



**D-PLAN**  
URBAN PLANNING CONSULTANTS PTY LTD

# STATEMENT OF ENVIRONMENTAL EFFECTS

**D-PLAN URBAN PLANNING CONSULTANTS PTY LTD**

PO Box 201 Liverpool NSW 1871  
Ph: (02) 9802 5030 Mob: 0410 331 467  
E-mail: [david@dplan.com.au](mailto:david@dplan.com.au)  
[www.dplan.com.au](http://www.dplan.com.au)

**TO DEMOLISH THE EXISTING  
DWELLING WITH ASSOCIATED  
STRUCTURES & CONSTRUCT A NEW  
TWO-STOREY DWELLING HOUSE  
WITH AN INGROUND SWIMMING  
POOL**

**2 GARDEN PLACE, PICNIC POINT  
(LOT 29 DP 30534)**

31/1/2025

D-Plan Urban Planning Consultants Pty Ltd

# TABLE OF CONTENTS

1.0	EXECUTIVE SUMMARY	1
2.0	SITE/LOCALITY DESCRIPTION	2
3.0	THE PROPOSAL	4
4.0	RELEVANT PLANNING CONTROLS	5
4.1	<u>SEPP (Resilience &amp; Hazards) 2021</u>	5
	<u>Coastal Management (Chapter 2)</u>	5
	<u>Remediation of Land (Chapter 4)</u>	6
4.2	<u>Canterbury Bankstown Local Environmental Plan 2023 (LEP)</u>	7
	Clause 4.3 – Height of Buildings	8
	Clause 4.4 – Floor Space Ratio	8
	Clause 4.6 – Exceptions to development standards	8
	Clause 5.10 – Heritage Conservation	8
	Clause 5.21 – Flood Planning	8
	Clause 6.1 – Acid Sulfate Soils	8
	Clause 6.7 – Development in areas subject to aircraft noise	8
4.3	<u>Canterbury Bankstown DCP 2023</u>	9
	<u>Chapter 2 – Site Considerations</u>	9
	Site Analysis	9
	Tree Management	9
	<u>Chapter 3 – General Requirements</u>	10
	Parking	10
	Waste Controls	10
	Sustainable Development	10
	<u>Chapter 5 – Residential Accommodation</u>	11
	Desired Character	11
	Dwelling Houses	12
	<i>Height</i>	12
	<i>Setbacks</i>	12
	<i>Private Open Space</i>	12
	<i>Access to Sunlight</i>	13
	<i>Visual Privacy</i>	13
	<i>Building Design</i>	14
	<i>Building Design (Car Parking)</i>	14
	<i>Landscape</i>	15
	Outdoor Structures	15
	<i>Swimming Pools</i>	15
	<i>Alfresco</i>	15
4.4	<u>Other Requirements</u>	16
	Bushfire	16
	BASIX	16
	Dwelling Entry & Security	16
	Drainage	16
4.5	<u>Non-Compliance</u>	17
5.0	CONCLUSION	17

## ATTACHMENTS

1. Compliance Table

# 1.0 EXECUTIVE SUMMARY

Canterbury Bankstown Council promotes well-designed residential development that does not intrude on the amenity of existing neighbourhoods. The proposed development satisfactorily achieves Council's objective in that it respects the characteristics of the immediate locality and incorporates best planning practice.

Dwelling house development is an acceptable form of development when good planning and urban design controls are established to guide the building industry. Council has comprehensive planning and urban design standards to ensure that this form of development complements existing residential areas.

The urban design qualities of the proposed development are complementary to the established character of Garden Place and will substantially improve the streetscape amenity by incorporating the following:

- A well-balanced façade with articulation which produces an aesthetically pleasing presentation to the street;
- Adequate setbacks from all boundaries;
- Integrated car parking;
- Functional internal arrangement;
- Usable private open space area with adequate access to natural sunlight;
- Formalised landscaping; and
- Passive surveillance opportunities from habitable room windows and first-floor balconies.

