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Level 4, Suite 4 402-410 Chapel Road Bankstown 

STATEMENT OF ENVIRONMENTAL EFFECTS

Development Description: Secondary dwelling

ADDRESS: 31 Endeavour Rd, Georges hall

DATE: 06/11/2024



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QUALITY ASSURANCE

PROJECT:	Secondary dwelling
ADDRESS:	31 Endeavour Rd, Georges hall
LOT & DP	A/DP401896
COUNCIL:	Canterbury-Bankstown Council
AUTHOR:	ABCON

DOCUMENT MANAGEMENT

PREPARED BY:	PURPOSE OF ISSUE:	DATE:
Ahmad El-Moubayed	DA Submission	06/11/2024
REVIEWED BY:	PURPOSE OF ISSUE:	DATE:
Ahmad El-Moubayed	DA Submission	06/11/2024

Integrated Development (under S4.46 of the EP&A Act). Does the development require approvals under any of the following legislation?

Coal Mines Subsidence Compensation Act 2017	NO
Fisheries Management Act 1994	NO
Heritage Act 1977	NO
Mining Act 1992	NO
National Parks and Wildlife Act 1974	NO
Petroleum (Onshore) Act 1991	NO
Protection of the Environment Operations Act 1997	NO
Roads Act 1993	NO
Rural Fires Act 1997	NO
Water Management Act 2000	NO

CONCURRENCE

SEPP (Industry and Employment) 2021	NO
SEPP (Resilience and Hazards) 2021	NO
SEPP (Transport and Infrastructure) 2021	NO
SEPP (Planning Systems) 2021	NO
SEPP (Precincts—Central River City) 2021	NO
SEPP (Precincts—Eastern Harbour City) 2021	NO
SEPP (Precincts—Regional) 2021	NO
SEPP (Precincts—Western Parkland City) 2021	NO
SEPP (Biodiversity and Conservation) 2021	NO

1.0 – PLANNING REPORT INTRODUCTION

1. Executive introduction

The purpose of this planning report / statement of environmental effects is to accompany a development application to the consent authority of **Canterbury-Bankstown Council** for a proposed **Conversion of Garage to a Secondary dwelling** within the subject site of **31 Endeavour Rd, Georges hall NSW**.

Two of the Key environmental Planning Applying to the land is acknowledged as **Bankstown Development Control Plan (DCP 2023)** and **Bankstown Local Environmental Plan 2023**.

The definition(s) of the Proposal pursuant to the **Bankstown Local Environmental Plan 2023** would best be defined as “**Secondary dwelling**” pursuant permitted uses table of that zone.

secondary dwelling means a self-contained dwelling that—

- (a) is established in conjunction with another dwelling (the principal dwelling), and
- (b) is on the same lot of land as the principal dwelling, and
- (c) is located within, or is attached to, or is separate from, the principal dwelling.

Pursuant to **Bankstown Local Environmental Plan** the subject is zoned **R2 Low density Residential** and is considered to satisfy the statutory framework for the proposed uses of the land and considered to satisfy the objective of the zone and be in the public interest.

This report is planning assessment that is to be submitted in concurrence with a deemed local development submission to the consent authority of the **Canterbury-Bankstown Council**. In accordance with Part 1 of Schedule of the environmental planning & assessment regulation 2000 (EPAAReg2000) the following information is provided:

- I. the environmental impacts of the development:
- II. how the environmental impacts of the development have been identified, and,
- III. The steps to be taken to protect the environment / lessen the expected harm to the environment.

ABCON have Reviewed this development Proposal and Subsequently Prepared This Statement of environmental Effects, with the outcome of this report describing the physical characteristics of the proposal, subject site and surrounds in its environmental planning context, while having regards to matters as of relevance to the subject application pursuant to section 4.15 (79C) of the Environmental Planning & Assessment Act 1979 (EP&A Act 1979).

To address the above statutory requirements, this planning report considers the following matters:

- description of the site, surrounding development and the wider locality;
- Description of the proposed development.
- assessment of the proposed development in accordance with all statutory controls and **Bankstown Development Control Plan**; and,
- A Broder environmental assessment of the proposal, having regards to matters for consideration within section 4.15 (79C) of the planning and assessment Act 1979 (the EPA Act 1979).

This assessment and subsequent report conclude that the proposed development is consistent with the State Governments and **Canterbury-Bankstown's** strategic Planning objectives for the **Bankstown Government** area and in particular the **R2 Low density Residential** for ensuring that the provision have been meet.

2. Legislative framework

The **Bankstown Local Environmental Plan** is a planning document designed to provide guidance and direction for the future development of the greater Georges hall Suburb and hence identified the subject's site for future development.

It should be noted that the local environmental plan provisions and objectives have also been incorporated within **Bankstown Development Control Plan** and is discussed below.

The following are environmental Planning Controls that are considered relevant and have been considered in the environmental assessment of the proposal, with conclusion reached that the proposed dwelling can satisfactorily satisfy these controls:

- **Bankstown Development Control Plan**
- **Bankstown Local Environmental Plan**

This planning report / statement of environmental effects and subsequent consultant's report have placed emphasis on this planning instruments / guideline during the strategic and statutory assessment of the proposal.

Pursuant to **Bankstown Environmental Plan** the subject site is zoned **R2 Low Density Residential**. And is considered to satisfy the statutory framework for the proposed use of the land considered to be in the public interest.

