

25 Adelaide Street

BELMORE

Demolition of an existing shed
and construction of a new shed

Statement of Environmental Effects

December 2024



Prepared For Emanuel Karambelas

Project: Demolition of a shed and construction of a new shed at 25 Adelaide Street, Belmore

Document: Statement of Environmental Effects

Revision:	Date:	Prepared by:	Issued to:
------------------	--------------	---------------------	-------------------

DRAFT	9/12/2024	MR	KK
-------	-----------	----	----

FINAL	11/12/2024	MR	KK
-------	------------	----	----

Contents

1	Introduction	4
1.1	Site Description	4
1.2	Proposed Development	4
2	Assessment	6
2.1	Environmental Planning Instruments	6
2.1.1	Canterbury-Bankstown Local Environmental Plan 2023	6
2.1.2	State Environmental Planning Policy (Biodiversity and Conservation) 2021	11
2.1.3	State Environmental Planning Policy (Resilience and Hazards) 2021	11
2.1.4	State Environmental Planning Policy (Sustainable Buildings) 2022	12
2.2	Canterbury-Bankstown Development Control Plan 2023	12
2.2.1	Maximum Floor Area of all Outbuildings	12
2.2.2	Site Coverage of the Shed	13
2.3	Likely Impacts of the Development	14
2.4	Suitability of the Site for the Development	14
2.5	Public Interest	15
3	Conclusion	16

Appendices

Appendix A Canterbury-Bankstown Development Control Plan 2023, Chapter 5 Residential Accommodation,
5.2 Former Canterbury LGA

1 Introduction

This Statement of Environmental Effects (SEE) has been prepared by OTM Planning to support a development application (DA) relating to 25 Adelaide Street, Belmore (Lot 18 in DP9377 and Lot B in DP368943) in the Canterbury-Bankstown Council (CBC) Local Government Area (LGA).

This SEE, prepared in accordance with the relevant provisions of the *Environmental Planning and Assessment Act 1979* (the EP&A Act) and *Environmental Planning and Assessment Regulation 2021* (the E&A Regulation), is to be read in conjunction with:

- Survey prepared by Harrison Friedmann & Associates, Ref. 80412DT, dated 23 July 2024; and
- Architectural plans, including;
 - Site Plan, Dwg No. DA 01, Iss. B, dated 10 December 2024;
 - Site Analysis Plan, Dwg No. DA 02, Iss. B, dated 10 December 2024;
 - Existing Plans, Dwg No. DA 03, Iss. C, dated 10 December 2024;
 - Existing Elevations + Sections, Dwg No. DA 04, Iss. C, dated 10 December 2024;
 - Proposed Ground Floor Plan, Dwg No. DA 05, Iss. C, dated 10 December 2024;
 - Proposed Roof Plan, Dwg No. DA 06, Iss. C, dated 10 December 2024;
 - Proposed Elevations – New Shed, Dwg No. DA 07, Iss. C, dated 10 December 2024;
 - Proposed Sections – New Shed, Dwg No. DA 08, Iss. C, dated 27 November 2024;
 - GFA + Landscape Area, Dwg No. DA 09, Iss. C, dated 10 December 2024; and
 - Site Construction Management Plans, DA 10, Iss. B, dated 10 December 2024.
- Stormwater management plan prepared by C.K. Engineering Services, Dwg No. 242601, Iss. 0, dated 21 November 2024.

1.1 Site Description

The site is located within a predominantly residential area on the southern side of the Sydney Freight Terminal branch line. Residential development within the locality primarily comprises single and two storey detached dwelling houses, with some semi-detached dwellings and residential flat buildings interspersed throughout.

