



Demolition of existing structures and construction of an attached dual occupancy with Torrens Title Subdivision.



101 Yangoora Rd, Lakemba



Elkad



17th December 2024



Torrens Title Subdivision.



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01

1.0. EXECUTIVE SUMMARY

02

2.0. SITE AND SURROUNDINGS

- 2.1. DEVELOPMENT SITE
- 2.2. ZONING
- 2.3. LOCAL CHARACTER
- 2.4. NEIGHBOURHOOD & STREETScape
- 2.5. SITE SCALE

03

3.0. PROPOSAL

- 3.1. DEMOLITION
- 3.2. SUBDIVISION
- 3.3. CONSTRUCTION

04

4.0. DEVELOPMENT COMPLIANCE

- 4.1. Permissibility
- 4.2. Consistency with Zone Objectives

05

5.0. LEP/DCP COMPLIANCE

- 5.1. CLEP 2023
- 5.2. CDCP 2023

06

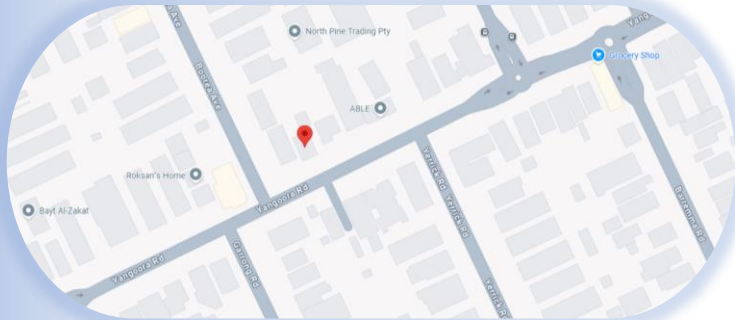
6.0. CONCLUSION

01 Executive Summary

On behalf of our client and developer of the project above, we hereby lodge a development application and this Statement of Environmental Effects for the demolition of existing structures and construction of an attached dual occupancy with Torren's title subdivision.

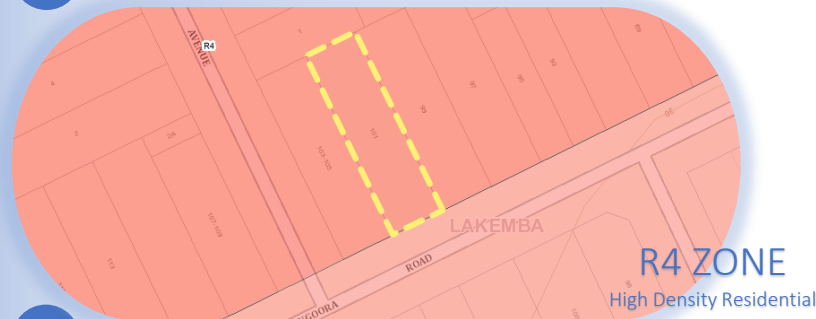
The development application is accompanied by a site survey and site analysis plan, which illustrates the existing site characteristics such as topography, existing built-forms, vegetation and location of amenities. A survey accompanies the application and illustrates the contours of the site with the existing services at 101 Yangoora Rd Lakemba. The Statement of Environmental Effects provides a detailed assessment of the development proposal against all relevant Environmental Planning Instruments and Development Control Plans.

02 Site and Surroundings



2.1 Figure 1: Aerial Map of Development Site (source: Google Maps)

The development site is a primarily regular shaped allotment. The development site is located on the southern side of Yangoora Rd. The development site has a total site area of 836.00m². The development site has a primary frontage to Yangoora Rd of 15.24m at the front building line. Vehicular access to the site is from Yangoora Rd. The development site currently contains a detached single storey dwelling house, that is to be demolished as part of the proposal.



2.2 Figure 2: Zoning Map of Development Site (source: NSW Planning Portal)

The development site is currently zoned R4 High Density Residential, pursuant to the Canterbury Local Environmental Plan (CLEP) 2023.

The surrounding locality is predominately characterised by detached single and two storey dwellings of brick and cladding construction. Located adjacent to the development is single story dwellings of brick construction.



2.4 Neighbourhood Scale & Streetscape



Figure 4: Development Site (source: Google Maps)



Figure 5: Neighbouring Dwelling (source: Google Maps)



Figure 6: Neighbouring Dwelling (source: Google Maps)

The existing character of the streetscape can be described as typical 1-2 storey residential dwellings of past eras from mid-century to recent. They are mostly made of either face brick or fiber cement weatherboard cladding. The architectural features are high pitched roofs, large windows and covered front verandas of which is typical of its eras. Most dwellings have open or covered carports on their side boundary. The built form character within the locality is dominated by older style single storey residential dwelling of varying ages interspersed by 1-2 storey developments as well as new modern styled dwellings. This indicates that the surrounding locality is evolving into a more modern streetscape of which the proposed design will be well integrated into. Hence the adjoining land uses are compatible with the proposed development. This includes the height and scale of the proposed development being consistent with the desired built form. The proposed development also incorporates the desired patterns of landscaping in the neighbourhood into its design. The proposed dual occupancy achieves an appropriate scale, bulk and height in comparison to the existing character of the street and surrounding buildings. The proposal is well integrated into the sites attributes and is of an appropriate density for the site and its context. The open spaces are defined by landscaping of appropriate size and cluster.