Zone R2 Low Density Residential

1 Objectives of zone

- To provide for the housing needs of the community within a low density residential environment.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.
- To allow for certain non-residential uses that are compatible with residential uses and do not adversely affect the living environment or amenity of the area.
- To ensure suitable landscaping in the low density residential environment.
- To minimise and manage traffic and parking impacts.
- To minimise conflict between land uses within this zone and land uses within adjoining zones.
- To promote a high standard of urban design and local amenity.

3. Planning context

The development application is supported by a planning report/Statement of Environmental Effects that:

- includes a satisfactory neighborhood and site description, including the identification of the key features of the neighborhood and site,
- shows how the siting and design response derives from and responds to the key features identified in the neighborhood and site description, and
- Demonstrates that the proposal respects the existing or preferred neighborhood character and satisfies objectives of the zone in the **Banks town Local Environmental Plan**.

The proposed development consisting of a **Secondary Dwelling** within the subject site **31 Endeavour Rd, Georges hall** is defined as "development "for the purpose of clause 1.4 definitions of the environmental planning & assessment Act 1979 (EP&A Act 1979).

Pursuant to Clause 4.2 of the Environmental Planning & Assessment Act 1979 (EP&A Act 1979), the Clause stipulates that the development must not be carried out on the subject site until consent has been obtained, of which is requested. The application does not trigger any of the 'Integrated Development' provisions of Division 4.8 of the Environmental Planning & Assessment Act 1979 and so therefore it is anticipated that no third-party approvals are required.

4. Executive summary

The proposal will provide additional required Residential stock to meet State and **Bankstown Local Government** planning strategic objectives for the provision of a varying range of housing types to meet the needs of future populations within the Local Government area of **Georges hall**.

The preceding sections of this report have assessed the statutory considerations and the environmental impacts associated with the proposed development and it is concluded that the site is suitable for the proposed development. Furthermore:

- the site is zoned to accommodate this type of development.
 - the nature and form of the proposed development is generally consistent with the desired future character of the locality.
 - the size and dimensions of the land can accommodate the scale of the proposed development.
 - the site will have access to all utility services to accommodate the demand generated by the proposed development.
 - the proposed development is unlikely to result in any adverse traffic impacts.
 - the proposed development will not result in any unacceptable or material environmental impacts in relation to adjoining and surrounding properties, particularly in terms of overshadowing, views, privacy (aural and visual) or solar access; and
 - there are no known major physical constraints, environmental impacts, natural hazards, or exceptional circumstances that would hinder the suitability of the site for the proposed development.
- The desired future character is determined through the strategic planning predominantly contained within the **Cumberland Local Environmental Plan** and too lesser extent appropriate parts of the

Bankstown Development Control Plan The context during this process is crucial to support change and determine appropriate building types and planning controls.

The proposal has been adequately assessed against Section 4.15 Evaluation (Heads of Consideration) of the Environmental Planning and Assessment Act 1979 (EP&A Act 1979) and found to satisfy the principles of the legislation.

Therefore, on balance the proposed redevelopment as proposed is economically sound, ecologically sustainable and in the public interest and should be supported by **Canterbury-Bankstown** and determined as approved.

2.0 –THE SUBJECT SITE DESCRIPTION & CONTEXT

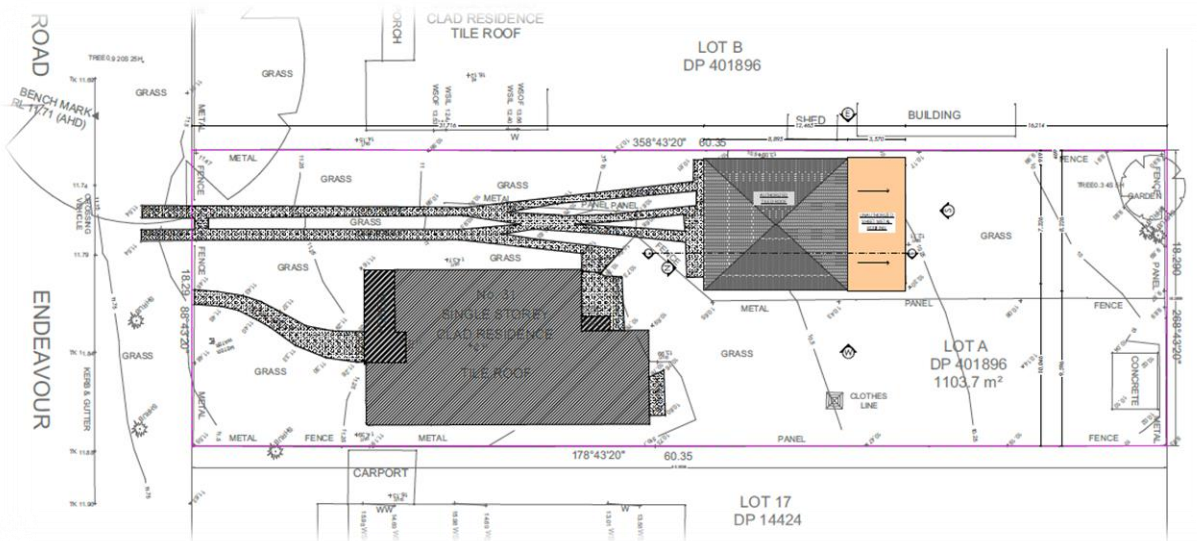
5. The Georges hall Area



Georges Hall, a suburb of local government area City of Canterbury-Bankstown, is located 24 kilometres south-west of the Sydney central business district in the state of New South Wales, Australia, and is part of the South-western Sydney region

6. Site Dimension and Topography

The subject site is a Rectangular site and consists of a Single Storey Dwelling and secondary dwelling The site is provided with an area of approximately **1103.7m²** and retains a Moderate slope to the rear. There appears to be no topographic or environmental constraints onsite that will restrict such a proposal.