Desired outcomes such as, usable landscaped areas and streetscape amenity were some of the prime considerations in the design process which has resulted in a high-quality development that will enhance the locality.

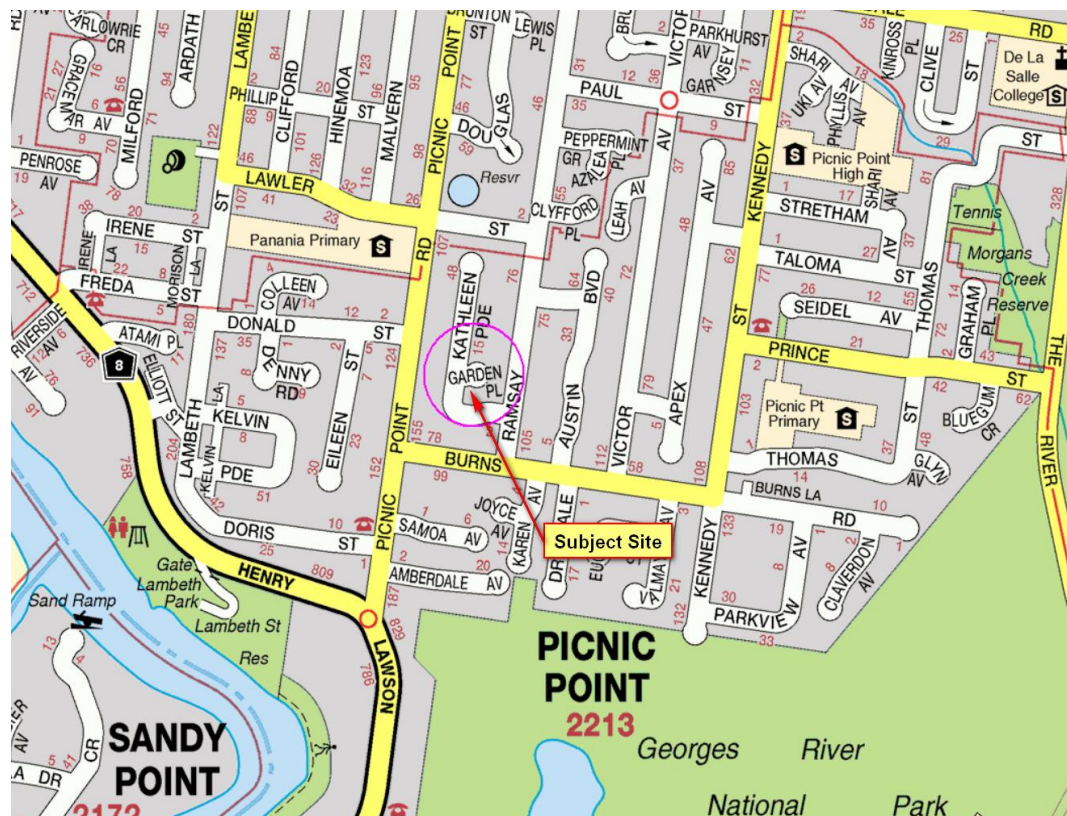
## 2.0 SITE/LOCALITY DESCRIPTION

The subject land, No. 2 (Lot 29 DP 30534) Garden Place, Picnic Point is located on the southern side of the road, being a cul-de-sac accessed off Kathleen Parade. The site is trapezoidal in shape, with a wide frontage of 24.384m and a minimum length of 25.406m, comprising a total site area of **562.8m<sup>2</sup>**.

Currently on the site there is a single storey aging dwelling with associated structures which will be demolished.

The locality is characterised by:

- Detached dwelling houses of various size and mixed architectural styles with interspersed dual occupancy and multi dwelling housing development;
- Standard width nature strips with relatively consistent street tree planting themes;
- Predominately low scale or no front fencing; and
- Well-kept front yards with small, medium and large trees and shrubs.



