

**STATEMENT OF  
ENVIRONMENTAL EFFECTS  
(Incorporating a Site Analysis)**

**CLAUSE 4.55 AMENDED DEVELOPMENT APPLICATION**

**PROPOSED DEMOLITION OF EXISTING DWELLING AND  
CONSTRUCTION OF DUAL OCCUPANCY (DUPLEX) AND  
TORRENS TITLE SUBDIVISION.**

**Address:** LOT 22 DP.236764 11 HARDEN CRES GEORGES HALL

**Council:** Bankstown Canterbury Council  
**Date:** 05 February 2025

## 1. INTRODUCTION

This proposal is for the proposed attached 2 x 2 storey Dual occupancy at 11 Harden Cres Georges Hall.

This Statement of Environmental Effects (SEE) has been prepared on behalf of the owner of the subject property at 11 Harden Cres Georges Hall. The plans prepared by Aktreum Building Designers, job No. 11hardencres, sheets 1- 28 (inclusive). Modification Application seeking development consent for modifications to the Application DA-669/2022 that will result in substantially the same development.

This SEE is submitted to The Canterbury Bankstown Council in accordance with Section 4.55(1A) of the Environmental Planning and Assessment Act 1979 (EP&A Act) and has been prepared under the relevant objectives and controls of State Environmental Planning for the Attached Dual Occupancy Dwellings and Torrens title subdivision at No. 11 HARDEN CRES GEORGES HALL. The following statement and documentation takes into account development control provisions specified within the Council's Canterbury Bankstown Local Environmental Plan 2023 Chapter 5.1 of the Canterbury Bankstown Development Control Plan 2023.

## 2. SITE ANALYSIS

### 2.1. EXISTING PROPERTY FEATURES

#### 2.1.1. Property Dimensions

The development as approved comprises of a single site that will be subdivided into 2 lots. The rectangular shaped site has dimensions as follows:

20.185 metres frontage  
27.675 and 27.675 meters side boundaries  
20.185 meters t rear boundary  
Site Area is 558.62m<sup>2</sup>.

#### Physical Description

The site is situated on the southern side of Harden Cres and is currently occupied by two storey brick wall with rendered painted exterior and tiled roof dwelling.

The site is located on the lower side of the street and falls towards the eastern side boundary of the property by approx. 1.1 meters, as illustrated on the Site plan page 16 of the Architectural plans.

## 3. PROPOSED DEVELOPMENT

This proposal is for the construction of 2 x 2 storey dwellings, to be built as a brick veneer structure with a combination of facade brick and render and tiled pitched roof. Vehicular accesses will be obtained from Harden Cres.

The proposed development will achieve the front set back consistent with setbacks of the adjoining developments set backs as per the site plan.

The proposed development will comprise of:

- An existing two storey house to be demolished
- Attached dual occupancy dwellings to be built on site with basement level parking.

## ASSESSMENT CRITERIA

Pursuant to Section 4.15 of the Environmental Planning & Assessment Amendment Act 1997 the following heads of consideration apply:

### 3.1.1. Relevant Planning Instruments

- Environmental Planning & Assessment Act 1979;
- State Environmental Planning Policies (SEPP)
- Canterbury Bankstown Local Environmental Plan 2023 and
- Chapter 51 of Canterbury Bankstown Development Control Plan 2023.

The site is situated in a Residential Area and under the LEP, construction of a dual occupancy dwellings are permissible in this zoning, with Council's consent.

#### 4. OBJECTIVES

The proposal complies with Council's objectives in the following:

- To retain and enhance the existing streetscape.
- To enhance appearance of development & privacy by means of landscaping and architectural articulation.
- To ensure dwellings have adequate daylight and sunlight.
- To ensure, adequate car parking is available and minimise on-street parking.
- To retain visual and auditory privacy to adjoining properties.
  - Ensure the development complies with Canterbury Bankstown Precinct DCP and address the constraints and design guidelines set out.

#### 5. PROPOSED MODIFICATIONS

##### APPROVED DEVELOPMENT

Application **DA-669/2022** was approved by Canterbury Bankstown Council on the 31 October 2022. Demolition of existing structures, construction of an attached dual occupancy with front fence, establish an inter-allotment drainage easement and Torrens title subdivision, the following elements were approved.

##### PROPOSED AREA TABLE

CALCULATIONS (combined units)		CALCULATIONS (per unit)	
TOTAL SITE AREA	= 558.62m <sup>2</sup>	SITE AREA (per unit)	= 279.31m <sup>2</sup>
TOTAL GROUND FLOOR AREA	= 149.66m <sup>2</sup>	GROUND FLOOR AREA (per unit)	= 74.83m <sup>2</sup>
TOTAL FIRST FLOOR AREA	= 129.64m <sup>2</sup>	FIRST FLOOR AREA (per unit)	= 64.82m <sup>2</sup>
TOTAL FLOOR AREA	= 279.30m <sup>2</sup>	TOTAL FLOOR AREA (per unit)	= 139.65m <sup>2</sup>
TOTAL F.S.R.	= 0.500:1	F.S.R. (per unit)	= 0.500:1
GARAGE FLOOR AREA (per unit)	= 17.15m <sup>2</sup>	GARAGE FLOOR AREA (per unit)	= 17.15m <sup>2</sup>
PRIVATE OPEN AREA (per unit)	= 80.72m <sup>2</sup>	PRIVATE OPEN AREA (per unit)	= 80.72m <sup>2</sup>

Compliance with CBDP No. 2023 Chapter 51 and is summarised in the following table:

Issue	Council Requirement	Proposed	Comment
F.S.R.	50% R2 Residential	<b>279.30m<sup>2</sup></b> = 50%	Complies
Minimum lot size	450m <sup>2</sup>	558.62m <sup>2</sup>	Complies
Front setback	4.5m to main front wall. 6.00 m to garage front	6.05m to garage <b>Unit 1</b> 7.0m front wall 7.0m to first floor wall <b>Unit 2</b> 6.0m to garages 7.0m front wall 7.0m to first floor	Complies
Side setback	0.9 /metres 1 <sup>st</sup> floor 0.9m	No change to original consent. Proposed 1.01 m	Complies
Max. No. of storeys	2	2	Complies
Private open space	80 m <sup>2</sup> each unit site	<b>Unit 1</b> 80.72m <sup>2</sup> <b>Unit 2</b> 80.72m <sup>2</sup>	Complies
Energy Efficiency	Minimum 3.5*	3.5*	Complies
Frontage width	15.0 meters	20.185meters	Complies
External Wall height	7.0m	6.04 meters	Complies

It is clear from the above summary that the proposal complies with all assessment criteria.