7. Site and surrounds context / streetscape character

The subject site is within **R2 Low Density Residential** of **Bankstown Local Environmental Plan** that has and is currently undergoing moderate change over recent years and is predominantly characterised by extensive dwellings with a varying range of floor plates and architectural designs and styles.

An assessment of the **Endeavour** streetscape character, urban character and site analysis had been the first step in the design process and had been used to ensure that the development is the best possible solution for the site and the immediate locality in the **Georges hall** suburb and makes the best possible contribution onsite and to its surroundings.

Quality streetscapes are those in which the buildings and associated spaces form attractive streets and neighbourhoods. New buildings need to be sensitive and in context with the landscape setting and the environmental conditions of the locality, with the proposed new development achieving these outcomes.

This submission establishes the fundamental role of the site analysis and statement of environmental effects in the overall design process to ensure the proposal is designed and sited to reflect the desired streetscape, taking into consideration the site conditions and overall environmental constraints and attributes of the site and locality as well as the Development Standards constraints of the relative applicable Planning instruments.

Contextually, the site is situated within a **R2 Low Density Residential**. Development within the immediate vicinity comprises medium scale dwellings. The architectural submission provides for an existing and proposed future built form neighbourhood layout.

8. Site analysis

The site analysis is the foundation of good design and is used as an initial source of information upon which to base the design and configuration of development taking account of all environmental constraints and opportunities, as they relate to the unique features of the site and nearby land.

Objectives:

- Identify the constraints and opportunities for the development of the site.
- Provide an understanding of how the development relates to the site.
- Identify the capability and suitability of the site for development.

A Site Analysis Plan is provided in support of the development application. The scope of the site analysis has addressed:

i. contours, slope, and north point.

Response: These matters have been identified and addressed on the supporting documents, with the site generally orientated north to south. Refer to Survey plan.

ii. existing landscaping and vegetation.

Response: The Existing landscape is to remain.

iii. existing buildings and structures.

Response: Single Storey Dwelling

iv. roads, access points, parking, and traffic management devices and the like.

Response: These matters have been identified and addressed.

v. linkages; open space networks, pedestrian/cycle paths and the like.

Response: There are definable pedestrian / cycle pathways in the suburb. Refer to architectural plans for further information.

vi. easements, services, existing infrastructure, and utilities.

Response: Services have been identified. Refer to the Survey plan.

vii. hydraulic features, drainage lines, water features, drainage constraints, and the like.

Response: These matters have been identified. There are no constraints or restrictions that are detrimental to the proposal. Stormwater design will form part of the overall submission.

- viii. natural hazards (e.g., flooding, bushfire).

Response: N/A

- ix. solar orientation, overshadowing prevailing winds.

Response: These matters have been identified in more detail with the submission.

- x. views and vistas to, from and within the site.

Response: The subject site is orientated Northern on the Southern side of Endeavour and will provide great views from the site across the landscape while maintaining high levels of occupancy and adjoining privacy.

- xi. Building Structures NCC (BCA)

Response: It has been concluded that the proposal can achieve compliance with the relevant sections of the NCC (BCA).

- xii. special environmental features such as threatened species habitat, endangered ecological communities, and wetlands.

Response: The subject site has no such species.

Based on the above, it is our opinion that the development as proposed:

- is in keeping with the future character of the area.
- is reflective of current and future development approvals and building structures in the area.
- the buildings appearance is set low in the streetscape and minor in its environmental impacts.
- the building provides for exceptional interaction to street frontages
- the development fits comfortably and completes the urban for the precinct, and
- All four streetscapes are well activated and shows exceptional design excellence.

In summary, the built forms presentation to **Endeavour Street** with appropriate colours and material, appropriately responds to the future character of the area. The buildings environmental outcomes are one of timeless materiality and low maintenance.

3.0 – THE PROPOSED DEVELOPMENT

9. General introduction

The purpose of this planning report / statement of environmental effects is to accompany a development application to the consent authority of **Cumberland City Council** for a proposed **Conversion of Garage to a Secondary dwelling** within the subject site of **31 Endeavour Rd, Georges hall NSW**.

10. Aesthetics and architectural expression

The proposal adopts a Modern Architectural expression that is complementary to adjoining and proposed residential development. The style and form of the proposed buildings are considered appropriate for the location and will most likely reflect the desired existing and future low development of the locality. The building provides setbacks to the adjoining properties and opportunity for deep soil landscaping.

The proposed development achieves an appropriate built form in terms of building alignment, proportion, and articulation of building elements. The overall architectural language appropriately communicates a contemporary residential building and delivers an aesthetic appearance which is likely to sit comfortably with existing residential buildings in the locality.