Figure 7: Street Scope (source: Google Maps)



Figure 8: Street Scope Visual (source: Campbell Hill Group)

2.5 Site Scale

Below is the subject site and developments within 10m of the boundary with annotations that indicate vegetation, access points, neighbouring buildings and their uses, topography, services, and front setback dimensions. The proposed development incorporates setbacks, spacing and rhythm that is consistent with the existing streetscape

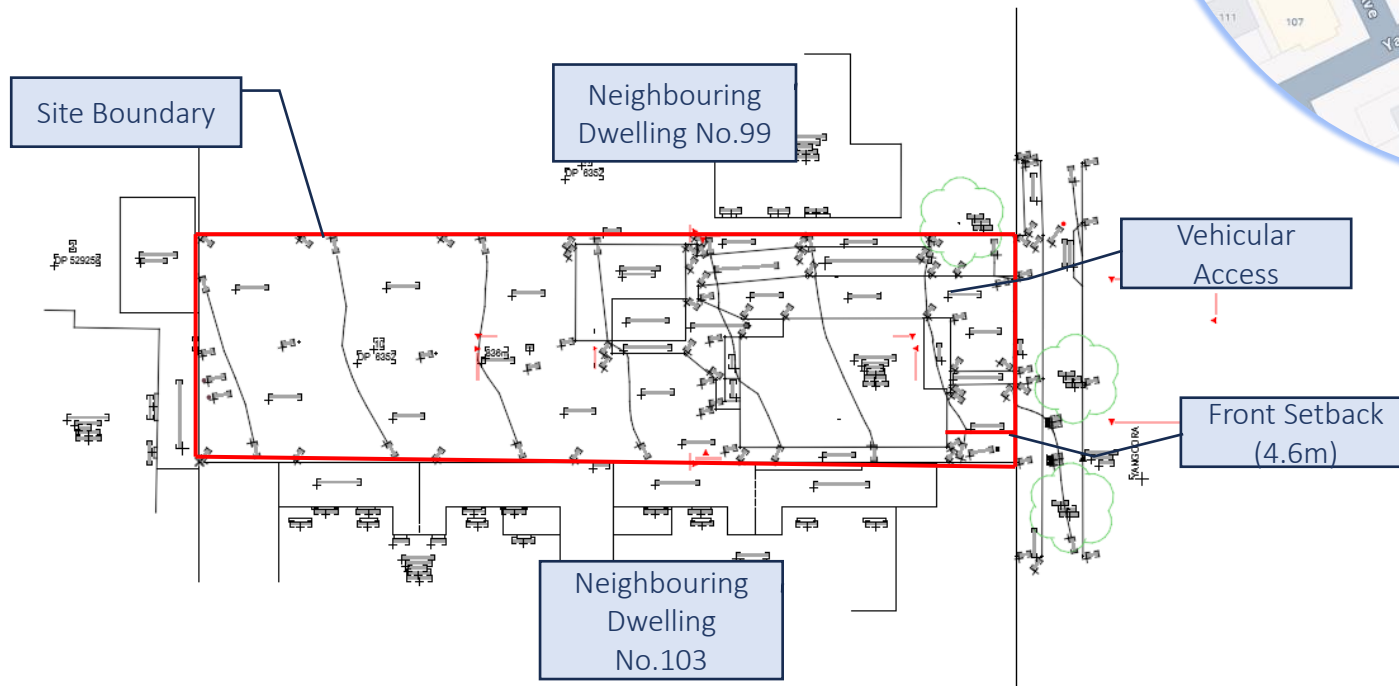


Figure 10: Survey Plan

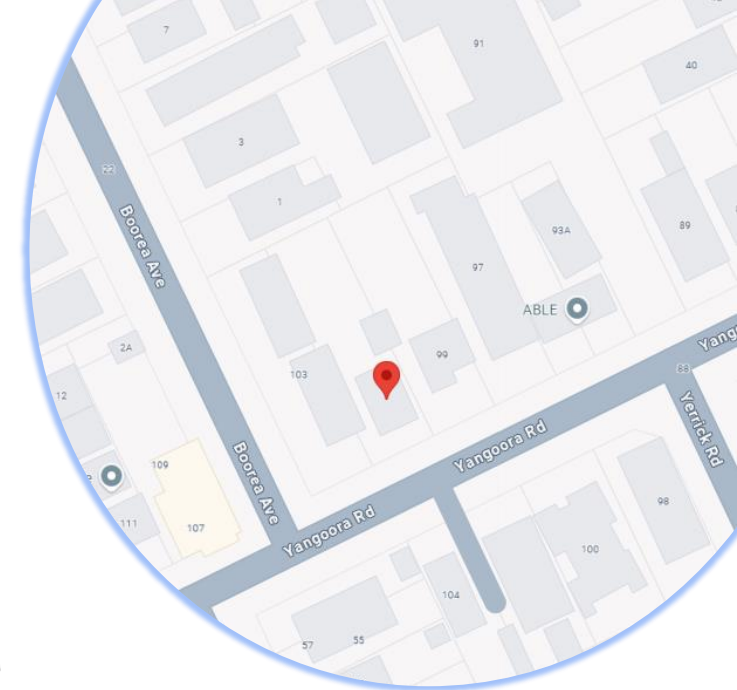


Figure 9: Local Build Character Map
(source: Google Maps)

The Development Application seeks consent for the demolition of existing structures, the construction of two x two storey dwelling and two lot Torrens Title Subdivision.