## 6. PROPOSED MODIFICATIONS

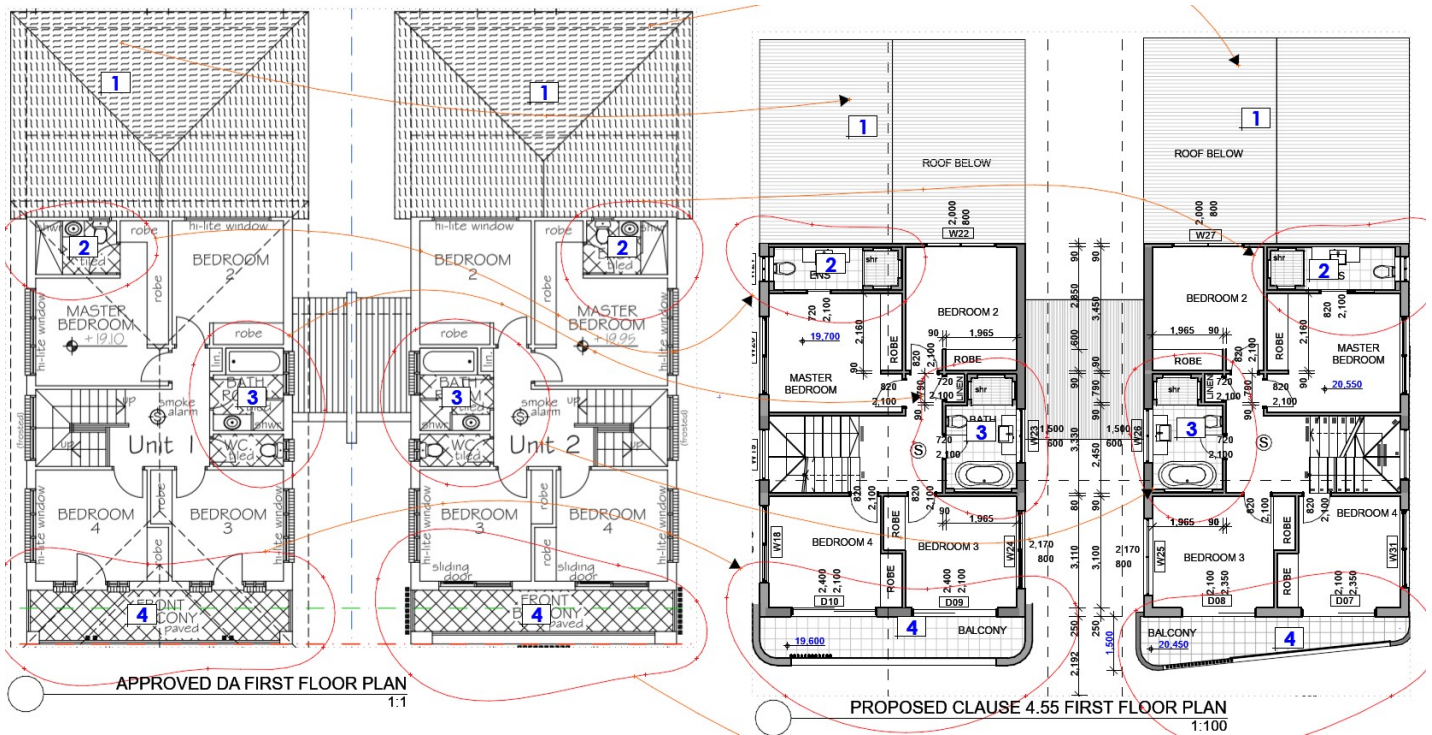
### a) PROPOSED EXTERNAL MODIFICATIONS

1. LOWER ROOF TO ALFRESCO CHANGE TO METAL ROOF WITH GABLE
2. MASTER BEDROOM ENSUITE REVISED LAYOUT AND SIZE, WINDOW RELOCATED
3. BATHROOMS REVISED LAYOUT, WINDOW RELOCATED
4. FRONT 1ST FLOOR BALCONY PROFILE AMENDED TO SUIT FACADE CHARACTER
5. LOWER ROOF TO ALFRESCO CHANGE TO METAL ROOF WITH GABLE
6. MASTER BEDROOM ENSUITE REVISED LAYOUT AND SIZE, WINDOW
7. RELOCATED BATHROOMS REVISED LAYOUT, WINDOW RELOCATED
8. FRONT 1ST FLOOR BALCONY PROFILE AMENDED TO SUIT FACADE CHARACTER
9. UNIT 1 ROOF CHANGE TO METAL ROOF 8 DEGREE SLOPE INSTEAD OF 25 DEGREES GABLE REMOVED AND REPLACED WITH PARAPET WALL TO CONCEAL ROOF.
10. UNIT 1 AND 2 FACADE ARCHITECTURE CHANGED
11. UNIT 1 AND 2 FRONT LIVING WINDOW AMENDED
12. UNIT 1 AND 2 FIRST FLOOR CEILING HIEGHT INCREASED TO 2.75M INSTEAD OF 2.4M
13. RIDGE AND PARAPET ROOF RL LEVEL AMENDED
14. UNIT 1 AND 2 ENSUITE WINDOW RELOCATED FROM REAR WALL TO SIDE WALL
15. UNIT 1 AND 2 BEDROOM 2 REAR WINDOW WIDTH REDUCED
16. UNIT 1 AND 2 ALFRESCO ROOF CHANGED TO GABLE ROOF AND METAL CLADDING
17. UNIT 1 AND 2 FIRST FLOOR ROOF LOWERED SLOPE TO 8 DEGREES AND MADE GABLE END
18. UNIT 1 AND 2 FIRST FLOOR CEILING HIEGHT INCREASED TO 2.75M INSTEAD OF 2.4M
19. RIDGE PARAPET RL LEVEL AMENDED
20. UNIT 1 AND 2 STAIR SIDE WINDOW INCREASED HIEGHT
21. UNIT 1 AND 2 FIRST FLOOR BALCONY AND FACADE REDESIGN AND UPGRADE
22. UNIT 1 AND 2 FIRST FLOOR ROOF LOWERED SLOPE TO 8 DEGREES AND MADE GABLE END
23. UNIT 1 AND 2 STAIR SIDE WINDOW REDUCED HIEGHT
24. UNIT 1 AND 2 SIDE BEDROOM WIDOW REDUCED WIDTH
25. UNIT 1 AND 2 ALFRESCO ROOF CHANGED TO GABLE
- 26.