11. Landscaping

Landscaping of the site is provided in appropriate form. The site will be appropriately landscaped with vegetation suitable for the style of **R2 Low Density Residential** proposed. This will include a mix of low shrubbery with selected taller species in key locations in private and common locations.

The landscape design has carefully considered style and species to not only screen adjoining premises, but blend and enhance adjoining landscaping, while also considering Crime Prevention through Environmental Design (CPTED) principles. Reference should be made to the landscape plan accompanying this application.

12. Vehicular Access and parking

Vehicle access to the site is provided from Endeavour Street with vehicle parking located within a Garage and Driveway, for both residents and visitors to the site. As stated above, the garage car parking will provide the residents onsite car parking needs including a wide driveway to allow cars to turn and the cars to leave the site in a forward direction.

13. Waste management

Waste management onsite is considered high. Every residential level of the building is provided with communal bin rooms for temporary storage as well as ground floor bulk waste storage. Reference should be made to the waste management plan accompanied this application.

14. Environmental management

This proposal will ensure the efficient and sustainable use of land. This development will result in the provision of residential buildings that are both viable and needed in the locality. The dwellings will achieve high levels of solar access and ventilation.

15. Erosion and sediment control

The risk to the natural environment because of this proposal is low. Nevertheless, environmental protection must be properly thought-out. The activity that poses the most significant risk to the environment is run-off of potentially polluted waters during construction. This environmental risk has been considered and appropriate environmental controls included in the development site stormwater drainage design and total site drainage design.

16. Site contamination

The requirements of State Environmental Planning Policy No 55 (SEPP55) Remediation of Land have been considered. This Policy requires that Council must be satisfied that any development site is appropriately remediated of contamination and suitable for any proposed use. Given the residential Use over time, there is unlikely to be any contamination currently on site that might pose any risk to the future use.

4.0 – STATEMENT OF ENVIRONMENTAL EFFECTS

17. Section 4.15 evaluation- Environmental Planning & Assessment Act, 1979

Section 4.15 Evaluation - Matters for Consideration, of the Environmental Planning and Assessment Act 1979, provide for those matters that may be taken into consideration as applicable.

Matters for Consideration – general

In determining a development application consideration of the following matters are to be taken into consideration as are of relevance to the development the subject of the development application:

- a) the provision 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.
 - 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 under section 7.4, and
 - v. the regulations (to the extent that they prescribe matters for the purposes of this paragraph).
 - vi. any coastal zone management plan (within the meaning of the Coastal Protection Act 1979) that apply to the land to which the development application relates.

That apply to the land to which the development application relates

- 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,
- c) the suitability of the site for the development.
- d) any submissions made in accordance with the Act or the regulations; and
- e) the public interest.

This Statement of Environmental Effects has been structured pursuant to Section 4.15 Evaluation - Matters for Consideration, of the Environmental Planning and Assessment Act, 1979, that is of relevance to the proposal.

18. Bankstown Environmental Plan

One of the key planning instruments applying to the land is acknowledged as the **Bankstown Local Environmental Plan**.

1.2 Aims of Plan

(1) This Plan aims to make local environmental planning provisions for land in Canterbury-Bankstown in accordance with the relevant standard environmental planning instrument under section 3.20 of the Act.

(2) The particular aims of this Plan are as follows—

(aa) to protect and promote the use and development of land for arts and cultural activity, including music and other performance arts,

(a) to manage growth in a way that contributes to the sustainability of Canterbury-Bankstown,

(b) to protect landforms and enhance vegetation, especially foreshores and bushland, in a way that maintains the biodiversity values and landscape amenity of Canterbury-Bankstown,

(c) to identify, conserve and protect the Aboriginal, natural, cultural and built heritage of Canterbury-Bankstown,

(d) to provide development opportunities that are compatible with the desired future character and amenity of Canterbury-Bankstown,

(e) to restrict development on land that is sensitive to urban and natural hazards,

(f) to provide a range of residential accommodation to meet the changing needs of the population,

(g) to provide a range of business and industrial opportunities to encourage local employment and economic growth and retain industrial areas,

(h) to create vibrant town centres by focusing employment and residential uses around existing centres and public transport,

(i) to provide a range of recreational and community service opportunities and open spaces to meet the needs of residents of and visitors to Canterbury-Bankstown,

(j) to achieve good urban design in terms of site layouts, building form, streetscape, architectural roof features and public and private safety,

(k) to ensure activities that may generate intensive car usage and traffic are located near public transport that runs frequently to reduce dependence on cars and road traffic,

(l) to consider the cumulative impact of development on the health of the natural environment and waterways and on the capacity of infrastructure and the road network,

(m) to support healthy living and enhance the quality of life and the social well-being and amenity of the community,

(n) to ensure development is accompanied by appropriate infrastructure,

(o) to promote ecologically sustainable development.

Pursuant to **Bankstown Local Environmental Plan 2023(LEP2023)**, the proposed development is located within the subject site R2 Low Density Residential and is considered to satisfy the statutory framework for the proposed use of the land and considered to be in the public interest.