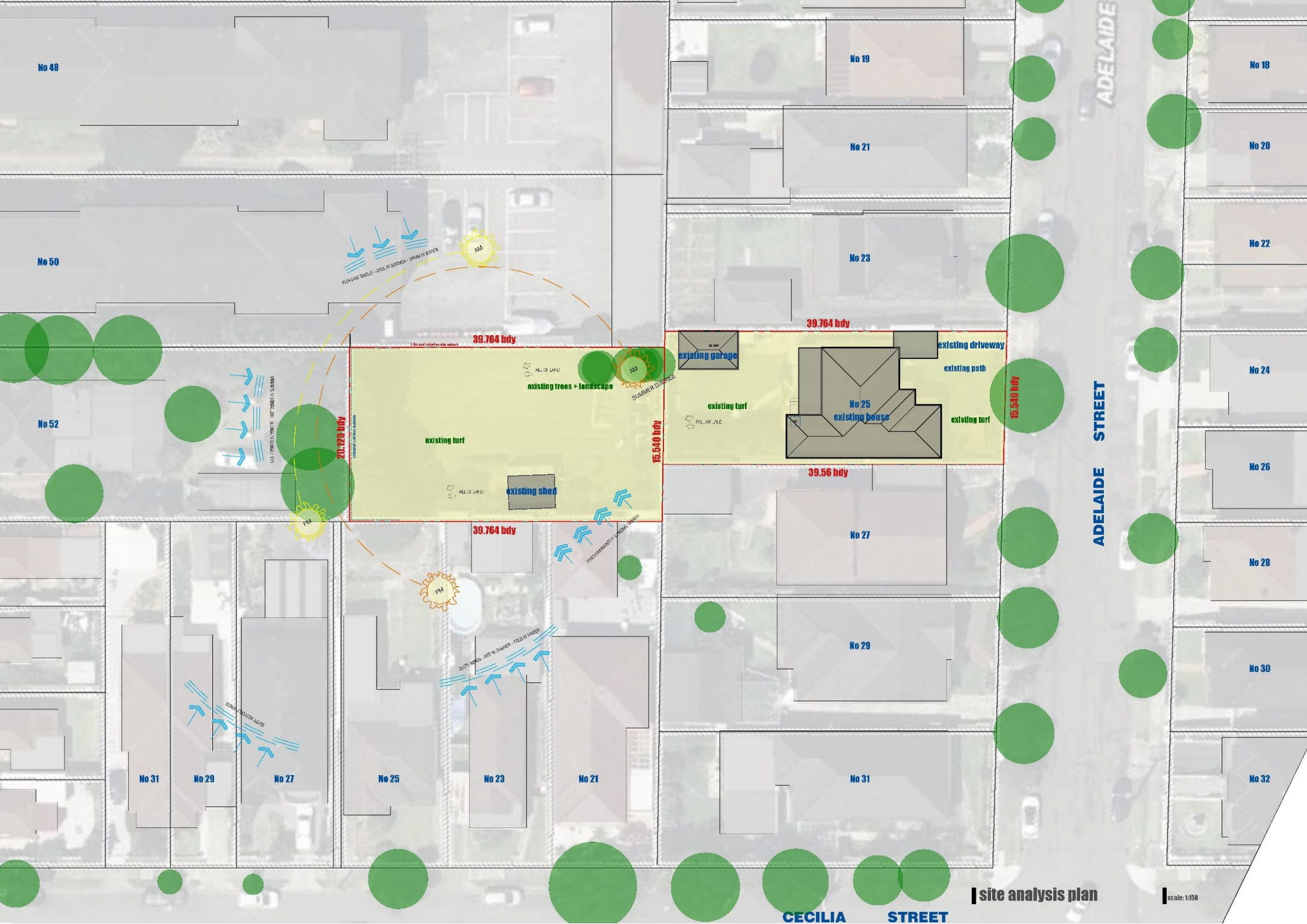
As shown in **Figure 1**, the site comprises two, roughly rectangular lots with a combined area of 1352.3m². The lots are positioned in tandem, with Lot 18 fronting Adelaide Street and Lot B behind. Land on the eastern side of Adelaide Street is used for single storey, detached dwelling houses.

The site's northern side boundary has a total length of 76.34 metres and is shared with 23 Adelaide Street and 50 Albert Street. The site's southern side boundary has a total length of 76.162 metres and is shared with 27 Adelaide Street and 21, 23 and 25 Cecilia Street. The site's rear, western boundary has a length of 20.123 metres and is shared with 52 Albert Street. With the exception of 50 Albert Street which contains a three storey, walk-up residential flat building, all adjoining properties contain a single storey, detached dwelling house.