### b) PROPOSED EXTERNAL MODIFICATIONS

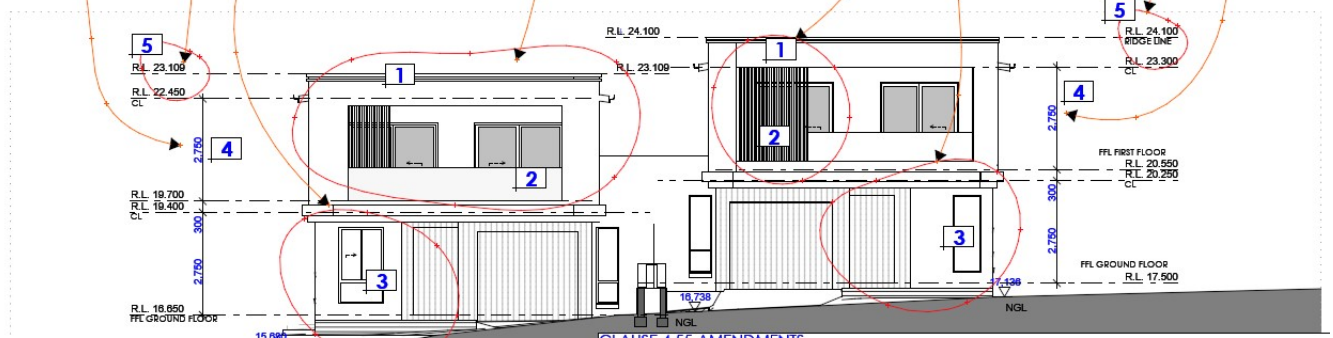
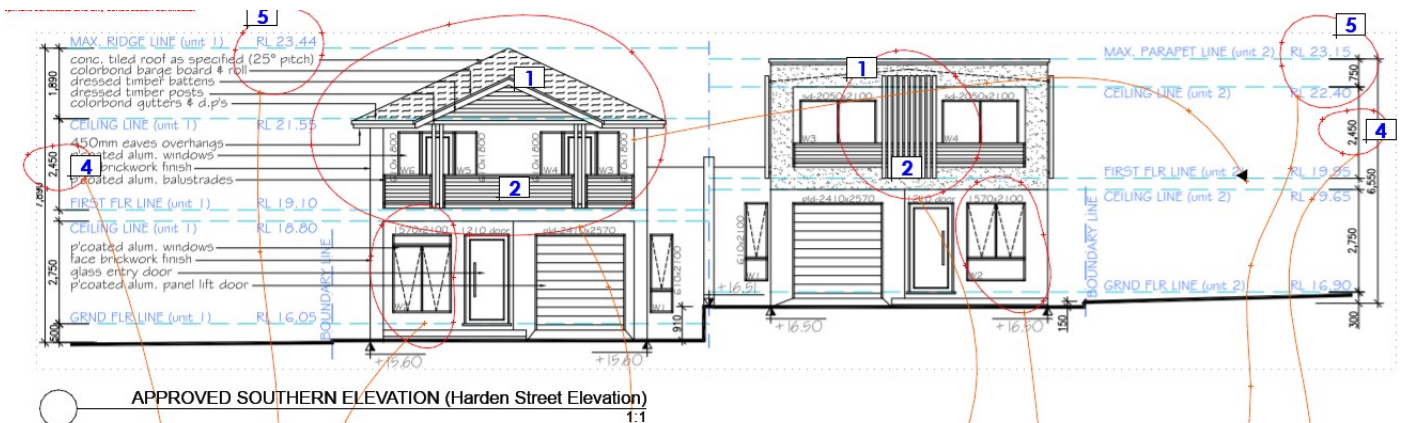
1. UNIT 1 AND 2 FIRST FLOOR PLAN INTERNAL LAYOUT REVISED SPECICALLY ENSUIT AND BATHROOM TO BOTH UNITS ARE PROPOSED TO BE RE-ARRANGED FOR IMPROVED LAYOUT AND BETTER USE OF SPACE. REFER TO ITEMS 16 AND 198 ABOVE FOR REFERENCE TO WINDOWS CHANGES AS PER THE INTERNAL LAYOUT CHANGE.