The objectives of the **R2 Low Density Residential** are -

1 Objectives of zone

- To provide for the housing needs of the community within a low density residential environment.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.
- To allow for certain non-residential uses that are compatible with residential uses and do not adversely affect the living environment or amenity of the area.
- To ensure suitable landscaping in the low density residential environment.
- To minimise and manage traffic and parking impacts.
- To minimise conflict between land uses within this zone and land uses within adjoining zones.
- To promote a high standard of urban design and local amenity.

Bankstown Local Environmental Controls			
Provisions	Requirements	Comments	Complies
FSR	Shall be no more than 0.5:1	The total floor space of the dwellings is less than the fsr requested by council 180m ² which is less than the max	Yes - Compliance Achieved
Max Building Height	Shall be no more than 9.0m	The Proposed secondary dwelling is less than 9.0m Having a height of 4.64m	Yes - Compliance Achieved

19. Development control plan

Section 4.15(1)(a)(iii) has been considered in respect of this application. The proposal is satisfactory when assessed and considered against the provisions of the **Bankstown Development Control Plan** and is not more onerous than the **Bankstown Local Environmental Plan**.

The key local development controls have been highlighted and discussed while all other relevant matters for consideration have been summarised and commented upon as detailed in the following sections of this statement. While the DCP is a relevant consideration when making a determination of this proposal, Council is reminded that the proclamation of the Environmental Planning and Assessment Amendment Act 2012 on 1 March 2013 confirmed the status and weight that should be placed on development control plans when making a determination of a development application.

The amendments to the Environmental Planning and Assessment Act 1979 clarified the purpose, status, and content of development control plans (DCPs), and how they are to be considered during the development assessment process. The Amendment Act makes it clear that the ***principal purpose of a DCP is to provide guidance to a consent authority*** on land to which the DCP applies.

The Amendment Act reinforces that the ***provisions contained in a DCP are not statutory requirements and are for guidance purposes only***. Furthermore, it should be noted that the weight a consent authority gives to a DCP in assessing a development application will depend on several factors, including whether the DCP provides a sensible planning outcome.

The Amendment Act confirms that Council can confidently apply development control plans ***flexibly*** and if a development application does not comply with provisions in a DCP, a consent authority ***must be flexible*** in the way it applies the controls and also allow for reasonable alternative solutions to achieve the objectives of those standards.

The following table summarises the **most relevant** (not all) development controls and compliance with such controls

Bankstown –Development Control Plan

Council Development Controls			
Provision	Requirement	Comment	Compliance
2.1 Site Analysis Plan	1.1 Development for the following purposes must submit a site analysis plan: (a) attached dwellings (b) (c) (d) (e) (f) (g) (h) (i) (j) (k) boarding houses manor houses multi dwelling housing multi dwelling housing (terraces) residential flat buildings serviced apartments shop top housing housing estates mixed use development containing dwellings Torrens Title subdivision that proposes three or more lots.	Proposed development being a secondary dwelling does not meet criteria for attaching a site analysis to Development application.	Not Applicable
2.3 Tree Management	O1 To sustainably manage the tree resources to improve the visual, physical and environmental amenity of Canterbury-Bankstown. O2 To promote a healthy urban forest and urban tree canopy. O3 To promote the use of professional standards and best practices in tree management. O4 To list the controls for the pruning, removal and replacement planting of trees. O5 To protect trees that contribute to the heritage significance of places. O6 To protect trees from tree vandalism	No proposed removal of trees on the site. [A107] Proposed secondary development does not affect any existing trees on the site [A108]	Yes - Compliance Achieved
3.2 Parking	2.1 Development must use the Off-Street Parking Schedule to calculate the amount of car, bicycle and service vehicle parking spaces that are required on the site: Dwelling houses= 2 car spaces, Bicycle spaces N/A	2 parking spaces provided as shown on ground floor plan [A108]	Yes - Compliance Achieved
	3.1 Development must not locate entries to car parking or delivery areas: (a) close to intersections and signalised junctions; (b) (c) (d) (e) (f) (g) on crests or curves; where adequate sight distance is not available; opposite parking entries of other buildings that generate a large amount of traffic (unless separated by a raised median island); where right turning traffic entering may obstruct through traffic; where vehicles entering might interfere with operations of bus stops, taxi ranks, loading zones or pedestrian crossings; or where there are obstructions which may prevent drivers from having a clear view of pedestrians and vehicles. 3.2 Parking areas for people with disabilities should be close to an entrance	Parking space provided in proposed garage (for proposed secondary dwelling), and forward of the building line for existing primary dwelling [A108]	Yes - Compliance Achieved