© Universal Publishers Pty Ltd

**Locality Map**





**Photo – Subject site**



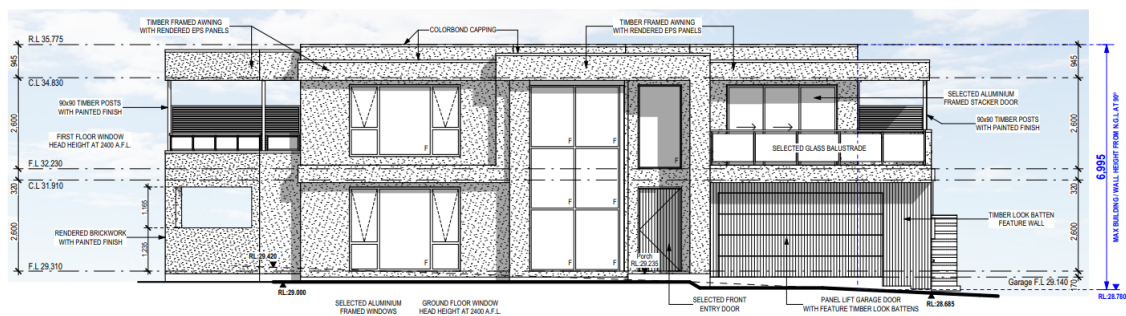
**Photo – Streetscape**

### 3.0 THE PROPOSAL

The proposal is to demolish the existing dwelling with associated structures and construct a new two-storey dwelling house with an inground swimming pool.