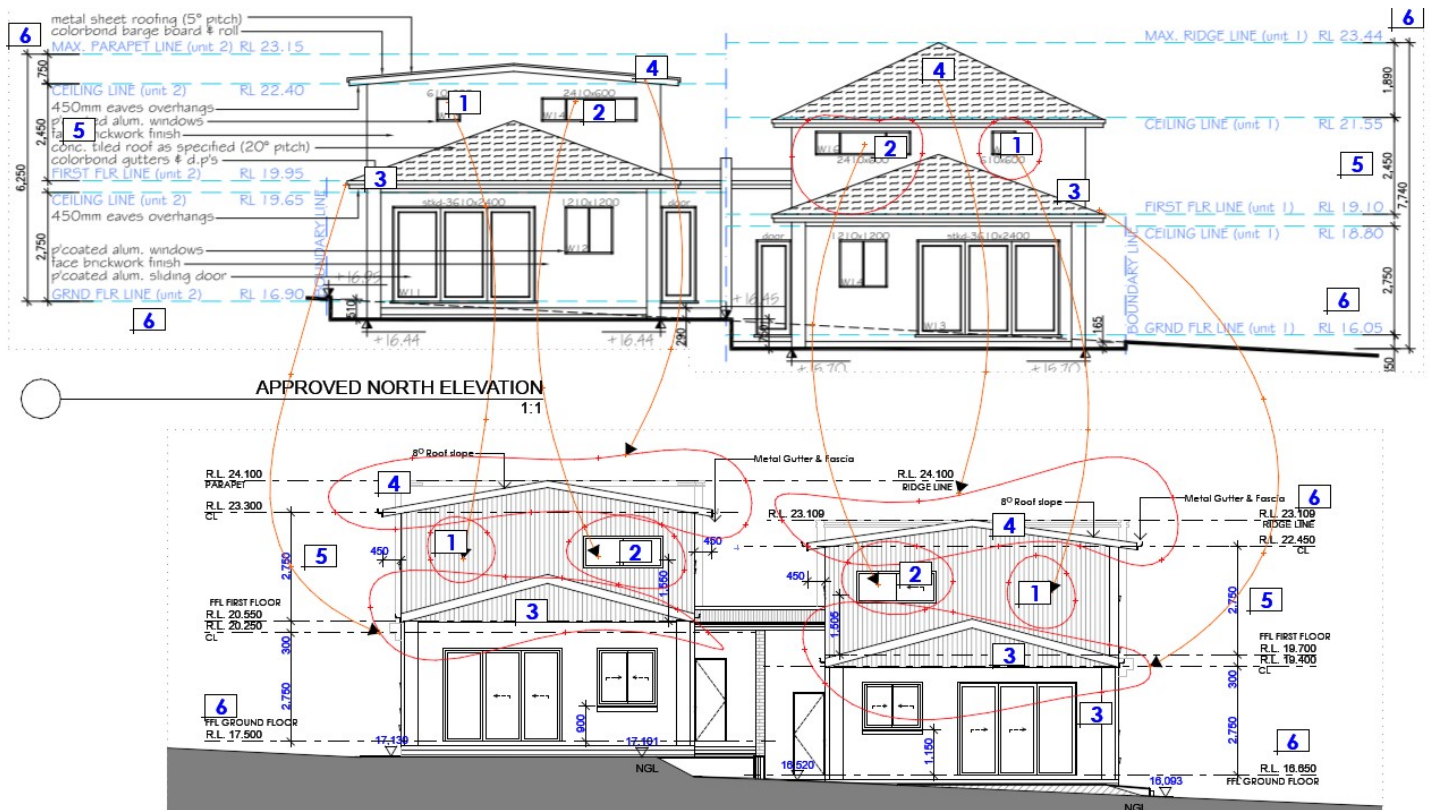
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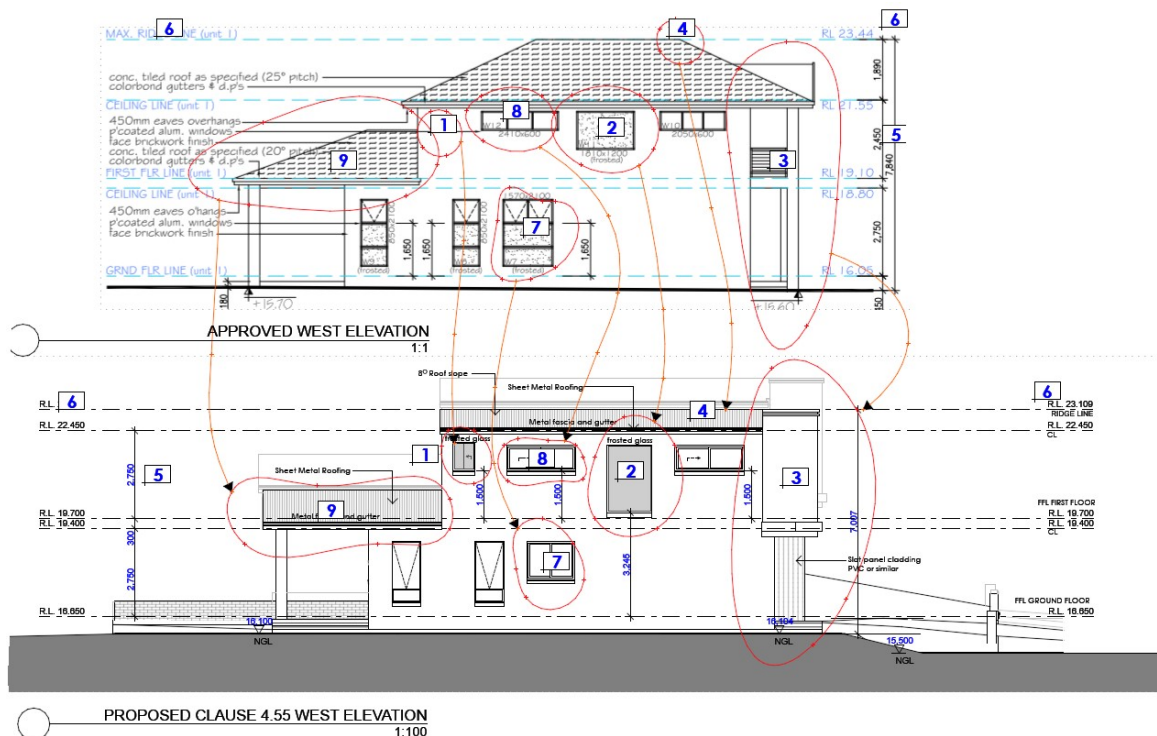
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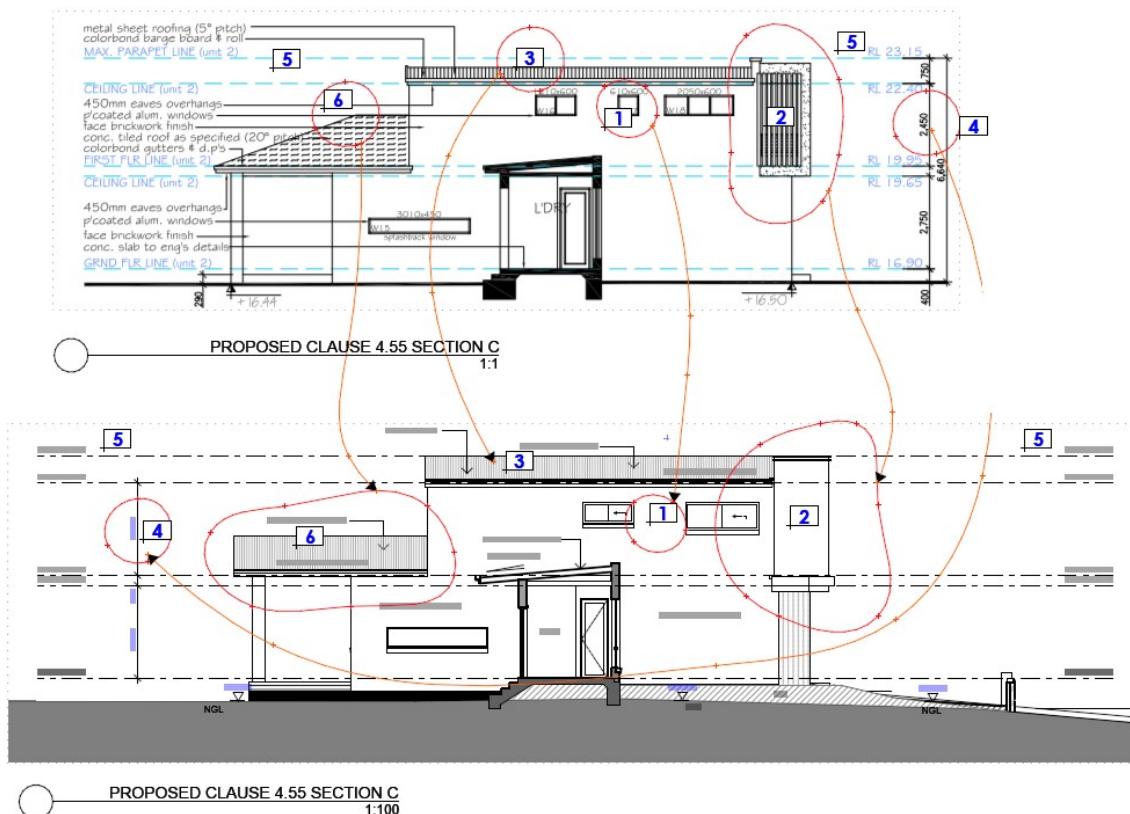
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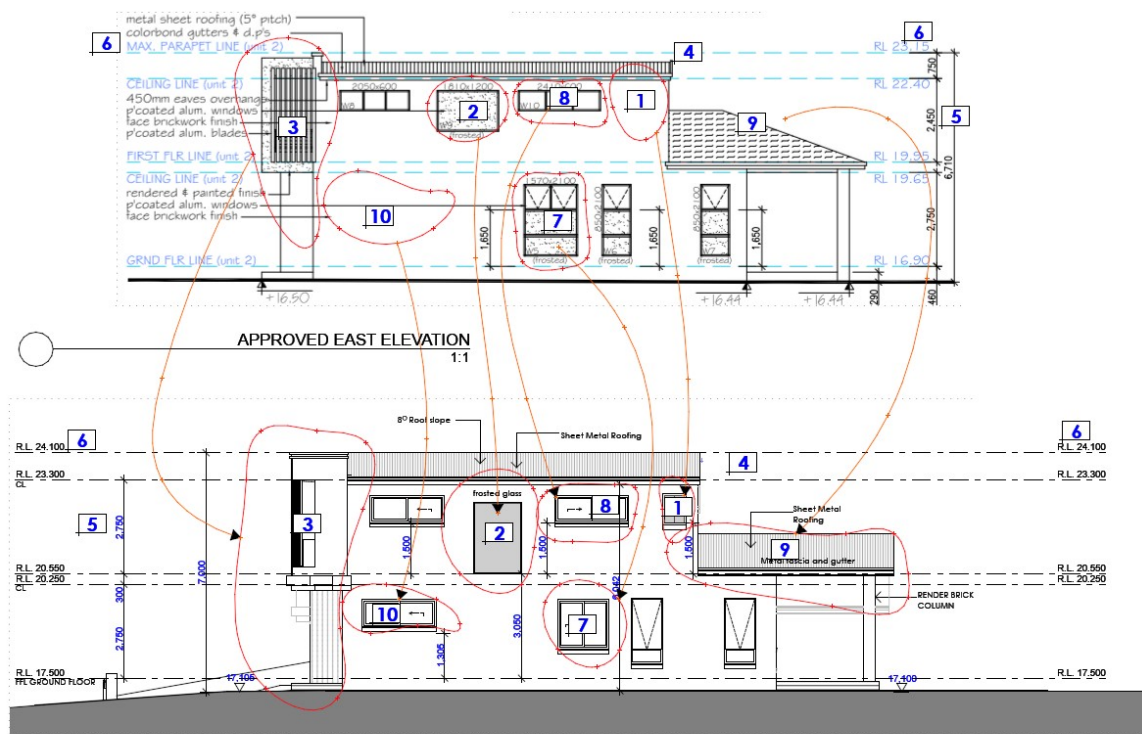