	<p>to development. Access from the parking area to the development should be by ramps or lifts where there are separate levels.</p> <p>3.3 Where above ground parking is the only solution possible, locate to the rear of buildings.</p>								
	<p>3.8 The location of driveways to properties should allow the shortest, most direct access over the nature strip from the road.</p>	<p>The location of the existing driveway to properties allow the shortest, most direct access over the nature strip from the road as shown in the site plan [A104]</p>	<p>Yes - Compliance Achieved</p>						
	<p>3.11 For new residential development, necessary clear driveway widths are provided in the following table:</p> <table><tr><th>Driveway width</th><th>Minimum clear width</th></tr><tr><td>One-way</td><td>3m</td></tr><tr><td>Two-way</td><td>5.5m</td></tr></table>	Driveway width	Minimum clear width	One-way	3m	Two-way	5.5m	<p>Existing driveway access width is 3.645m, and minimum existing driveway width is 4.6m as shown on site plan A104</p>	<p>Yes - Compliance Achieved</p>
Driveway width	Minimum clear width								
One-way	3m								
Two-way	5.5m								
3.3 Waste Management	<p>2.2 & 2.3 The bin sizes for residential development are: Attached dwellings, dwelling houses, dual occupancies, secondary dwellings, semidetached dwellings: General waste= 140L, 530x610x930mm Recycling and garden organics= 240L, 580x730x1060mm</p>	<p>Proposed bin size for secondary dwelling development are: General waste= 140L, 530x610x930mm Recycling and garden organics= 240L, 580x730x1060mm</p> <p>As shown on A106 and A104.</p>	<p>Yes - Compliance Achieved</p>						
	<p>3.2 Each dwelling is to have: (a) A waste storage cupboard in the kitchen capable of holding two days waste and recycling and be sufficient to enable separation of recyclable materials. (b) A suitable space in the kitchen for a caddy to collect food waste.</p>	<p>proposed dwelling to have a waste storage cupboard in the kitchen capable of holding two days waste and recycling and be sufficient to enable separation of recyclable materials, and A suitable space in the kitchen for a caddy to collect food waste.</p>	<p>Yes - Compliance Achieved</p>						
	<p>3.3 Development must provide an adequate sized bin storage area behind the front building line to accommodate all allocated bins.</p>	<p>Proposed dwelling provides clause 2.2 & 2.3 compliant sized bins located behind the building line and away from street view as shown on A106.</p>	<p>Yes - Compliance Achieved</p>						
	<p>3.4 The location of the nominated collection point and bin storage area must not adversely impact on the streetscape, building design or amenity of dwellings.</p>	<p>Proposed bin storage located away from street view as to not adversely impact on the streetscape, building design or amenity of dwellings [A106]</p>	<p>Yes - Compliance Achieved</p>						

	3.5 The location of the bin storage area should ensure this area: (a) is screened or cannot be viewed from the public domain; and (b) is away from windows of habitable rooms to reduce adverse amenity impacts associated with noise, odour and traffic.	Existing and proposed location of the bin storage area ensure this area is screened or cannot be viewed from the public domain; and is away from windows of habitable rooms- proposed bin location for proposed secondary dwelling is beneath pr. Bathroom window as shown on A108.	Yes - Compliance Achieved
	3.6 The location of the bin storage area is to be convenient to use for the dwelling occupants and caretakers, through reducing the bin travel distance from the bin storage area to the nominated kerbside collection point. The bin-carting route from the bin storage area to the collection point must not pass through any internal areas of the building/dwelling and must avoid stairs or slopes.	The location of the bin storage area convenient to use for the dwelling occupants and caretakers, through reducing the bin travel distance from the bin storage area to the nominated kerbside collection point. The bin-carting route from the bin storage area to the collection point does not pass through any internal areas of the building/dwelling and must avoid stairs or slopes- A106	Yes - Compliance Achieved
	3.7 Where possible, development may consider providing each dwelling with a suitable space for composting and worm farming, located within the backyard, private courtyard or open space. Composting facilities should locate on an unpaved area, with a minimum size of 1m2 per dwelling.	Sufficient landscaped area located behind the proposed development for composting and worm farming, located within the backyard- A106	Yes - Compliance Achieved
	3.8 Dwellings are to have access to an adequately sized on-site storage area to store bulky waste awaiting collection.	Dwellings have access to an adequately sized on-site storage area to store bulky waste awaiting collection- A104, A106	Yes - Compliance Achieved
3.4 Sustainable Development	2.1 Proposals for new development with a gross floor area less than 5,000m2 and proposals for extensions to existing developments below 5,000m2 seeking to expand by 50% or more of the existing floor area must comply with Requirement W1	Proposed secondary dwelling (less than 5000m2) complies with requirement W1 [see below]	Yes - Compliance Achieved
	2.3 The following requirement is mandatory and must be incorporated into the building design: All taps, showerheads, toilet suites (cisterns, urinals) used in the development must be rated to at least 4 stars under the National Water Efficient	All proposed taps, showerheads, toilet suites in the secondary dwelling comply with W1 requirements as shown in BASIX certificate attached	Yes - Compliance Achieved