## Artistic Impression



## Front Elevation



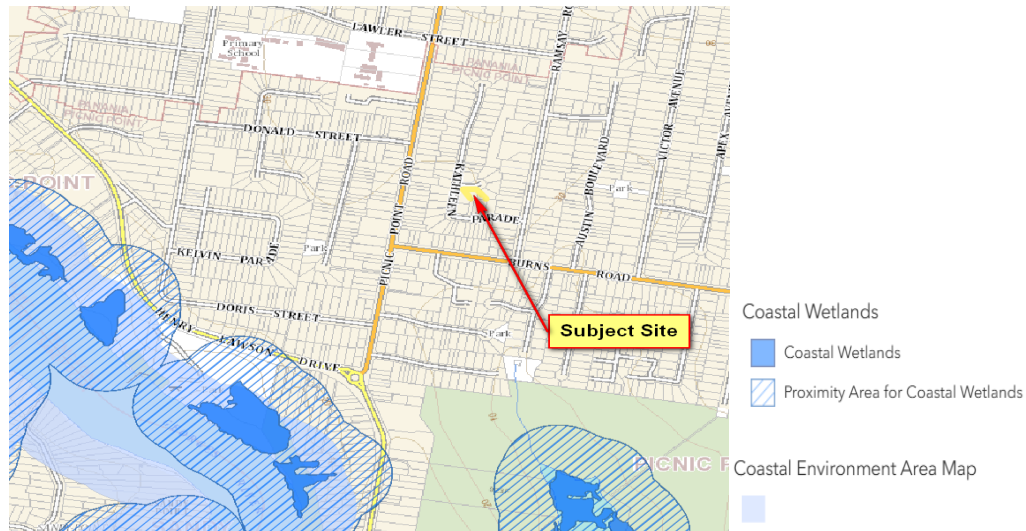
## 4.0 RELEVANT PLANNING CONTROLS

### 4.1 State Environmental Planning Policy (Resilience and Hazards) 2021

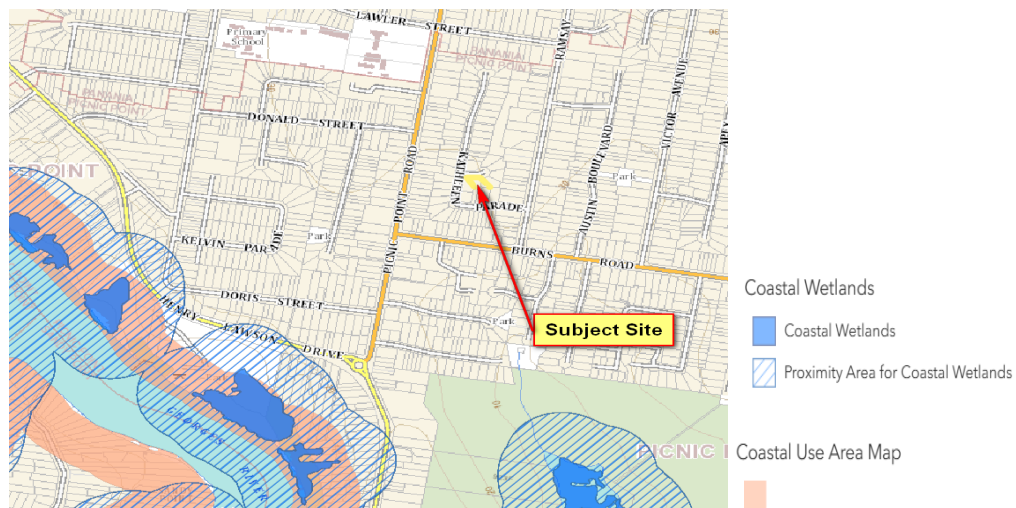
#### Coastal Management (Chapter 2)

The policy identifies sites within the coastal environment area and requires certain considerations for development applications under each respective heading/clause.

It is evident from the maps below that the site is not within any identified category.



#### Coastal Environment Area Map



#### Coastal Use Area Map



## **Remediation of Land (Chapter 4)**

A consent authority must not consent to the carrying out of any development on land unless:

- (a) it has considered whether the land is contaminated, and*
- (b) if the land is contaminated, it is satisfied that the land is suitable in its contaminated state (or will be suitable, after remediation) for the purpose for which the development is proposed to be carried out, and*
- (c) if the land requires remediation to be made suitable for the purpose for which the development is proposed to be carried out, it is satisfied that the land will be remediated before the land is used for that purpose.*

Being in a well-established residential area it is unlikely that the site is contaminated. A Preliminary Site Investigation is not considered necessary under the circumstances.

## 4.2 Canterbury Bankstown Local Environmental Plan 2023

The subject site is within Zone R2 Low Density Residential under Canterbury Bankstown Local Environmental Plan 2023 (LEP). The proposed development is permissible with the consent of Council provided that the proposal complies with all relevant clauses in the LEP.

*dwelling house means a building containing only one dwelling.*



**Zoning Map**

Relevant Clause	Comment	✓/X
<p><b>Clause 4.3 – Height of Buildings</b></p> <p>The Height of Building Map categorises the site within the maximum <b>9m</b> building height limit.</p> <p>Sub-clause (2C) stipulates a Wall Height of <b>7m</b> (max)</p>	<p>The proposed development has a maximum height of <b>6.995m</b> which satisfies the requirements of the clause.</p> <p>A maximum wall height of <b>6.995m</b> is proposed which complies with the requirement.</p>	<p>✓</p> <p>✓</p>
<p><b>Clause 4.4 – Floor Space Ratio</b></p> <p>The FSR Map indicates a maximum FSR of <b>0.5:1</b> for the subject site.</p>	<p>The proposal complies with this clause, having an FSR of <b>0.5:1</b>.</p>	<p>✓</p>
<p><b>Clause 4.6 – Exceptions to development standards</b></p> <p>Consent may, subject to this clause, be granted for development even though the development would contravene a development standard imposed by this or any other environmental planning instrument.</p>	<p>In this regard, <b>NO</b> variation requests are required as the proposal complies with all development standards contained in CBLEP 2023.</p>	<p>✓</p>
<p><b>Clause 5.10 - Heritage Conservation</b></p>	<p>The subject site is not listed as a heritage item or located in the immediate vicinity of any heritage-listed items.</p>	<p>✓</p>
<p><b>Clause 5.21 - Flood Planning</b></p>	<p>The site is not identified as being flood affected.</p>	<p>✓</p>
<p><b>Clause 6.1 - Acid Sulfate Soils</b></p>	<p>According to the Acid Sulfate Soils Map, the subject site is not within any category which may limit excavation of the kind proposed (i.e., the site works would not affect the structural viability of the building due to the existing soil conditions).</p>	<p>✓</p>
<p><b>Clause 6.7 - Development in areas subject to aircraft noise</b></p> <p>Development consent must not be granted to development for the purposes of a dual occupancy... on land in the vicinity of the Bankstown Airport where the ANEF contour exceeds 25.</p>	<p>The subject site is not affected by aircraft noise.</p>	<p>✓</p>