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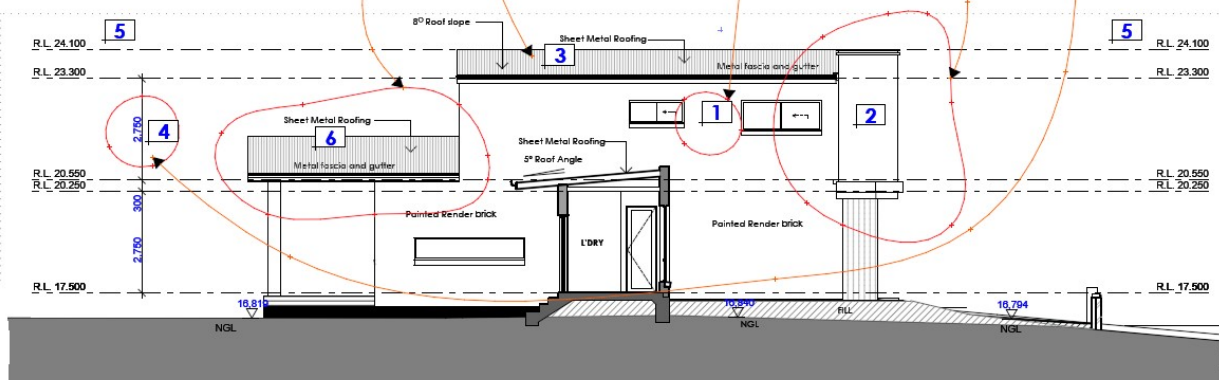
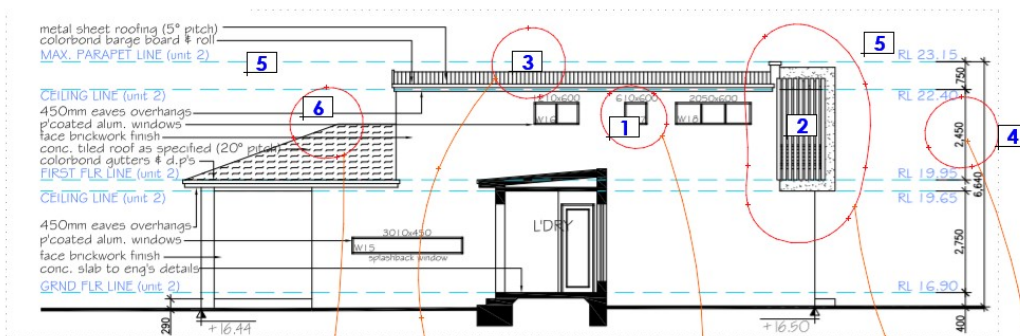
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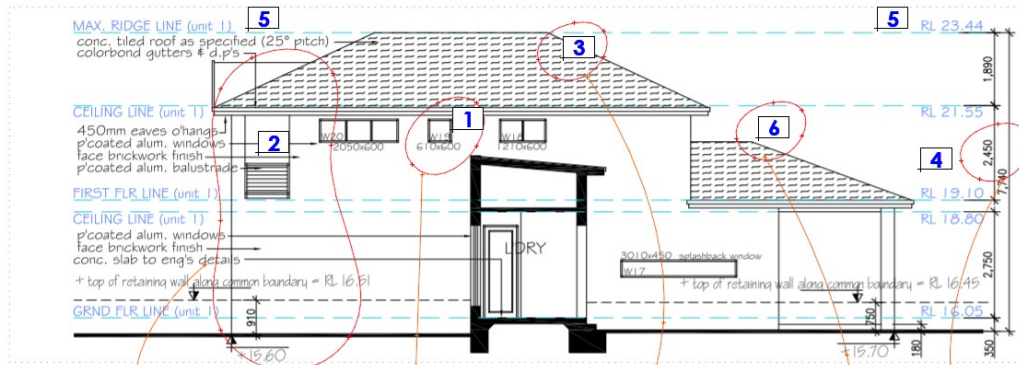
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1. UNIT 1 AND 2 WC WINDOW REMOVED
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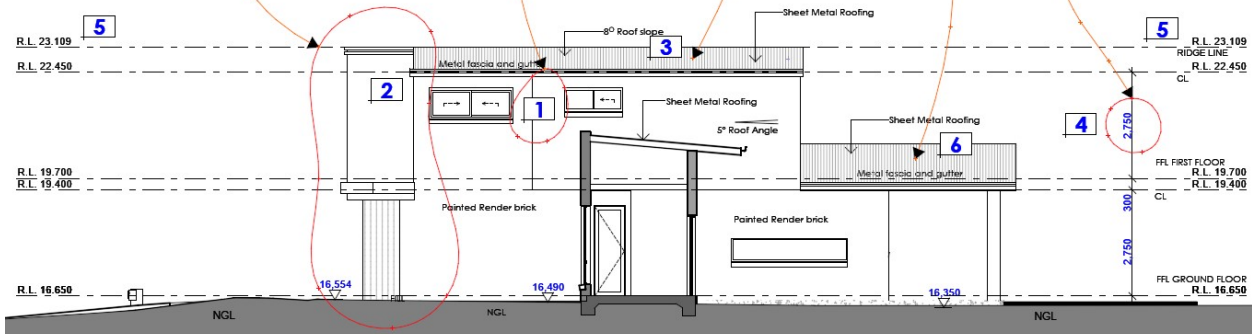