3.1 Demolition

Demolition of an existing single Storey dwelling and associated structures on site.

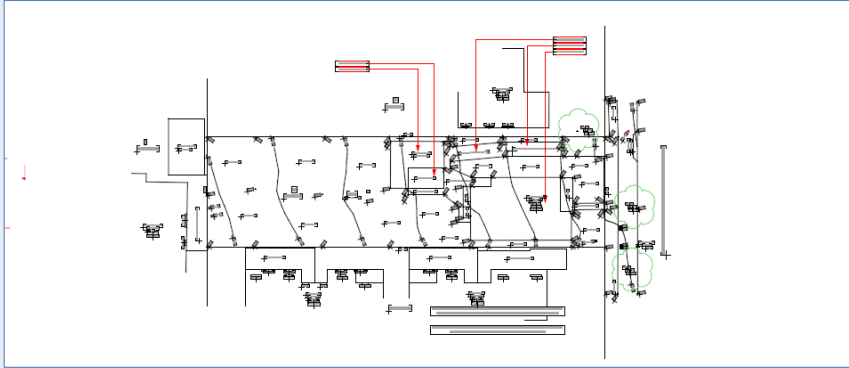


Figure 11: Demolition Plan (source: Campbell Hill Group)

3.2 Subdivision

Two (2) lots Torrens Title subdivision of lot size 418.06sqm Dwelling/Lot 1 and 418.06sqm for Dwelling/Lot 2.

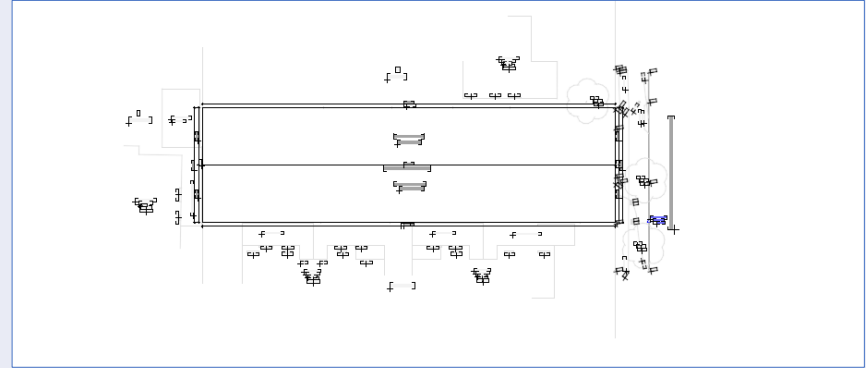


Figure 12: Subdivision Plan (source: Campbell Hill Group)

3.3 Construction

Construction of two (2) double Storey dwellings. The specific details of the proposal are as follows:

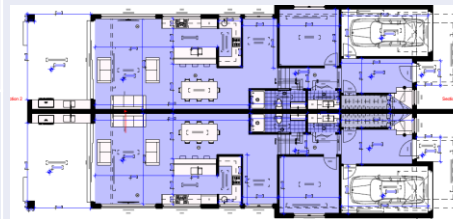
Dwelling 1:

- Ground Floor: Kitchen, butlers pantry, open living/dining area, bath, laundry, bedroom and study nook, rear alfresco and single garage.
- First Floor: Master bedroom with ensuite, walk-in robe and balcony, three (3) bedrooms and separate bathroom, with linen storage.

Dwelling 2:

- Ground Floor: Kitchen, butlers pantry, open living/dining area, bath, laundry, bedroom and study nook, rear alfresco and single garage.
- First Floor: Master bedroom with ensuite, walk-in robe and balcony, three (3) bedrooms and separate bathroom, with linen storage.

Ground Floor:



First Floor:



The following planning instruments have been considered in the planning assessment of the proposal.

- Environmental Planning and Assessment Act 1979
- State and Regional Planning Policies.
- State Environmental Planning (Transport and Infrastructure) 2021
- Canterbury local environmental Plan (CLEP) 2023
- Canterbury Development Control Plan (CDCP) 2023

Section 4.15 of the Environmental Planning and Assessment Act 1979 (EPAA 1979) outlines the factors that a consent authority must consider when assessing development applications and before granting development consent. These factors are discussed below.