## 4.3 Canterbury Bankstown DCP 2023

### Chapter 2 - Site Considerations

#### **Site Analysis**

Site constraints and opportunities were carefully considered in the design of the development. It is evident that the design of the proposed development will not detract from the existing streetscape of Garden Place.

The composite surrounding streetscapes comprise a variety of building forms. The bulk and scale of the proposed development is reduced by accommodating a clearly defined **base** element.

The following design principles were incorporated to ensure that the proposed development fits in with adjoining development, viz:

- Compliant front setback;
- Front door faces the street;
- Passive surveillance opportunities;
- Subservient garaged car parking; and
- New landscaping.

The size and shape of the subject site easily accommodates the building form with adequate land for landscaping, access and parking, outdoor recreation and clothes drying. The design provides for a good relationship between the indoor and outdoor living spaces. A reasonable portion of the site will remain as soft soil capable of accommodating landscaping.

Access to sunlight is available to the private open space area of the proposed dwelling and the adjoining dwellings in accordance with the DCP requirement. Existing microclimate conditions will not be significantly affected as a result of the proposed development.

#### **Tree Management**

The proposal does not involve the removal of any significant trees. Formalised landscaping will enhance the future amenity of the site and locality, as indicated on the Landscape Plan.



## **Chapter 3 - General Requirements**

### **Parking**

Car parking is provided in the form of an integrated double garage, accessed directly off Garden Place. This approach avoids garage dominance issues, whilst meeting the off-street parking needs of the residents. Landscaping will be provided in the front yard to soften the visual appearance of the hard-standing areas.

Replacement of an existing dwelling does not generate any additional car movements and Garden Place terminates as a cul-de-sac, therefore, reverse manoeuvres are considered to be safe.

### **Waste Controls**

A Waste Management Plan accompanies this application. The plan adopts the principles of ***Avoid Reuse Recycle and Dispose*** to minimise landfill waste.

### **Sustainable Development**

Consideration has been given to achieving ESD objectives at the design and development stages, viz:

- A Waste Management Plan accompanies the application;
- The dwelling has been designed to achieve a satisfactory energy efficiency rating through orientation and the use of building materials with thermal properties. The BASIX Certificate demonstrates that the design is satisfactory in terms of this consideration;
- Public transport is readily available (Bus/Rail links within walking distance);
- Soft soil areas will be available to establish native landscaping; and
- Stormwater will be collected and disposed of in a manner that complies with Council's requirements.

## **Chapter 5 - Residential Accommodation**

All relevant numeric DCP requirements have been tabulated and are provided as ***Attachment 1 - Compliance Table***, with additional comments provided below:

### **Desired Character**

The surrounding neighbourhood is characterised by a mixture of residential development including:

- Detached single and two-storey dwellings with interspersed dual occupancy and multi dwelling housing development;
- Standard width nature strips with relatively consistent street tree planting themes;
- Predominately low scale or no front fencing; and
- Well-kept front yards with small, medium and large trees and shrubs.

The proposed development will continue an already emerging trend for improvement with newer building forms and densities. The design incorporates contemporary architectural themes with articulation, boxed elements and window highlights, colours and textures and a complementary low-pitched (flat) roof design.