	<p>Labelling and Standards (WELS) Scheme (refer below). National water conservation rating and labelling scheme The Water Efficient Labelling and Standards (WELS) Scheme is administered by the NSW and Australian Government and is designed to make more efficient use of Australia's potable water supply. The following star ratings are required for compliance with this DCP: (a) shower heads 3 stars – 8 litres or less per minute; (b) (c) basins taps 6 stars – 4.5 litres or less per minute; toilet cisterns 4 stars – 4 litres or less per flush.</p>	with DA, and page A103 of architectural document.	
	<p>3.1 Proposals for new development where the total gross floor area is below 5,000m²; and extensions to existing uses below 5,000m² that involve an increase in 50% or more of the existing gross floor area must comply with Requirements E1 and E2.</p>	Proposed secondary dwelling (less than 5000m ²) complies with requirements E1 and E2 [see below]	Yes - Compliance Achieved
	<p>3.2 The design and orientation of buildings must maximise solar access and natural lighting by: (a) (b) (c) (d) Orientating the building so that its longest side is on the east west axis (where possible). Maximising the number of windows on the northern face of the building and minimising glazed areas on the eastern and western walls of the building (i.e. providing for most of the glazed areas on the northern face of the building). Fitting warehouses with skylights to 10% of the roof area. Considering and including where feasible the following features: skylights, clerestory windows, light wells, light tubes, atriums and similar features.</p>	<p>The orientation of the proposed dwelling positioned so that the longest sides are facing West/East. [see A104]</p> <p>This therefore maximises the number of windows on the northern face of the building and minimising glazed areas on the eastern and western walls of the building as shown in A108.</p> <p>Skylights N/A since proposed development is a secondary dwelling.</p>	Yes - Compliance Achieved
	<p>3.3 Development must incorporate a hot water heating system that is energy rated to at least 4 stars. The preferred system is either a gas boosted solar system, or a 5 star gas system, with appropriate insulation to the tank and pipes (refer to box for a list of different types of water heaters that have a rating of 4 stars or higher).</p>	<p>The heating system is proposed to maximize energy sustainability and efficiency as per the DCP's Objectives: Heating system, or a system with a higher energy rating, in at least 1 living area: 1-phase air conditioning - non ducted; Energy rating: 10 star (average zone). The bedrooms must not incorporate any heating system, or any ducting which is designed to accommodate a heating system [Shown on A103].</p>	Yes - Compliance Achieved
3.7 Landscape	<p>2.1 New landscaping is to complement the existing street landscaping and improve the quality of the streetscape.</p>	Proposed landscaping complements the existing street landscaping and	Yes - Compliance Achieved

	2.2 Development, including alterations and additions, is to minimise earthworks (cut and fill) in order to conserve site soil. Where excavation is necessary, the reuse of excavated soil on site is encouraged.	improve the quality of the streetscape [A106]. Proposal does not include cut and fill, or excavation [A110].	
	2.3 The landscape design is to contribute to and take advantage of the site characteristics.	Proposed development includes minimal landscaping amendments [A106], and hence contributes to and takes advantage of the existing site characteristics.	Yes - Compliance Achieved
	2.4 The landscape design is to improve the quality of the streetscape and communal open spaces by: (a) (b) (c) providing appropriate shade from trees or structures; defining accessible and attractive routes through the communal open space and between buildings; providing screens and buffers that contribute to privacy, casual surveillance, urban design and environmental protection, where relevant; (d) improving the microclimate of communal open spaces and hard paved areas; (e) (f) (g) locating plants appropriately in relation to their size including mature size; softening the visual and physical impact of hard paved areas and building mass with landscaping that is appropriate in scale; including suitably sized trees, shrubs and groundcovers to aid climate control by providing shade in summer and sunlight in winter.	Proposed landscape plan [A106] includes the sufficient provision of appropriate shade from trees or structures; defining accessible and attractive routes through the communal open space and between buildings. Proposed secondary dwelling does not include windows facing the existing house, as to not impede on either dwelling's privacy [A108].	Yes - Compliance Achieved
	2.5 The landscape of setbacks and deep soil zones must: (a) provide sufficient depth of soil to enable the growth of mature trees; (b) (c) (d) 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.	The landscape of setbacks and deep soil zones provide sufficient depth of soil to enable the growth of mature trees [see sections A110 and landscape plan A106]. Proposed landscaping is so that it does not impede on public domain or sightlines, yet function as an environmental buffer [see landscape plan A106, and model views A111].	Yes - Compliance Achieved
	2.6 Development must consider the retention of existing trees, including street trees, in the building design.	No removal of trees proposed. [A106, A107]	Yes - Compliance Achieved
	2.7 Development must plant at least one canopy tree for every 12m of front and rear boundary width and: (a) (b) (c) (d) (e) Canopy trees are to be of a minimum 75	2 existing trees near front boundary to remain [A106].	Yes - Compliance Achieved

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31 Endeavour Rd, Georges hall



	litre pot size. Use deciduous trees in small open spaces, such as courtyards, to improve solar access and control of microclimate. Place evergreen trees well away from the building to allow the winter sun access. Select trees that do not inhibit airflow. Provide shade to large hard paved areas using tree species that are tolerant of compacted/deoxygenated soils.	No proposed trees that inhibit airflow, or solar access [A106].	
	2.8 Development must provide street trees that will contribute to the canopy where possible.	2 existing trees near front boundary to remain in order to contribute to the canopy [A106].	Yes - Compliance Achieved
	3.1 Development must retain, protect and enhance indigenous/native vegetation and natural site features and incorporate it into the landscape design.	2 existing trees near front boundary to remain in order protect and enhance indigenous/native vegetation and natural site features [A106].	Yes - Compliance Achieved
	3.2 Development must create a buffer zone to adjoining bushland and use indigenous planting in the buffer zone.	No bushland adjoining proposed lot.	Not Applicable
	3.4 The landscape design may consider using the following features to encourage native wildlife: 1 2 3 4 5 6 7 8 9 Trees and shrubs native to the area can provide nectar and seeds – an important food for native birds. Prickly shrubs and dense hedges protect bird nests from predators such as cats. Leaf litter and bark provide feeding areas for small animals such as frogs and lizards. Small ponds provide water and habitat. Hollow logs provide shelter for small marsupials and lizards. Small caves and crevices serve as burrows and nesting sites for small animals. Where structurally sound, tree hollows provide nesting holes essential for birds and possums. Strong, healthy tree limbs provide habitat for tree dwellers and allow safe movement through the canopy. Tree branches provide safe perching places for birds. 10 Rocks provide shelter, shade and sun bathing opportunities for small animals.	Proposed landscape plan encourages the following features to be implemented to encourage native wildlife and biodiversity [A106].	Yes - Compliance Achieved

20. 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 will not have a detrimental economic impact on the locality considering the residential nature of the surrounding and proposed land use. The development of the site will add to the vitality of the **Street Name** streetscape and will result in an economic and rational use of the land. The proposed development will have a positive impact on the new residents accommodated on the site and will have a beneficial economic impact.