(a) the provisions of:

- (i) any environmental planning instrument, and*
 - (ii) any proposed instrument that is or has been the subject of public consultation under this Act and that has been notified to the consent authority (unless the Secretary has notified the consent authority that the making of the proposed instrument has been deferred indefinitely or has not been approved), and*
 - (iii) any development control plan, and*
 - (iiia) any planning agreement that has been entered into under section 7.4, or any draft planning agreement that a developer has offered to enter into under section 7.4, and*
 - (iv) regulations (to the extent that they prescribe matters for the purposes of this paragraph), and that apply to the land to which the development application relates,*
- The proposed development has been assessed against the relevant Environmental Planning Instruments and development controls. It is a permissible use under the Canterbury-Bankstown Local Environmental Plan 2023 and complies with the development standards outlined in the Canterbury-Bankstown Development Control Plan 2023.

(b) the likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality,

The proposed development is not expected to negatively affect the natural or built environments, nor will it result in any adverse social or economic impacts on the surrounding area.

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

The subject site is deemed suitable for the proposed development as it generally complies with all relevant development standards. Furthermore, the proposal is not expected to have any adverse impacts on adjoining properties.

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

If any objections are received during the notification period, any concerns raised will be addressed accordingly by the Council.

(e) the public interest.

The proposed development is in the public interest as it aligns with the residential character of the site and surrounding area.

State and Regional Planning Policies

State Environmental Planning Policy (Sustainable Buildings) 2022

State Environmental Planning Policy (Sustainable Buildings) 2022 applies to the proposed development. Basix certificates have been submitted as part of the development application, demonstrating compliance with water, thermal, and energy targets. All relevant Basix commitments have been incorporated into the plans as required. A condition of development consent will ensure the proposal adheres to these Basix requirements during construction.

State Environmental Planning Policy (Resilience and Hazards) 2021

State Environmental Planning Policy (Resilience and Hazards) 2021 outlines a statewide approach to contaminated land remediation. Clause 4.6 requires a preliminary investigation if contamination risks are present. The subject site has been predominantly used for residential purposes, and the proposed development aligns with its residential character. Given minimal contamination risks, a preliminary investigation report is not necessary, as the site is not contaminated or within an investigation area. The proposed development is not expected to be affected by contamination and should be supported by Council.

State Environmental Planning (Transport and Infrastructure) 2021

The proposed development is neither adjacent to nor located on a classified road, and it is not expected to be impacted by road noise or vibration. Therefore, Clause 2.119 of the SEPP is not relevant in this case.

Canterbury-Bankstown Local Environmental Plan 2023 - Permissibility

The subject land is zoned R4 High Density Residential in accordance with the CLEP 2023. The proposed development is defined as 'dual occupancy' and 'subdivision' which are generally prohibited within the R4 zone. However, Clause 27 of Schedule 1 (Additional Permitted Uses) allows dual occupancies with development consent, provided the floor space ratio (FSR) does not exceed 0.5:1 and the dwelling height does not exceed 8.5 meters. Compliance with the height and FSR requirements is outlined below. Notably, the owner made multiple attempts to engage with the neighboring property owner to consolidate the lots for the purpose of proposing a multi-dwelling residential development; however, these efforts were ultimately unsuccessful due to the neighboring owner's refusal to cooperate.

4.2 Consistency with Zone Objectives - The objectives of the R4 High Density Residential zone are as follows:

- *To provide for the housing needs of the community within a high density residential environment.*
- *To provide for a variety of housing types within a high density residential environment.*
- *To enable other land uses that provide facilities or services to meet the day to day needs of residents.*
- *To minimise conflict between land uses within this zone and land uses within adjoining zones.*
- *To allow for increased residential density in accessible locations to maximise public transport patronage and encourage walking and cycling.*
- *To promote a high standard of urban design and local amenity.*

The proposed development is considered to be consistent and satisfactory with the R4 zone objectives. The proposal allows for the provision of the housing needs for the community. The proposal would contribute to the housing type expected in the areas that will meet the needs of the community within the residential zone. The proposal also ensures the maintenance of residential amenity and provides a suitable visual amenity for existing adjoining dwelling houses and provides housing commensurate with low dwelling density.

5.1. The CLEP 2023 contains a number of principle development standards which are discussed with respect to the proposal as follows:

 DEVELOPMENT PROVISION	 PROVISION	 COMMENT	 COMPLIANCE
CLAUSE 4.1A MINIMUM LOT SIZES AND SPECIAL PROVISIONS FOR DUAL OCCUPANCIES	Development consent must not be granted to development for the purposes of dual occupancies on a lot on land identified as "Area 2" on the <u>Clause Application Map</u> unless - the lot is at least 600m ²	The proposed site has a total area of 836.00m ²	Development Complies
	- The width of the lot at the front building line is at least 15m	The proposed site has a total lot width of 15.24m	Development Complies
	- Each dwelling will have a frontage to a road.	The proposed dwellings both have a frontage to Yangoora Rd	
	Development consent must not be granted to the subdivision of a dual occupancy on a lot on land identified as "Area 2" on the <u>Clause Application Map</u> unless (a) Each resulting lot will be at least 300m ² and (b) There will be 1 dwelling on each lot created.	Each subdivided lot has a total area of 418.06m ² Only one dwelling is proposed on each subdivided lot.	Development Complies
CLAUSE - 4.3 HEIGHT OF BUILDINGS	The height of a building on any land is not to exceed the maximum height shown for the land on the Height of Building Map. MAX HEIGHT = 8.5m	The proposed development does not exceed a height of 8.5m at any point	Development Complies
CLAUSE - 4.4 FLOOR SPACE RATIO	The maximum floor space ratio for a building on any land is not to exceed the floor space ratio shown for the land on the Floor Space ratio Map. FSR = 0.5:1 (2B) Despite subclause (2), the following maximum floor space ratios apply (iii) on land in Zone R4 and identified as "Area 2" on the <u>Clause Application Map</u> —0.75:1,	Overall FSR = 0.5:1 DWELLING 101 MAX FSR ALLOWED = 209.03m ² TOTAL FSR PROPOSED = 209.00m ² DWELLING 101A MAX FSR ALLOWED = 209.03m ² TOTAL FSR PROPOSED = 209.00m ²	Development Complies