Garage dominance issues are addressed by:

- Limiting the width of the garage to less than 50% of the façade width;
- Emphasis on design features; and
- The use of subservient colouring.

The proposed development is two-storey construction with articulation and effective design features, including colours and textures. In terms of bulk and scale it is compatible with adjoining and nearby single and two-storey building forms, whilst providing a compliant front setback and new landscaping will enhance the amenity of the streetscape.



### **Artistic Impression**



**Photo – emerging streetscape character in the locality**

## **Dwelling Houses**

### ***Height***

The proposed dwelling does not exceed two-storeys and the wall height does NOT exceed **7m** as required (*see Attachment 1 – Compliance Table*).

### ***Setbacks***

The proposed development satisfies the objectives and numeric requirements stipulated in this section of the DCP (*see Attachment 1 – Compliance Table*) as follows:

- **Front** - the proposed minimum (front) setback of **6.25m** (GF) and **6.85m** (FF) complies with the DCP requirements.
- **Side/Rear** - the side setbacks comply with the minimum requirement, being **1183mm** and **925mm** and a rear setback of **1145mm** accommodates the private open space area. There is adequate space in the front and side yards to provide landscaping, open space and privacy between adjoining dwellings.

### ***Private Open Space***

The Private Open Space area of the dwelling is in excess of the minimum DCP requirement (i.e., greater than **80m<sup>2</sup>** with dimensions greater than 5m). It relates to the living areas of the dwelling and new landscape planting will be provided, as indicated on the Landscape Plan, incorporating native species of trees and shrubs to improve local biodiversity.

## **Access to Sunlight**

Access to natural sunlight will be available to habitable rooms and within the living areas of the dwelling through window placements. Likewise, the Private Open Space area also receive sunlight in accordance with the DCP requirement (i.e., minimum 50% of each yard receives direct access to natural sunlight for 3 hours between 8am and 4pm in mid-winter).

In regards to solar access reaching the adjoining properties, the DCP states:

*“At least one living area of a dwelling on an adjoining allotment must receive a minimum 3 hours of sunlight between 8.00am and 4.00pm at the mid–winter solstice”*

From the shadow diagrams, it is evident that the front elevation windows of the adjoining dwellings will continue to receive the required solar access in accordance with the DCP requirement.

Shadows cast on the adjoining properties to the rear are also reasonable as the swimming pools are used during the hotter summer months when shadows cast by the dwelling are minimal.

## **Visual Privacy**

Privacy concerns are addressed by limiting the number of upper floor windows facing the side boundaries, raised/lowered sills and opaque glazing where required, positioning low impact rooms such as, bedroom and bathroom amenities on the upper floor level, together with adequate boundary offsets and landscaping. It should be noted that fencing and landscaping will effectively screen ground floor windows openings. Acoustic privacy is maintained by appropriately positioning the rooms in the dwelling and separation between adjoining development.

**Balconies** - Council allows dwellings to have an upper floor side or rear balcony where the balcony is not accessible from a living area or hallway, and the balcony design:

- (a) *does not have an external staircase; and*
- (b) *does not exceed a width of 1.5 metres throughout; and*
- (c) *incorporates a form of screening to the satisfaction of Council such as partially recessing the balcony into the building.*

In this instance, the rear balcony is accessed internally via a bedroom, however, it exceeds the maximum 1.5m width requirement. It should be noted that the balcony overlooks the front yard of the adjoining property and rear views are protected, therefore, there are no privacy issues. In effect, the balcony provides a small outdoor space for short term use.





**Photo – outlook from balcony across the front yard of adjoining property**

### ***Building Design***

The proposed development incorporates contemporary design features, therefore, flat rooflines and boxed highlight elements complement the architectural style of the development. Articulation and a variety of colours and textures produce an asymmetrical design.

