	• Minimum setback of 6m from the front boundary. • Maximum 2m recess for the main entrance from the front building line.
Side Setbacks	• Minimum setback of 1.2m from side boundaries. • Corner lots: minimum setback of 3.5m from the secondary street frontage (the longer street boundary).
Rear Setbacks	• Minimum setback of 6m from the rear boundary.

Table 8: Dual occupancy and semi-detached 12.5m or greater

(3) Front and rear setbacks are to be provided as deep soil areas. Driveways and footpaths may cross deep soil areas.

6.5m front setback.

Entry is further setback 2.27m.

1.2m side setback.

14.22m rear setback.

Exceptions and other requirements

(4) 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.
(5) Swimming pools must not be located within any front setback.
(6) 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.
(7) Car parking structures must satisfy the Building Code of Australia requirements.
(8) 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.
(9) 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.
(10) 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.

1m setback from the rear and side boundaries to the swimming pool.

Building depth

(1) Dual occupancy housing and semi-detached dwellings must not exceed a building depth of 25m.
(2) An exception to C1 above applies where a dual occupancy (attached) is proposed on a corner site and where one of the dwellings face the secondary (longest) street frontage. In that circumstance, a building depth requirement of 35m from the primary street frontage must not be exceeded.

The depth of the development is 25m.

Building separation

(1) Where a detached dual occupancy is proposed and with each dwelling having a primary street frontage, a minimum building separation of 2.4m must be provided between the two dwellings (measured from the outer faces of the exterior wall of each dwelling). The 2.4m building separation must be shared equally in distance (i.e. 1.2m for each dwelling) between the two dwellings.
(2) Garages or carports may be located in the separation area.

BUILDING DESIGN

General design

Contemporary built form

(1) 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. (2) New building forms and design features shall not mimic traditional features, but should reflect these in a contemporary design. (3) Access to upper storeys must not be via external stairs. (4) All dwellings must contain one kitchen and laundry facility. (5) Retain and extend prominent elements of the existing roof (such as gables, hips or longitudinal ridges that run parallel to a street boundary). (6) 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.	The development provides for a dual occupancy with a parapet roof. The site is not located within a HCA or as a heritage item.
Building entries	
(7) Entries to residential buildings must be clearly identifiable. (8) A minimum of one habitable room must be oriented towards the street to promote positive social interaction and community safety. (9) Sight lines to the street from habitable rooms or entrances must not be obscured by ancillary structures.	Their entry into the development is clearly identifiable from the street as the front door is located opposite to the boundary.
Internal dwelling layout	
(10) Design interiors to be capable of accommodating the range of furniture that is typical for the purpose of each room. (11) The primary living area and principal bedroom must have a minimum width of 3.5m. (12) Secondary bedrooms must have a minimum width of 3m. (13) Provide general storage in addition to bedroom wardrobes and kitchen cupboards.	The indicative layout of furniture is provided within the floor plans. Each bedroom has a minimum dimension of 3m.
Facade treatment	
(14) Development on corner lots must address both street frontages through facade treatment and articulation of elevations. (15) Use non-reflective materials, do not randomly mix light and dark coloured bricks, and treat publicly accessible wall surfaces with anti-graffiti coating. (16) Facade design should reflect the orientation of the site using elements such as sun shading devices, light shelves and bay windows. (17) Facades visible from the street should be designed as a series of articulating panels or elements. (18) The width of articulating panels should be consistent with the scale and rhythm characteristic of bungalows. (19) The width of articulating panels shall be in accordance with the numerical requirements below:	Lighter colours are used to articulate the development (refer to the schedule of external finishes).

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

(20) 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.
(21) Vary the height of modules so they are not read as a continuous line on any one street between 2 - 4 storeys, step-back to the middle component and again at the top.
(22) Incorporate contrasting elements in the facade - use a harmonious range of high quality materials, finishes and detailing.
(23) Screen prominent corners with awnings, balconies, terraces or verandas that project at least 1 m from the general wall alignment.

The facade of the development comprises of minimal blank walls because of the requirements to step in the entry from the front building line to meters As well as the position of windows

Pavilions

(24) The top storey of any two-storey dwelling should be designed as a series of connected pavilion elements to minimise scale and bulk.
(25) Facades that exceed 25m in length shall be indented to create the appearance of multiple pavilion elements.
(26) Pavilion elements shall have a depth between 10-15m.
(27) Articulate upper storey pavilions with an additional side boundary setback, and identify by separate roofs.