Access, Transport and Traffic:

The development is not expected to result in adverse traffic impacts about vehicle access and parking layout. Adequate parking has been provided and the site is well situated for access to public transport and within walking distance of services and open space areas.

Public Domain:

The development will not have an unreasonable impact on the public domain. The proposal will interact and connect with the public domain.

Utilities:

The proposal is not envisaged to place an unreasonable demand on utilities supply.

Heritage:

No heritage items will be impacted by the proposal.

Other land resources:

The proposal is considered to contribute to orderly development of the site and is not envisaged to impact upon any valuable land resources.

Water:

The site is presently serviced by Water, which can be readily extended to meet the requirements of the proposed development. The proposal is not envisaged to have unreasonable water consumption. Refer to BASIX assessment.

Air and Microclimate:

The proposal is not expected to have any negative impact on air or microclimate. There is no vegetation removal required.

Waste:

A detailed waste management plan is provided in support of the proposal. A condition will be attached to any consent granted that an appropriate receptacle be in place for any waste generated during the construction.

Energy:

The proposal is not envisaged to have unreasonable energy consumption. Refer to BASIX.

Natural hazards:

There are no natural hazards affecting the site that would prevent the proposal.

Technological hazards:

There are no technological hazards affecting the site that would prevent the proposal.

Safety, Security and Crime Prevention:

This application does not result in any opportunities for criminal or antisocial behaviour.

Social Impact:

No adverse social impacts are anticipated from the development.

Economic Impact:

The proposal is not expected to create any negative economic impact.

Cumulative Impacts:

The proposal is not expected to have any negative cumulative impacts

Aboriginal heritage Significance

There is no Aboriginal significance of the site

21. The Suitability of the Site for Development

The proposed development is therefore considered suitable for this site; will have no impact on any coastal activities; and will have no adverse impacts on the natural scenic qualities of the area; no material loss of views from any public place and has no significant impact on vegetation. The proposal is considered appropriate about the zoning of the site and is not expected to have any negative impacts on the amenity of the locality or adjoining developments.

The preceding sections of this report have assessed the statutory considerations and the environmental impacts associated with the proposed development and it is concluded that subject to conditions, the site is suitable for the proposed development. Furthermore:

- the site is zoned to accommodate this type of development.
- the nature and form of the proposed development is generally consistent with the desired future character of the locality.
- the size and dimensions of the land can accommodate the scale of the proposed development.
- the site will have access to all utility services to accommodate the demand generated by the proposed development.
- the proposed development is unlikely to result in any adverse traffic impacts.
- the proposed development will not result in any unacceptable or material environmental impacts in relation to adjoining and surrounding properties, particularly in terms of overshadowing, views, privacy (aural and visual) or solar access; and
- there are no known major physical constraints, environmental impacts, natural hazards, or exceptional circumstances that would hinder the suitability of the site for the proposed development
- The site is not subject to natural hazards including subsidence, slip, mass movement, and bushfire risk is minimal, not requiring specialised construction methods. The soil characteristics of the site are appropriate for development and there are no critical habitats to consider. The site is not prime agricultural land and will not prejudice future agricultural production. The site is considered suitable for this proposal

5.0 - SUMMARY / CONCLUSION

The purpose of this planning report / statement of environmental effects is to accompany a development application to the consent authority of Canterbury-Bankstown Council for a proposed Conversion of Garage to a Secondary dwelling within the subject site of 31 Endeavour Rd, Georges hall NSW .

Two of the key environmental planning instruments applying to the land is acknowledged as **Bankstown Local Environmental Control Plan** and the **Bankstown Development Control Plan**.

The proposal is generally consistent with Council's strategic planning vision for the **Georges hall** suburb, as envisaged in Council's strategic and statutory planning documents. The development will contribute to the growth of and the realisation of Council's strategic vision for the Suburb, which is for a "liveable city that is connected through places and spaces".

The siting, design and external appearance of the development is appropriate and relate sympathetically to the site and to the desired future scale and character of development in the surrounding locality and shows exceptional design excellence.

The proposal has been adequately assessed against Section 4.15 Evaluation - Matters for Consideration, of the Environmental Planning and Assessment Act and found to satisfy the principles of the legislation.

On balance, the development is ecologically sustainable and in the public interest. Therefore, given the above assessment the proposal should be recommended and determined as approved by **Canterbury – Bankstown Council**.

Regards,

A handwritten signature in black ink, appearing to read "Fadi Moussa".

Fadi Moussa
manager/Senior Building designer
(Dip of Building Design & Graduate Dip of building design)