### ***Building Design (Car Parking)***

As mentioned earlier, car parking is provided in the form of an integrated double garage, accessed directly off Garden Place. This approach avoids garage dominance issues, whilst meeting the off-street parking needs of the residents. Landscaping will be provided in the front yard to soften the visual appearance of the hard-standing areas.

Replacement of an existing dwelling does not generate any additional car movements and Garden Place terminates as a cul-de-sac, therefore, reverse manoeuvres are considered to be safe.

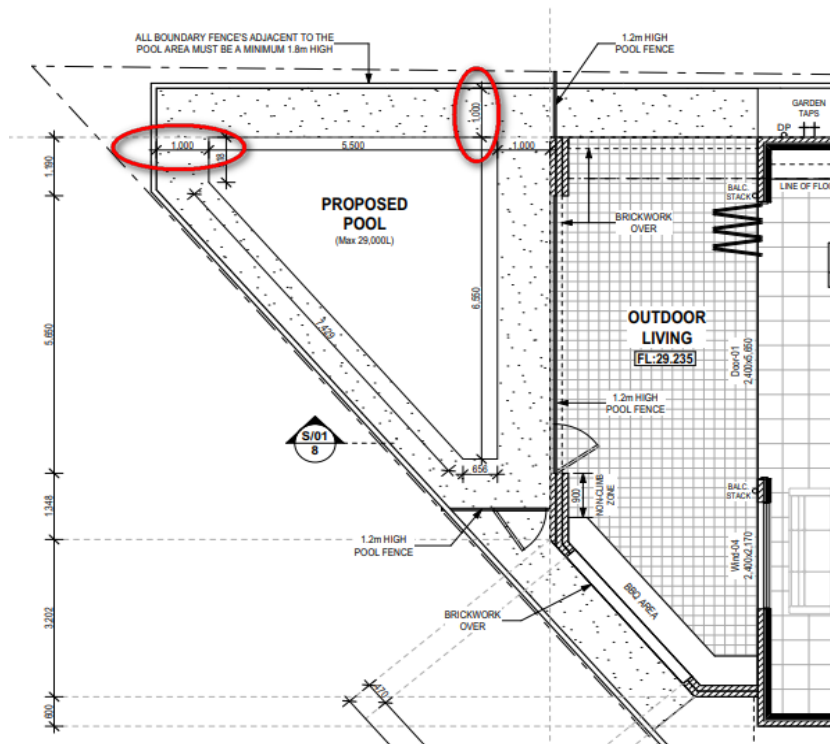
## Landscape

The amount of open space available provides landscaping opportunities to achieve the objectives outlined in the DCP as follows:

- Front pervious area of **70%**;
- Screening between adjoining properties;
- Softening the visual impact of hard surface areas and car parking spaces;
- Appropriate species selection for the climate; and
- Enhancement of the streetscape amenity.

## Outdoor Structures

**Swimming Pools** – the proposed inground swimming pool is located behind the front building line and the water line is offset at least 1m from all boundaries as required.

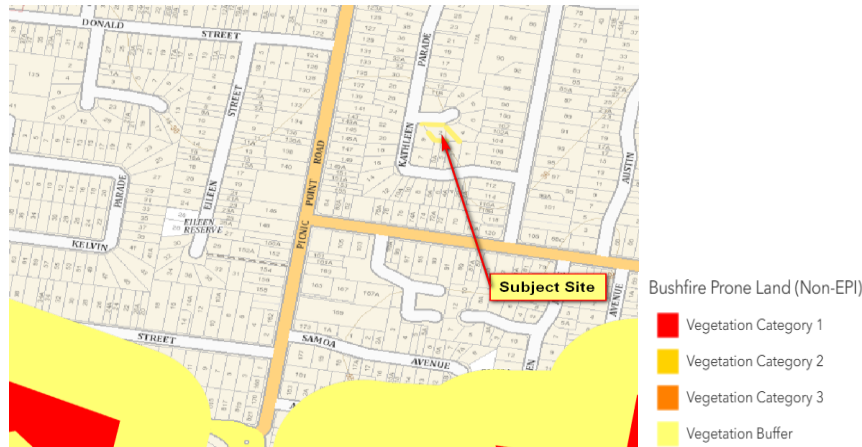


**Alfresco** – the proposed alfresco area occupies the ground floor level with an area of approximately 40m<sup>2</sup> and is less than 4.5m in height. It forms part of the overall private open space, providing a high level of amenity to the residents of the dwelling.