The site has a slight fall from its street boundary to its rear boundary. Lot 18 contains a single storey, detached dwelling house, attached carport and detached garage. A sewer main runs through the rear of Lot 18, behind the detached garage. Lot B is vacant, with the exception of a small shed near the southern side boundary and. Vegetation is limited to managed lawn and limited trees in the north-eastern and south-western corners of Lot B.

1.2 Proposed Development

As detailed in the architectural plans, the proposed development includes demolition of the existing shed within Lot B and construction of a new shed in the same lot. It is to have slab-on-ground construction, with clad external walls and open gable, metal deck roof. It is to be used for storage of the residents' camping, adventure and gardening equipment.



2 Assessment

In accordance with the matters for consideration under Section 4.15(1) of the EP&A Act, the following is addressed in this SEE:

- Applicable environmental planning instruments:
 - *Canterbury-Bankstown Local Environmental Plan 2023* (the CBLEP 2023): Refer to **Section 2.1.1**.
 - *State Environmental Planning Policy (Biodiversity and Conservation) 2021* (the Biodiversity SEPP): Refer to **Section 2.1.2**.
 - *State Environmental Planning Policy (Resilience and Hazards) 2021* (the Hazards SEPP): Refer to **Section 2.1.3**.
 - *State Environmental Planning Policy (Sustainable Buildings) 2022* (the Sustainable Buildings SEPP): Refer to **Section 2.1.4**.
- Applicable development control plans: Refer to **Section 2.2**.
- The likely impacts of the development: Refer to **Section 2.3**.
- The suitability of the site for the development: Refer to **Section 2.4**.
- The public interest: Refer to **Section 2.5**.

For the purposes of Section 4.15(1)(a)(ii), there are no draft environmental planning instruments relevant to the site or proposed development.

Any submissions received during the public notification of the proposed development in accordance with Section 4.15(1)(d) can be addressed by the applicant post-notification.

2.1 Environmental Planning Instruments

2.1.1 Canterbury-Bankstown Local Environmental Plan 2023

The following provisions of the CBLEP 2023 are relevant to the site and proposed development:

- Clause 2.3 Zone Objectives and Land Use Table – Zone R3 Medium Density Residential: Refer to **Section 2.1.1.1**
- Clause 2.7 Demolition requires development consent: Consent for demolition of the existing shed is sought as part of this DA.
- Clause 4.3 Height of buildings: Refer to **Section 2.1.1.2**.
- Clause 4.4 Floor space ratio: Refer to **Section 2.1.1.3**.
- Clause 5.10 Heritage conservation: Refer to **Section 2.1.1.4**.
- Clause 6.1 Acid sulfate soils: **Section 2.1.1.5**.
- Clause 6.2 Earthworks: Refer to **Section 2.1.1.6**.
- Clause 6.3 Stormwater and water sensitive urban design: Refer to **Section 2.1.1.7**.
- Clause 6.9 Essential services: Refer to **Section 2.1.1.8**.

2.1.1.1 Clause 2.3 Zone Objectives and Land Use Table – Zone R3 Medium Density Residential

Subclause 2.3(1) of the CBLEP 2023 provides that the Land Use Table of Part 2 of the CBLEP 2023 specifies the objectives for development, development that may be carried out without consent, development that may be carried out with consent and development that is prohibited for each zone. Subclause 2.3(2) requires the consent authority to have regard to the objectives for development in a zone when determining a DA in respect of land within the zone.

Comment: Development for the purposes of a shed is permitted with consent in Zone R3 Medium Density Residential applying to the site under clause 2.3 of the CBLEP 2023 as an ancillary use to the existing dwelling house. The proposed shed is consistent with objectives of the land use zone as demonstrated in **Table 1**.