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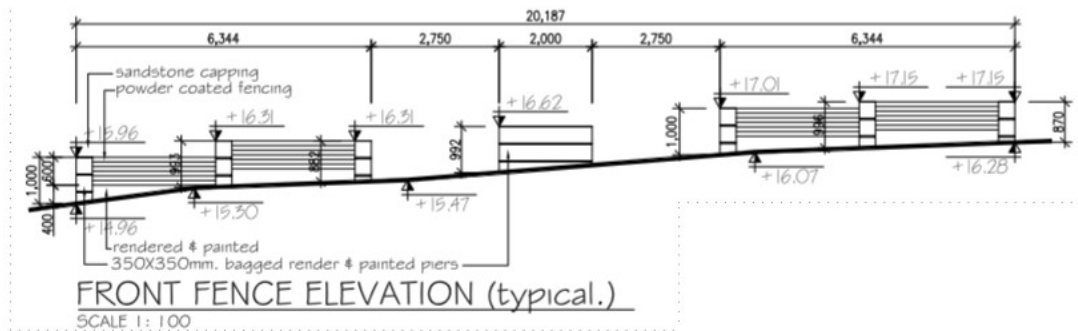
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APPROVED SECTION D  
1:1

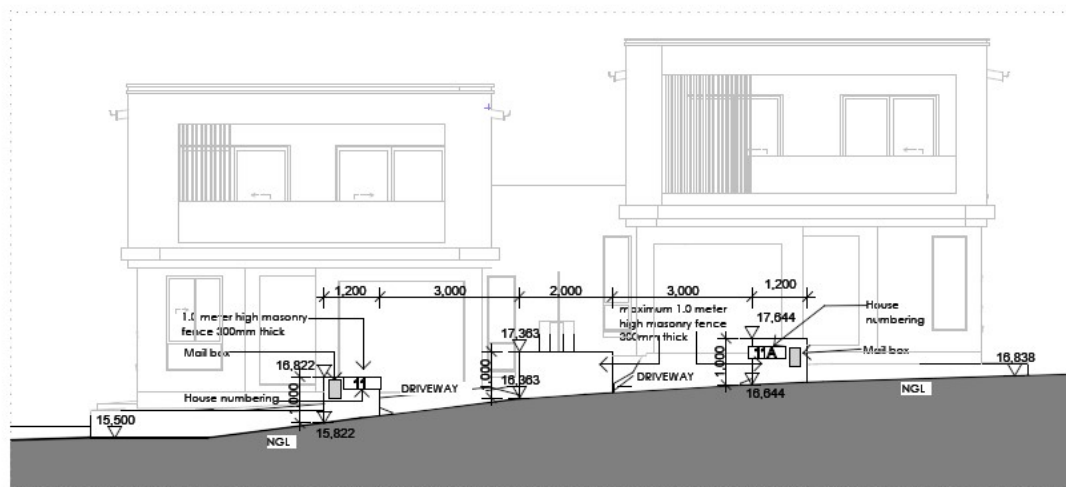


PROPOSED CLAUSE 4.55 SECTION D  
1:100



APPROVED FRONT FENCE

## CLAUSE 4.55 AMENDMENTS FRONT FENCE AMENDMENTS



PROPOSED CLAUSE 4.55 FRONT FENCE ELEVATION  
1:100

## 7. ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979

The Environmental Planning and Assessment Act 1979 (EP&A Act) provides the overarching framework for the NSW Planning System. Section 4.55 of the EP&A Act provides controls for modifying a development consent granted by Council.

This application is made under Section 4.55(1A) of the EP&A Act as it is for a modification involving minor environmental impacts. Section 4.55(1A) states the following:

- 1) A consent authority may, on application being made by the applicant or any other person entitled to act on a consent granted by the consent authority and subject to and in accordance with the regulations, modify the consent if—
  - a) it is satisfied that the proposed modification is of minimal environmental impact, and
  - b) it is satisfied that the development to which the consent as modified relates is substantially the same development as the development for which the consent was originally granted and before that consent as originally granted was modified (if at all), and
  - c) it has notified the application in accordance with—
  - d) the regulations, if the regulations so require, or
  - e) a development control plan, if the consent authority is a council that has made a development control plan that requires the notification or advertising of applications for modification of a development consent, and
  - f) it has considered any submissions made concerning the proposed modification within any period prescribed by the regulations or provided by the development control plan, as the case may be.

The proposed modifications achieve the above controls in the following ways:

- a) The proposed modifications are generally minor in nature and will not generate negative impacts for adjoining properties or set an undesirable precedence for future development as the final design is sympathetic of, and in keeping with, the characteristics of the streetscape and the wider Georges Hall locality. The modified development will retain the approved use of the site for the construction of a Two Storey attached dual occupancy Dwellings and does not impact on the approved development description.
- b) The proposed modifications are captured within a suitable building envelope on the site and will not result in adverse visual impacts beyond what was approved under application **DA-669/2022**.
- c) The proposed modifications will result in substantially the same development in the following ways:
  - The final development is for the construction of 2 x 2 storey Dual occupancy dwellings. The modified development is predominately located within the approved building envelope and achieves compliant setback distances to the front, side and rear boundaries, a compliant site coverage and landscaped areas. The modified development will therefore not impact on the balance between the built form and environment.
  - The bulk and form of the approved development is retained.
  - The approved and modified development has been sensitively designed to reflect the built form characteristics of other dwelling house developments in the locality. The predominant built form characteristics of the immediate area is contemporary buildings in a combination of architectural render construction, with hip tiled roof forms and a range of recessed and projecting façade treatments. This is entirely

- consistent with the architectural styling of the proposed development and as such, the development is considered to achieve the desired existing and future character of the area and will not set an undesirable precedence for future development. The proposed land use and form of the modified development is consistent with what was approved under application **DA-669/2022** as well as ensuring consistency with other developments in the vicinity of the site. The final development reflects the location of building envelopes and rhythm of development throughout the streetscape.
  - The proposed modifications will not impact on the developments ability to achieve compliance with the dual occupancy provisions of the Canterbury Bankstown SEPP.
- d) The proposed modifications have been assessed in accordance with the relevant legislation and are suitable for notification if required.
- e) Any submissions made concerning the proposed modification will be addressed if required.