5.1. The CLEP 2023 contains a number of principle development standards which are discussed with respect to the proposal as follows:

 DEVELOPMENT PROVISION	 PROVISION	 COMMENT	 COMPLIANCE
CLAUSE 5.21 FLOOD PLANNING	Development consent must not be granted to development on land the consent authority considers to be within the flood planning area unless the consent authority is satisfied the development— (a) is compatible with the flood function and behaviour on the land, and (b) will not adversely affect flood behaviour in a way that results in detrimental increases in the potential flood affectation of other development or properties, and (c) will not adversely affect the safe occupation and efficient evacuation of people or exceed the capacity of existing evacuation routes for the surrounding area in the event of a flood, and (d) incorporates appropriate measures to manage risk to life in the event of a flood, and (e) will not adversely affect the environment or cause avoidable erosion, siltation, destruction of riparian vegetation or a reduction in the stability of river banks or watercourses.	A small section of the site is mapped as flood-prone land. Fencing in this area will be designed with open bottoms to allow water to pass through if needed. It is assessed that the proposed development will not have any adverse impacts on adjoining properties.	Development Complies
CLAUSE – 6.9 ESSENTIAL SERVICES	Development consent must not be granted to development unless the consent authority is satisfied that the following services that are essential for the development are available or that adequate arrangements have been made to make them available when required—(a) the supply of water, (b) the supply of electricity, (c) the disposal and management of sewage, (d) stormwater drainage or on-site conservation, (e) waste management, (f) suitable vehicular access.	All required essential services are provided on the site.	Development Complies

5.2. The Canterbury Development Control Plan 2023 is applicable to the proposed development. The key controls are discussed in the table as follow:

Chapter 5 Residential Accommodation Section 3 Dual Occupancies

 CONTROLS	 REQUIREMENTS	 PROPOSED	 COMPLIANCE
3.1 MINIMUM LOT SIZE AND FRONTAGE	C1. Dual occupancy and semi-detached dwellings must have a street frontage. C2 Minimum 15m width, measured at the street boundary. On corner lots, this means the short boundary. C3 Each dwelling is required to have a minimum frontage width of 7.5m. C4 On irregular blocks, the site width is measured at the required front setback. C5 Dual occupancy (detached) is acceptable only where each dwelling can face and have frontage to the street, such as on a corner site.	The dwellings have a street frontage. The site has a minimum frontage of 15.24m. Each lot will have a minimum width of 7.62m Each dwelling faces and has a frontage to the street	Development Complies
3.2 PRIVATE OPEN SPACE	C2 Dual occupancy and semi-detached dwellings with a frontage of 7.5m or greater must provide a minimum of 50m ² of private open space. C3 Dual occupancy and semi-detached dwellings must provide one area of private open space with a minimum dimension in any direction of 4m. C4 Dual occupancy and semi-detached dwellings must provide one area at least 2.5m x 2.5m suitable for outdoor dining facilities. C5 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.	With proposed dual occupancies provide an excess of 50m ² of private open space with a width of more than 4m located at the rear of the site. Each dwelling has an area of 4m x 5.3m for outdoor dining. The private open space is located at ground level to the rear of the yard and is accessed via the living areas. The private open space provides landscaping, is designed to not overlook adjoining private open space areas and is designed to provide normal activities. No balconies, verandas or pergolas encroach upon the required deep soil area.	Development Complies

5.2. The Canterbury Development Control Plan 2023 is applicable to the proposed development. The key controls are discussed in the table as follow:

Chapter 5 Residential Accommodation Section 3 Dual Occupancies

 CONTROLS	 REQUIREMENTS	 PROPOSED	 COMPLY
3.3 LAYOUT AND ORIENTATION	C1 Orientate development to maximise solar access and natural lighting, without unduly increasing the building's heat load. C2 Site the development to avoid casting shadows onto neighbouring dwelling's primary living area, private open space and solar cells. C3 Coordinate design for natural ventilation with passive solar design techniques. C4 Site new development and private open space to avoid existing shadows cast from nearby buildings. C5 Site a building to take maximum benefit from cross-breezes and prevailing winds. C6 Do not compromise the creation of casual surveillance of the street, communal space and parking areas, through the required orientation.	Solar access is maximized, with the private open spaces receiving adequate sunlight. The dwellings are designed to ensure no impact on the solar access of adjoining properties. The layout supports cross-breezes and prevailing winds for improved ventilation. The design incorporates windows on the front façade to ensure casual surveillance, along with sufficient parking areas.	Development Complies
3.4 HEIGHT	C1 Development for the purposes of dual occupancy and semi-detached dwellings 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. C2 Attics and mezzanine floors do not comprise a storey. C3 Roof top terraces are not acceptable on any building or outbuilding in any residential zone. Retaining walls C4 Walls that would enclose a sub-floor area: (a) Maximum 2m for steeply sloping land; and (b) Maximum 1m for all other land. C5 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 C6 Maximum 1m cut below ground level where it will extend beyond an exterior wall of the building. C7 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. C8 Maximum 600mm fill above ground level where it would extend beyond an exterior wall of a building. C9 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.	The dwellings are no more than two storeys in height. The external wall height is less than 7m, and the finished ground level is less than 1m above natural ground level. No attics or rooftop terraces are proposed. No retaining walls proposed No cut or fill proposed	Development Complies

5.2. The Canterbury Development Control Plan 2023 is applicable to the proposed development. The key controls are discussed in the table as follow:

Chapter 5 Residential Accommodation Section 3 Dual Occupancies

 CONTROLS	 REQUIREMENTS	 PROPOSED	 COMPLIANCE
3.5 SETBACKS	C2 Development must comply with the minimum front, side and rear setbacks in the following tables: Front Setback: Minimum setback of 6m from the front boundary. • Maximum 2m recess for the main entrance from the front building line.	Unit 1: 9.9m (both floors) Unit 2: 9.9m (both floors)	Development Complies
	Side Setback: • Minimum setback of 1.2m from side boundaries.	Ground floor side setback 1200-1500mm (for both units) First floor side setback 1.5m (for both units)	
	Rear Setback: Minimum setback of 6m from rear boundaries.	Ground floor rear setback 20.38m (for both units) First floor side setback 25.65m (for both units)	
3.6 BUILDING DEPTH	C1 Dual occupancy housing and semi-detached dwellings must not exceed a building depth of 25m.	Building depth is 24.9m	
3.8 GENERAL DESIGN	C1 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. C2 New building forms and design features shall not mimic traditional features, but should reflect these in a contemporary design. C3 Access to upper storeys must not be via external stairs. C4 All dwellings must contain one kitchen and laundry facility. C5 Retain and extend prominent elements of the existing roof (such as gables, hips or longitudinal ridges that run parallel to a street boundary). C6 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 site and adjoining properties are not heritage-listed. The new dwellings feature traditional elements incorporated into a contemporary design. No external stairs are proposed. Each dwelling includes a kitchen and laundry. The existing dwelling is to be demolished, with new dwellings proposed without any additions.	Development Complies

5.2. The Canterbury development Control Plan 2023 is applicable to the proposed development. The key controls are discussed in the table as follow:

3.8 GENERAL DESIGN	Building Entries C7 Entries to residential buildings must be clearly identifiable. C8 A minimum of one habitable room must be oriented towards the street to promote positive social interaction and community safety. C9 Sight lines to the street from habitable rooms or entrances must not be obscured by ancillary structures.	Main entries are clearly identifiable. Master Bedrooms are oriented towards the street. Sightlines to the street remain unobstructed.	Development Complies
	Internal dwelling layout C10 Design interiors to be capable of accommodating the range of furniture that is typical for the purpose of each room. C11 The primary living area and principal bedroom must have a minimum width of 3.5m. C12 Secondary bedrooms must have a minimum width of 3m. C13 Provide general storage in addition to bedroom wardrobes and kitchen cupboards.	The rooms are designed to accommodate a variety of furniture. The living area has a minimum width of 4m, while the principal bedrooms have a minimum width of 4m. Secondary bedrooms have a minimum width of 3m. Storage is provided under the stairs.	Development Complies
	Facade treatment C14 Development on corner lots must address both street frontages through facade treatment and articulation of elevations. C15 Use non-reflective materials, do not randomly mix light and dark coloured bricks, and treat publicly accessible wall surfaces with anti-graffiti coating. C16 Facade design should reflect the orientation of the site using elements such as sun shading devices, light shelves and bay windows. C17 Facades visible from the street should be designed as a series of articulating panels or elements. C18 The width of articulating panels should be consistent with the scale and rhythm characteristic of bungalows.	The site is not a corner lot. Non-reflective materials are proposed for use. Awnings are included where necessary for sun shading. The front façade features articulation, with a 9m front façade. Long, unbroken walls are avoided through the use of varying external materials.	Development Complies

5.2. The Cabterbury development Control Plan 2023 is applicable to the proposed development. The key controls are discussed in the table as follow:

3.8 GENERAL DESIGN	C19 The width of articulating panels shall be in accordance with the numerical requirements below: The width of articulating panels shall be 4m-6m for the street elevation and 10m to 15m for the side elevation. C20 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. C21 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. C22 Incorporate contrasting elements in the facade - use a harmonious range of high quality materials, finishes and detailing. C23 Screen prominent corners with awnings, balconies, terraces or verandas that project at least 1 m from the general wall alignment.	The first-floor setback is greater than the ground floor at the sides and rear. The front façade modules are lower in height than the roofline, with different materials used to enhance visual interest.	Development Complies
	Pavilions Windows C28 Large windows should be located at the corners of a building and may be designed as projecting bay-windows. C29 Large windows should be screened with blinds, louvres, awnings or pergolas. C30 Windows must be rectangular. C31 Square, circle and semi-circle windows are acceptable in moderation. C32 Vertical proportioned window openings can include multi-panel windows or multipanel doors. C33 Windows and openings shall be appropriately located and shaded to reduce summer heat load and maximise sunlight in winter.	No pavilions proposed. Large windows are positioned in the corners of the dwellings. Bay windows are not included. Windows will be screened as necessary. All windows are rectangular, and multi-panel windows are integrated into main doors. The placement of windows is carefully considered, with no dormer windows proposed.	N/A Development Complies

5.2. The Canterbury development Control Plan 2023 is applicable to the proposed development. The key controls are discussed in the table as follow:

3.8 GENERAL DESIGN	Ventilation C35 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). C36 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.	All windows allow for cross flow ventilation	Development Complies
3.9 ROOF DESIGN AND FEATURES	C1 Use a simple pitched roof that accentuates the shape of exterior walls, and minimises bulk and scale. C2 Avoid complex roof forms with multiple gables, hips and valleys, or turrets. C3 Roof pitches are to be compatible and sympathetic to nearby buildings. C4 Parapet roofs that increase the height of exterior walls are to be minimised. Use minor gables only to emphasise rooms or balconies that project from the body of a building. C6 Mansard roofs (or similar) are not permitted. C7 Pitched roofs should not exceed a pitch of 30 degrees. C8 Relate roof design to the desired built form and context. C9 Roofs with greater pitches will be considered on merit taking into account matters such as streetscape, heritage value and design integrity. Relate roof design to the desired built form and context	A flat roof is proposed for the dwellings. The roof form is simple and compatible with the character of the streetscape. No parapet, gable, or mansard roofs are proposed.	Development complies

5.2. The Canterbury development Control Plan 2023 is applicable to the proposed development. The key controls are discussed in the table as follow:

3.10 FENCING	C1 Provide boundary definition by construction of an open fence or low hedge to the front street boundary. C2 Front fences within the front boundary setback are to be no higher than 1.2m. C3 Side fences may be 1.8m high to the predominant building line. Forward of the building line, side fences must taper down to the height of the front fence at a height no greater than 1.2m. C4 On corner sites where the facade of a building presents to two street frontages, fences are to be no higher than 1.2m. C5 Screen walls around private open spaces shall not be taller than 1.2m, although screens with 50% transparency may be up to 1.8m in height.	Side and rear boundary fencing is colourbond, with a height of 1.8m. A brick wall within the front setback is limited to a maximum height of 1.2m.	Development complies
3.11 BUILDING SERVICES	C1 All letterboxes be installed to meet Australia Post standards. C2 Design and provide discretely located mailboxes at the front of the property. C3 Integrate systems, services and utility areas with the design of the whole development – coordinate materials with those of the building and integrate with landscaping. C4 Facilities should not be visually obtrusive and should not detract from soft-landscaped areas that are located within the required setbacks or building separations. C5 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. C6 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.	Letterboxes will comply with Australia Post requirements and will be positioned on the front boundary. No services will be visible from the street. Externally fitted appliances will not detract from the streetscape. All necessary services will be appropriately screened.	Development complies

5.2. The Canterbury development Control Plan 2023 is applicable to the proposed development. The key controls are discussed in the table as follow:

3.11 BUILDING SERVICES	C7 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. C8 Coordinate and integrate building services, such as drainage pipes, with overall facade and balcony design. C9 Location and design of service areas should include: (a) Screening of clothes drying areas from public places; and (a) Space for storage that is screened or integrated with the building design. C10 Minimise visual impact of solar hot water systems by: Placing the system as unobtrusively as possible, both to the street and neighbouring properties; Using a colour that is consistent with the colour of roof materials; Designing solar panels, where possible, as part of the roof; Setting the solar panels back from the street frontage and position below the ridgeline; and Separate the water storage tank from the solar collectors and place on a less visually obtrusive part of the roof, or within the building (for example, the roof space or laundry).		Development complies
3.12 SOLAR ACCESS AND OVERSHADOWING	Solar access to proposed development C1 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%. C2 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%.	Principal open space area receives solar access for a minimum of 3hrs between 9am and 12pm.	