Windows

(28) Large windows should be located at the corners of a building and may be designed as projecting bay-windows.
(29) Large windows should be screened with blinds, louvres, awnings or pergolas.
(30) Windows must be rectangular.
(31) Square, circle and semi-circle windows are acceptable in moderation.
(32) Vertical proportioned window openings can include multi-panel windows or multi panel doors.
(33) Windows and openings shall be appropriately located and shaded to reduce summer heat load and maximise sunlight in winter.
(34) Dormer windows on buildings in the residential zone must comply with the following design requirements:
  (a) Should not appear as an additional storey;
  (b) Are no wider than 1.5m in width;
  (c) Provide a minimum 2.5m separation between dormers; and
  (d) Do not extend above the ridgeline of the building.

All windows are rectangular and are not positioned on the corner of the building.

Ventilation

(35) 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).
(36) 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.

Complies - refer to the architectural plans.

Roof design and features

(1) Use a simple pitched roof that accentuates the shape of exterior walls, and minimises bulk and scale.
(2) Avoid complex roof forms with multiple gables, hips and valleys, or turrets.
(3) Roof pitches are to be compatible and sympathetic to nearby buildings.
(4) Parapet roofs that increase the height of exterior walls are to be minimised.
(5) Use minor gables only to emphasise rooms or balconies that project from the body of a building.
(6) Mansard roofs (or similar) are not permitted.
(7) Pitched roofs should not exceed a pitch of 30 degrees.
(8) Relate roof design to the desired built form and context.
(9) Roofs with greater pitches will be considered on merit taking into account matters such as streetscape, heritage value and design integrity.
(10) Relate roof design to the desired built form and context.

The roof form only results in a maximum building height of 7.2 meters above existing ground level and therefore the floor to ceiling heights between each floor level are considered to be acceptable.

Building services
Development controls

(1) All letterboxes be installed to meet Australia Post standards.
(2) Design and provide discretely located mailboxes at the front of the property.
(3) Integrate systems, services and utility areas with the design of the whole development – coordinate materials with those of the building and integrate with landscaping.
(4) Facilities should not be visually obtrusive and should not detract from soft-landscaped areas that are located within the required setbacks or building separations.
(5) Appliances that are fitted to the exterior of a building, and enclosures for service meters, do not detract from the desired architectural quality of new building, or the desired green character of streetscapes.
(6) Unscreened appliances and meters should not be attached to any facade that would be visible from a street or driveway within the site:
   (a) Screen air conditioning units behind balcony balustrades;
   (b) Provide screened recesses for water heaters rather than surface - mounting them on exterior walls; and
   (c) Locate meters in service cabinets.
(7) Screen or treat air conditioning units, TV antennae, satellite dishes, ventilation ducts and other like structures so they are not visible on the street elevation.
(8) Coordinate and integrate building services, such as drainage pipes, with overall facade and balcony design.
(9) Location and design of service areas should include:
   (a) Screening of clothes drying areas from public places; and
   (b) Space for storage that is screened or integrated with the building design.
(10) Minimise visual impact of solar hot water systems by:
   (a) Placing the system as unobtrusively as possible, both to the street and neighbouring properties;
   (b) Using a colour that is consistent with the colour of roof materials;
   (c) Designing solar panels, where possible, as part of the roof;
   (d) Setting the solar panels back from the street frontage and position below the ridgeline; and
   (e) Separate the water storage tank from the solar collectors and place on a less visually obtrusive part of the roof, or within the building (for example, the roof space or laundry).

Services such as air conditioning units, tv antennas and ventilation ducts are not visible from the public domain.

4.2.2 AMENITY

Solar access and overshadowing
Solar access to proposed development

(1) 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%.
(2) 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%.

Solar access to neighbouring development

(3) 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.
(4) 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.
(5) Sunlight to solar hot water or photovoltaic systems on adjoining properties must comply with the following:
  (a) Systems must receive at least 3 hours of direct sunlight between 8.00am and 4.00pm on 21 June.
  (b) If a system currently receives less than 3 hours sunlight, then proposed development must not reduce the existing level of sunlight.
(6) Clothes drying areas on adjoining residential properties must receive a minimum of 3 hours of sunlight on 21 June.

Shading devices

(7) Windows and openings shall be appropriately located and shaded to reduce summer heat load and maximise sunlight in winter.
(8) 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.
(9) Provide horizontal shading to north-facing windows and vertical shading to east or west windows.
(10) Use moveable shading devices on large windows facing east and west that are capable of covering 100% of glazed areas. Eaves shall be a minimum of 350mm wide and allow for an overhang of approximately 65 degrees above the horizontal.
(11) Avoid reducing internal natural daylight or interrupting views with shading devices.
(12) Use double-glazing, solar coated windows, curtains, or internal shutters to prevent heat loss and provide extra summer protection.
(13) Use high performance glass with a reflectivity below 20%.
(14) Minimise external glare by avoiding reflective films and use of tint glass.

The view from the sun diagrams demonstrate that the primary living areas and POS will receive at least 3 hours of sunlight between 1:00 PM to 4:00 PM.

The adjoining development of the South will continue to receive appropriate solar amenity but after 12:00 PM.