## 4.4 Other Requirements

### Bushfire

The subject site is not identified as being in a bushfire prone area.



### BASIX

The State Government introduced BASIX, which consolidates planning provisions relating to water consumption and greenhouse gas emissions. A BASIX Certificate is provided for the development demonstrating the applicant's commitments in achieving the objectives of the state government's policy. Energy conservation principles will be achieved through the construction method and orientation of the building, together with thoughtful planting of trees and shrubs and the use of materials with thermal massing properties.

### Dwelling Entry and Security

Design guidelines outlined in the Crime Prevention through Environmental Design (CPTED) were considered and incorporated as follows:

- Provision of a clearly visible front entry porch;
- Passive surveillance treatment has been provided through the provision of habitable room windows and balconies with outlook towards the street;
- Suitable landscaping will produce a defensible open space at the front, resulting in some interaction with the public domain beyond; and
- Fencing will be provided to prevent intruders from accessing the rear courtyard areas.

### Drainage

Council's goal is to develop long term improvements to the health of waterways, which in turn enhances the ecological integrity of the system, whilst balancing the need to manage flooding, waste water and stormwater. To achieve this goal the proposed development provides the following:

- A Stormwater Management Plan which demonstrates that stormwater will be collected, stored and discharged by gravity to the street in a controlled manner;
- Rainwater harvesting also assists in reducing direct runoff from the site; and
- Erosion and sedimentation control measures will be implemented during construction.

## **4.5 Non-Compliance**

Apart from the balcony being wider than 1.5m, as discussed earlier in the report, the proposal complies with all other LEP and DCP requirements.

## **5.0 CONCLUSION**

It is considered that the current strategy of Canterbury Bankstown Council to promote a variety of housing choice in the locality is being achieved by the development. Council's DCP requirements and good planning principles have been incorporated in the design, which has resulted in a quality development that will enhance the locality.

Consideration has been given to matters listed in Section 4.15 (previously Section 79C) of the Environmental Planning and Assessment Act 1979, concluding that the proposed development warrants approval.

David Bobinac  
Town Planner



# ATTACHMENT 1

## COMPLIANCE TABLE

Control	LEP/DCP Requirement	Development Proposal	Complies
Site Area	450m <sup>2</sup> or existing lot	562.8m <sup>2</sup> (existing lot)	Yes
Floor Space Ratio	0.5:1	0.5:1	Yes
Building Footprint	10m x 15m (behind setbacks)	> 10m x 15m (behind setbacks)	Yes
Building Height	2-Storeys Max Height – 9m Wall Height - 7m	2-Storeys 6.995m 6.995m	Yes Yes Yes
Outbuilding Height	Wall Height - 3m	N/A	N/A
<u>Setbacks</u> Front	5.5m (GF) 6.5m (FF)	6.25m 6.85m	Yes Yes
Secondary Street	3m (min)	N/A	N/A
Side/Rear	Min 0.9m OR 1.5m if wall height is 7m or >	925m (min)	Yes
Private Open Space	80m <sup>2</sup>	84.45m <sup>2</sup>	Yes
Minimal Dimension of Principle Private Open Space	5m x 5m (min)	> 5m x 5m	Yes
Front Landscaped Area (min)	45% of frontage	70%	Yes
Parking	2 spaces	provided	Yes
Roof Pitch	35°(max)	2°	Yes
Storage Area	8m <sup>3</sup>	provided	Yes