In determining an application for modification of a consent under Section 4.55, the consent authority must take into consideration the matters referred to in Section 4.15(1) of the EP&A Act that are of relevance to the proposed development. Section 4.15(1) states the following:

**2) In determining a development application, a consent authority is to take into consideration such of the following matters as are of relevance to the development the subject of the development application—**

**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 Planning 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**
  - iv. **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**
  - v. **the regulations (to the extent that they prescribe matters for the purposes of this paragraph),**
  - vi. **(Repealed)**  
**that apply to the land to which the development application relates,**  
**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 suitability of the site for the development,**  
**any submissions made in accordance with this Act or the regulations,**
- e) the public interest.**

The proposed modifications address the above matters in the following ways:

- The proposed modifications have been designed in accordance with the relevant objectives and controls for dwelling house development of the Central River City SEPP demonstrate a scheme that achieves the objectives for built form and landscaped open space.
- The proposed modifications will not result in any environmental impacts to both the natural and built environment beyond that approved under application **DA-669/2022**. The final development will result in a positive social and economic impact by contributing to the demand for housing in a suitable location within the locality.
- Council's assessment of the development scheme under application **DA-669/2022** determined that the development for the construction of a two storey attached dual occupancy dwellings is suitable land use for the subject site. The proposed modifications will not impact on the approved use of the site.



- Any submissions made for the proposed modification will be addressed if required.
- The modified development is not anticipated to impact on the public interest.

## **STATE ENVIRONMENTAL PLANNING POLICY (PRECINCTS – CENTRAL RIVER CITY) 2021**

The State Environmental Planning Policy (Precincts – Central River City) 2021 (Central River City SEPP) was introduced to facilitate the development, redevelopment or protection of important urban, coastal and regional sites of economic, environmental or social significance to the State so as to facilitate the orderly use, development or conservation of those State significant precincts for the benefit of the State. The Central River City SEPP also aims to facilitate service delivery outcomes for a range of public services and to provide for the development of major sites for a public purpose or redevelopment of major sites no longer appropriate or suitable for public purposes.

In accordance with Part 3.4, Clause 3.21 of the Central River City SEPP, consent is not to be granted to the carrying out of development on land within a growth centre unless the consent authority has taken into consideration the following—

***a) whether the proposed development will preclude the future urban and employment development land uses identified in the relevant growth centre structure plan.***

The modified development will not preclude the future urban and employment development of the Georges Hall within the Bankstown precinct. The subject site is intended for residential development.

***b) whether the extent of the investment in, and the operational and economic life of, the proposed development will result in the effective alienation of the land from those future land uses***

The modified development will not impact on the operational and economic life of the North Georges Hall within the Bankstown precinct.

***c) whether the proposed development will result in further fragmentation of land holdings***

The modified development will not result in subdivision or further fragmentation of the land.

***d) whether the proposed development is incompatible with desired land uses in any draft environmental planning instrument that proposes to specify provisions in a Precinct Plan or in section 3.11,***

The modified development achieves the objectives of the land use zoning and is consistent with the desired land use for the site, retaining the approved use of the site for a low impact residential development.

***e) whether the proposed development is consistent with the precinct planning strategies and principles set out in any publicly exhibited document that is relevant to the development,***

The modified development is consistent with the precinct planning strategies and principles and will set a desirable precedence for future development in the locality.

***f) whether the proposed development will hinder the orderly and co-ordinated provision of infrastructure that is planned for the growth centre,***

The modified development will contribute to the orderly and economic development of the land and will not impact on the provision of future infrastructure.

***g) in the case of transitional land—whether (in addition) the proposed development will protect areas of aboriginal heritage, ecological diversity or biological diversity as well as protecting the scenic amenity of the land***

The subject site is not identified as transitional land.

Part 3.5 of the Central River City SEPP provides controls relating to development on flood prone land or within major creeks land. Consent is not to be granted to the carrying out of development to which this section applies unless the consent authority has taken the following into consideration—

- a) whether or not the development will adversely affect flood behaviour resulting in detrimental increases in the potential flood affectation of other development or properties,*
- b) whether or not the development will alter flow distributions and velocities to the detriment of other properties or the environment of the floodplain,*
- c) whether the development will enable safe occupation of the flood prone and major creeks land,*
- d) whether or not the development will detrimentally affect the floodplain environment or cause avoidable erosion, siltation, salinity, destruction of riparian vegetation or a reduction in the stability of the riverbank/watercourse,*
- e) whether or not the development will be likely to result in unsustainable social and economic costs to the flood affected community or general community, as a consequence of flooding,*
- f) whether or not the development is compatible with the flow conveyance function of the floodway,*
- g) whether or not the development is compatible with the flood hazard,*
- h) in the case of development consisting of the excavation or filling of land, whether or not the development—*
  - i. will detrimentally affect the existing drainage patterns and soil stability in the locality, and*
  - ii. will significantly impact on the likely future use or redevelopment of the land, and*
  - iii. will adversely impact on the existing and likely amenity of adjoining properties, and*
  - iv. will minimise the disturbance of relics, and*
  - v. will adversely impact on any watercourse, drinking water catchment or environmentally sensitive area.*

The subject site is not identified as Flood Prone Land and as such further assessment is not required.

Part 3.6 of the Central River City SEPP provides controls relating to vegetation. Development consent under this clause is not to be granted unless the consent authority is satisfied of the following in relation to the disturbance of bushland caused by the clearing of the vegetation—

- a) that there is no reasonable alternative available to the disturbance of the bushland,*
- b) that as little bushland as possible will be disturbed,*
- c) that the disturbance of the bushland will not increase salinity,*
- d) that bushland disturbed for the purposes of construction will be re-instated where possible on completion of construction,*
- e) that the loss of remnant bushland caused by the disturbance will be compensated by revegetation on or near the land to avoid any net loss of remnant bushland,*
- f) that no more than 0.5 hectare of bushland will be cleared unless the clearing is essential for a previously permitted use of the land.*

The modified development does not require the clearing of significant vegetation or disturbance of bushland.

- a) to protect and enhance the environmentally sensitive areas and natural and cultural heritage of the Precinct, and*
- c) to promote employment, residential and recreational opportunities in the Precinct, and*
- d) to promote housing choice and affordability in the Precinct, and*
- e) to provide for the sustainable development of the Precinct.*

The modified development achieves the relevant aims above by retaining the approved low impact land use that is highly compatible with the surrounding area and the residential nature of the streetscape. The modified development has been designed to respond to the topography of the land and does not require the removal of significant trees or vegetation.

## **8. ECOLOGICALLY SUSTAINABLE DEVELOPMENT**

The proposal has been assessed in reference to Council's ESD objectives. The necessary actions will be taken in order to achieve the objectives applicable to this development. All precautions have been taken to ensure no short or long-term irreversible or serious threats to the environment occur. Proper notification will be made to allow community involvement in respect to local issues of concern toward the development. Recycling and re-use options will be utilised in any waste clean-up necessary on the site. The operation of the development will have negligible impact on water quality, biodiversity, ecological integrity, neighbourhood safety, or public transport. The long-term economic health of the community will be aided by the increase in number of resident consumers provided by development.

## **9. IMPACT OF THE DEVELOPMENT**

It is believed that the proposal will have no major social or economic impact on the locality.

The slab on ground and split level difference between unit 1 and unit 2 construction will result in minimal disturbance to the natural slope of the land, this proposal will have minimal cut within the land to form a building platform therefore preserving the natural overland water. Stormwater will be conveyed as per concept drainage plan to street design. directly from rainwater tank out flow to street as designed refer Stormwater Drainage Plan by Sith engineers. Sewer connection will be completed in accordance with Sydney Water's requirement and will not adversely affect the adjoining properties.