An outdoor pergola is provided adjacent to the living room to provide a shading device for each dwelling In accordance with council's control.

Visual privacy (1) Locate and orient new development to maximise visual privacy between buildings, on and adjacent to the site. (2) 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. (3) 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. (4) If living room windows or private open spaces would directly overlook a neighbouring dwelling: (c) Provide effective screening with louvres, shutters, blinds or pergolas; and/or (d) Use windows that are less than 600mm wide or have a minimum sill height of at least 1.5m above the associated floor level. (5) Screening of bedroom windows is optional and dimensions are not restricted.	All of the Windows associated with the living areas are located on the ground level and cannot overlook into the adjoining properties due to the position of the boundary fence. The front balcony does not poise any privacy concerns to the adjoining properties as it does not have a view into any of the adjoining living rooms.
Acoustic privacy (1) Protect sensitive rooms, such as bedrooms, from likely sources of noise such as major roads and neighbouring' living areas. (2) Bedroom windows in new dwellings that would be located at or close to ground level are be raised above, or screened from, any shared pedestrian pathway. (3) Screen balconies or windows in living rooms or bedrooms that would face a driveway or basement ramp. (4) Address all requirements in 'Development Near Rail Corridors and Busy Roads - Interim Guideline (2008)' published by the NSW Department of Planning.	The site is not located near a rail corridor or a busy road.
Torrens Title subdivision (1) Torrens Title subdivision of any dual occupancy approved by the former Canterbury City Council prior to 1 November 2005 are to be considered on its individual merits and subject to the following criteria: (a) an objection under clause 4.6 of the Canterbury-Bankstown Local Environmental Plan 2023 being submitted with the application objecting to the minimum frontage requirements applied to subdivision of lots containing an existing dwelling contained in the Canterbury-Bankstown Local Environmental Plan 2023, if necessary; and (b) the proposed subdivision would have been permitted at the time the original consent for the dual occupancy was issued; and (c) the proposed subdivision complies with a minimum 230m2 lot size; and (d) the proposal does not include dual occupancies involving the conversion of existing garages or outbuildings, granny flats or the like as it was never the intention of Council that these types of dual occupancies should be subdivided.	Torrens Title Subdivision Permitted in accordance with the LEP.

4.3 Planning Agreements

A planning agreement is not proposed in response to Section 4.15(1)(iiia) of the EPAA Act 1979.

4.4 Impacts of the Development

There are several factors to consider when evaluating the potential environmental impacts on the natural and built environments, as well as the social and economic impacts in the local area, in accordance with the Environmental Planning and Assessment Act 1979. These may include:

- The potential for the development to affect air quality, water resources, soil quality, flora and fauna, and other natural resources
- The potential for the development to cause noise, vibration, or other types of pollution
- The potential for the development to contribute to climate change or other environmental issues
- The potential for the development to affect the character or amenity of the local area
- The potential for the development to have social or economic impacts on the local community, including impacts on housing affordability, employment, and local businesses.

The proposed development is considered to be satisfactory because it has minimal impact to the adjoining uses and assists with providing additional housing within the local government area.

4.5 Suitability of the Site for the Development

The proposed development is located in a zoning that allows for the type of development being proposed and has access to the necessary infrastructure to support it. The property's physical characteristics, including its size and shape, are suitable for the development, and the location is appropriate given the surrounding land uses and the needs and desires of the community. There is sufficient demand for the development in the local area. There are no environmental constraints that haven't been appropriately considered, that would prevent the development from proceeding.

4.6 Submissions

Council must consider any objections made against the application in accordance with the notification policy.

4.7 The Public Interest

The proposed development has been carefully designed to minimize its environmental impacts as demonstrated by the assessment of the relevant SEPPs, LEP and DCP. The development will have a positive social impact by providing new housing options, and it will have an economic impact by creating new jobs and stimulating economic growth in the area. The development's design is compatible with the surrounding area and will enhance the character and amenity of the local community. It will not generate significant additional vehicle traffic or have any negative impacts on local roads or transportation networks. The development meets all health and safety standards and will not negatively affect the cultural or heritage values of the area. It also aligns with regional and state planning objectives.

5. Conclusion

The proposed development is permissible with the consent of Council under the Environmental Planning and Assessment Act 1979. This Statement of Environmental Effects has assessed the proposal against the relevant SEPPs, Local Environmental Plan and Development Control Plan. The proposal has demonstrated that it is compatible with the aims of objectives of the LEP and DCP.

Council should therefore be supportive of the proposed demolition of the existing structures, Torrens title subdivision and the contruction of 2 x two storey attached dwellings (dual occupancy), driveway, landscaping, front fence, swimming pools and associated works.

Should you wish to discuss the matter further, please do not hesitate to contact the undersigned.

Yours faithfully,

Steven Sammut
Director
Developable Pty Ltd