CONTROLS	REQUIREMENTS	PROPOSED	COMPLIANCE
	Solar access to neighbouring development C3 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. C4 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. C5 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. C6 Clothes drying areas on adjoining residential properties must receive a minimum of 3 hours of sunlight on 21 June.	3 hours of solar access is provided to adjoining properties. Solar access to solar hot water systems or solar panels is not impacted. Clothes drying areas receive a minimum of 3 hours of solar access.	Development Complies
3.13 VISUAL PRIVACY	C1 Locate and orient new development to maximise visual privacy between buildings, on and adjacent to the site. C2 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. C3 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. C4 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. C5 Screening of bedroom windows is optional and dimensions are not restricted	Visual privacy is enhanced through the proposed setbacks. Windows on the first floor will be screened where necessary. No overlooking of adjoining private open spaces is proposed.	Development Complies

CONTROLS	REQUIREMENTS	PROPOSED	COMPLIANCE
3.14 ACOUSTIC PRIVACY	C1 Protect sensitive rooms, such as bedrooms, from likely sources of noise such as major roads and neighbouring living areas. C2 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. C3 Screen balconies or windows in living rooms or bedrooms that would face a driveway or basement ramp. C4 Address all requirements in 'Development Near Rail Corridors and Busy Roads - Interim Guideline (2008)' published by the NSW Department of Planning.	The master bedroom is oriented towards the street, with acoustic protection provided to ensure privacy and noise reduction. Bedrooms are located at the rear of the dwellings, with no bedroom windows proposed on the ground level. The site is not located near a rail corridor.	Development Complies
3.15 TORRENS TITLE SUBDIVISION	C1 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.	The proposal includes a new dual occupancy	N/A

CONTROLS	REQUIREMENTS	PROPOSED	COMPLIANCE
WASTE MANAGEMNT	Council or its contractors are to provide the waste services to all residential development. Each dwelling is to have a waste storage cupboard in the kitchen capable of holding waste and recycling and enable separation of recyclable materials. A suitable space in the kitchen for a caddy to collect food waste. Development must provide an adequately sized bin storage area behind the front building line. The location of the nominated collection point and bin storage area must not adversely impact on the streetscape, building design or amenity of dwellings. The location of the bin storage area should be screened and/or cannot be viewed from the public domain and is away from windows of habitable rooms to reduce adverse amenity impacts. The location of the bin storage area is to be convenient for the dwelling occupants, reducing the bin travel distance. The bin-carting route must not pass through any internal areas of the dwelling and must avoid stairs or slopes. Where possible, a suitable space for composting and worm farming, located within the backyard, private courtyard or open space should be provided. Dwellings are to have access to an adequately sized on-site storage area to store bulky waste. Development must comply with the Waste Design for New Developments Guide. Council cannot provide collect and return service at locations where waste collection vehicles are not permitted to stop.	Waste collection will be managed by Council. Each dwelling will have designated storage areas in the kitchen for waste and recycling bins, with sufficient space allocated for food waste. Bins will be stored in the rear yards of the dwellings and placed at the kerbside for collection. Occupants will take bins out the night before collection and return them to the rear yards after collection. The waste storage route to the collection point is along the side of the house, avoiding entry through the dwellings. There is ample space for composting if needed, as well as sufficient room in the rear yards and/or garages for bulky waste. The dwellings will meet the requirements outlined in Council's Waste Design Guide.	Development Complies
LANDSCAPING	New landscaping is to complement the existing street landscaping and improve the quality of the streetscape. The landscape design is to contribute to and take advantage of the site characteristics. The landscape design is to improve the quality of the streetscape and communal open spaces, providing screens and buffers that contribute to privacy, casual surveillance, urban design and environmental protection. The landscape of setbacks and deep soil zones must provide sufficient depth of soil to enable the growth of mature trees, use a combination of groundcovers, shrubs and trees, use shrubs that do not obstruct sightlines between the site and the public domain; and where buffer or screen planting is required, use continuous evergreen planting consisting of shrubs and trees to screen the structure, maintain privacy and function as an environmental buffer. Development must consider the retention of existing trees, including street trees, in the building design. Development must plant at least one canopy tree for every 12m of front and rear boundary width and canopy trees are to be of a minimum 75 litre pot size. Place evergreen trees well away from the building to allow the winter sun access. Provide shade to large hard paved areas using tree species that are tolerant of compacted/deoxygenated soils. Development must provide street trees that will contribute to the canopy where possible.	The existing street tree will be retained. One tree is proposed to be removed. Additional landscaping includes trees and shrubs in the front yard, a tree in the rear yard, and shrubs along the rear boundary. Two canopy trees are provided for each proposed lot. The selection of tree species considers the local climate and air flow. An Arborist Report has been submitted outlining measures for the protection of the retained street tree.	Development Complies

In conclusion it can be considered that the proposed development at No.101 Yangoora Rd Lakemba is a development that has been designed generally in accordance with the applicable EPI's and DCP's. The proposed development has been designed to accommodate the existing site attributes and is of an appropriate bulk and scale. The proposal has also incorporated design techniques to alleviate any detrimental privacy or overshadowing on adjoining sites.

Although dual occupancies are generally prohibited within the R4 High Density Residential zone, this proposal meets all relevant objectives and is considered appropriate. The proposed development has been designed with regard to the existing and desired future character of the area and will provide an aesthetically pleasing design and positive planning outcome.

Yours Faithfully,
Campbell Hill Group

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