The neighbouring properties are currently connected to all the relevant utility services within the area. The proposed development will utilize the available services upon commencement of construction and will be connected in accordance with the relevant authorities' requirements.

The locality contains a variety of single and 2 storey housing of the mid to 20<sup>th</sup> century and more recently to 2 storey duplex dwelling within proximity to the proposed development see photo above. Due to a changing of architectural styles ie: opposite side of street dwelling 2 storey and single storey dwellings having mixed styles of face brick, painted fibrous cement clad exterior finishes, There doesn't seem to feature any strong nor regimented architectural theme that would have to be complied with, according to the Canterbury Bankstown Development Control Plan 2023 as noted above.

The size and shape of the proposal, including materials and roof geometry, reflect the prevailing scale and character of the area and fall within the development controls.

The overshadowing created by the proposed development will have minimal impact on the side neighbouring property and no impact to the rear courtyards of adjoining properties. There are no living room windows to the neighbours affected and are clear of overshadowing that require consideration. There are no overshadow impacts on the other surrounding properties as illustrated on architectural drawings DA.28.

Privacy is maintained through strategically positioning windows to side and rear elevations as well as privacy screening to the proposed balconies and ground floor alfresco to both proposed dwellings, as well as by introducing opaque glazing where required, as indicated on architectural drawing DA.07 and DA.20 and DA21.

The traffic generated by the development will create negligible additional load and have only minor impact on the locality. Some additional traffic is to be expected during construction, as usual occurrence with this type of development.

As illustrated above, the proposed development will have minimal impact on the amenity enjoyed by the neighbours and on the general locality.



## **10. SITE STORMWATER DRAINAGE**

The slab on ground construction will result in minimal disturbance to the natural slope of the land, preserving the natural overland water, rainwater discharge will be conveyed to side drainage easement and to kerb street kerb outlet, refer to Sith engineers stormwater drainage plan.

Stormwater engineer's drainage plan to street kerb outlet gravity charge line attached to the submission.

## **11. OVERSHADOWING**

There are minimal overshadowing changes created by the proposed will have little or no adverse effects to the neighbours that would need to be addressed and therefore will have no impact to the rear and side neighbouring property only No. 9 and 13 Harden Cres as illustrated on architectural drawing No. DA28.

### **11.1.2. PRIVACY**

Privacy is proposed to be addressed and improved to ensure neighbour's privacy as well the occupants of unit 2 protected. We believe this proposal address's the protection to privacy of both unit 2 occupancy and neighbours rear courtyard, we believe this would cause loss of privacy side neighbours.

### **11.1.3. TRAFFIC**

No change will traffic generated as approved and will not create negligible additional load with no impact on the locality.

The proposed development will have minimal to no impact on the amenity enjoyed by the neighbours and on the general locality.

### **11.1.4. SUITABILITY OF THE SITE**

The proposal is consistent with developments in the area and with the existing urban fabric. The high degree of compliance with development control instruments indicates that the site is suitable for the development as proposed.

### **11.1.5. SUBMISSIONS**

It is expected surrounding neighbours will be notified in accordance with Council's Notification Policy. Should objections be received it is hoped Council will enable mediation to occur in order to address the issues.

### **11.1.6. PUBLIC INTEREST**

Construction of the dwelling would seem not to be against the public interest.

## **12. DESIGN ELEMENTS**

### **12.1 STREETScape**

The locality contains a variety of dwelling-houses designs and does not feature any strong nor regimented architectural theme, which would have to be complied with in the design of a new dwelling house.

Architectural style is diversified and mixed and reflects individual choice and character, there is consistency with respect to bulk, size, scale and roof pitch.

This development will have a positive impact upon the Architectural theme of the surrounding area.

### **12.2 ARCHITECTURAL THEMES**

The proposed modern contemporary character design as proposed will add value and enhance the streetscape. The development is sited well within the landscape, it is proposed dual occupancy dwellings with ample rear outdoor Private Open Spaces to both dwellings. The proposed landscape design will create a variety of attractive plant species that will enhance the landscaped front and rear landscape spaces.

The size and shape of the new development is will enhance the character of the area, including materials used and character will blend into the residential area.

The new facade has been designed to take into consideration visual integration, energy efficiency, and sustainability in respect to choice of building materials. Product such as rendered brickwork, metal roofing as proposed into the design exterior finishes. All building construction will comply with the Environmental Planning and Assessment Act 1979, Local Government Act, and Building Code of Australia. Materials have been selected to complement the surrounding developments as detailed within the architectural plans accompanying the Clause 4.55 amended DA.

This development will have a positive impact upon the Architectural theme of the surrounding area.

### **12.3 FRONT FENCES**

Front fence is proposed to be reduced with 1.0 meter high concrete fence centre boundary location as well as postal box and house number clearly visible from the street.

### **12.4 SIDE AND REAR FENCES**

Overall no impact. The side and rear fences where required will be put back as new materials.

## **13 BUILDING FORM**

### **13.1 DESIGN**

The implemented modern architectural elements provide considerable articulation and visual interest when viewed from the street.

The architectural unity between design of the proposed development and external finishes will enhance the streetscape and be in character with other developments uses within the locality. The development is designed to be integrated with the size, shape and position of the property, thereby assisting in reducing the bulk and scale of the development to a level commensurate with the prevailing streetscape.

### **13.2 ROOF**

The roofline is not over barring within the surrounding architectural building character in both visual and solar aspects.

### **13.3 HEIGHT OF THE DEVELOPMENT**

The proposed design will have the Finished Floor levels are as proposed complaint with the Canterbury Bankstown Council maximum wall height and overall building height.

### **13.4 CUT AND FILL**

The site within the building platform will have maximum 0.5 meters internal fill and no cut to site proposed this will be within Council's guidelines.

## **14 PRIVACY AND SECURITY**

### **14.1 VISUAL PRIVACY**

We have made consideration to visual privacy and have minimised number of windows to the first floor bedrooms and all living family windows for day time use to the ground floor so as reduce visual privacy to the surrounding neighbours.

### **14.2 ACOUSTIC PRIVACY**

The proposed new development will not generate or be affected by any noise within the surrounding locality that requires consideration.

### **14.3 ACCESS AND PARKING**

The proposed off-street car parking complies with the Development Control Plan in number of spaces provided and form. 4 car parking spaces are proposed overall in a stacked car parking format.

## **15 FLOODING**

The site is not within the flood zone.

## **16 BUSH FIRE**

The site is not within a bush fire zone and therefore no consideration or report required.

## **17 CONCLUSION**

The proposal is permissible within the zoning and complies with all relevant development control instruments.

It would improve the character of the existing streetscape and create only minor impact on landscaping, neighbours' amenity and existing traffic.

Visual and acoustic privacy, as well as car parking requirements have been successfully addressed.

In conclusion, the development should be approved as proposed.