Table 1: Zone R3 Medium Density Residential Objectives

Objectives:	Comment:
<ul style="list-style-type: none"> To provide for the housing needs of the community within a medium density residential environment. 	<p>The proposed shed will provide for the housing needs of the community by providing increased storage for the existing residence, without having any impact on the streetscape.</p> <p>✓</p>
<ul style="list-style-type: none"> To provide a variety of housing types within a medium density residential environment. 	<p>The proposed development is for the purposes of a shed, ancillary to an existing dwelling house that is permitted with consent in the zone.</p> <p>N/A</p>
<ul style="list-style-type: none"> To enable other land uses that provide facilities or services to meet the day to day needs of residents. 	<p>As above.</p> <p>N/A</p>
<ul style="list-style-type: none"> 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. 	<p>As above.</p> <p>N/A</p>
<ul style="list-style-type: none"> To allow for development that provides a suitable visual transition between high density residential areas and low density residential areas. 	<p>The proposed shed is to be located at the rear of the site where it will not have any impact on the streetscape.</p> <p>✓</p>
<ul style="list-style-type: none"> To ensure suitable landscaping in the medium density residential environment. 	<p>The proposed shed will retain 869.4m² (64.3% of site area) of landscaped area.</p> <p>✓</p>
<ul style="list-style-type: none"> To minimise conflict between land uses within this zone and land uses within adjoining zones. 	<p>The proposed shed will not cause land use conflict within the zone or adjoining zone as it is to be used for storage.</p> <p>✓</p>
<ul style="list-style-type: none"> To allow for increased residential density in accessible locations to maximise public transport patronage and encourage walking and cycling. 	<p>The proposed shed is not to be used for residential purposes.</p> <p>N/A</p>
<ul style="list-style-type: none"> To promote a high standard of urban design and local amenity. 	<p>The proposed shed demonstrated a high standard of:</p> <ul style="list-style-type: none"> Urban design through having residential scale and, due to being located at the rear of the site, no impact on the streetscape; and Local amenity (refer to Section 2.3). <p>✓</p>

2.1.1.2 Clause 4.3 Height of buildings

Under subclause 4.3(2) of the CBLEP 2023, the height of a building on any land is not to exceed the maximum height shown for the land on the Height of Buildings Map.

Comment: The proposed shed will not exceed the height limit shown for the site on the Height of Buildings Map, being 8.5 metres.

2.1.1.3 Clause 4.4 Floor space ratio

Under subclause 4.4(2) of the CBLEP 2023, the FSR for a building on any land is not to exceed the FSR shown for the land on the Floor Space Ratio Map.

Comment: The proposed shed will result in an FSR of all buildings on the site of 0.18:1 based on a gross floor area (GFA) of 240.6m², not exceeding the 0.5:1 shown for the site on the Floor Space Ratio Map.

2.1.1.4 Clause 5.10 Heritage conservation

Subclause 5.10(2) of the CBLEP 2023 provides that development consent is required for specified works to heritage items, Aboriginal objectives, buildings, works, relics or trees within heritage conservation areas, archaeological sites and Aboriginal places of heritage significance. Where consent is required, subclauses 5.10(4) and 5.10(8) prevent the consent authority from granting development consent unless it has considered effect of the proposed development on the heritage significance of the item or area or Aboriginal places of heritage significance.

Comment: Development consent under clause 5.10 of the CBLEP 2023 is not required as the site is not identified as a Heritage Item, Archaeological Site or Aboriginal Heritage or as being within a Heritage Conservation Area. The proposed shed will not have any impact on the locally significant Heritage Item I31 *Federation house* that adjoins the site at 52 Albert Street due to being setback six metres from the rear boundary and limited to a single storey in height.

2.1.1.5 Clause 6.1 Acid sulfate soils

Subclause 6.1(2) of the CBLEP 2023 provides that development consent is required for certain work by reference to the table attached to the clause, reproduced in **Table 2**.

Table 2: Acid Sulfate Soils Consent Requirements

Class of land	Works
1	Any works.
2	Works below the natural ground surface. Works by which the watertable is likely to be lowered.
3	Works more than 1m below the natural ground surface. Works by which the watertable is likely to be lowered more than 1m below the natural ground surface.
4	Works more than 2m below the natural ground surface. Works by which the watertable is likely to be lowered more than 2m below the natural ground surface.
5	Works within 500m of adjacent Class 1, 2, 3 or 4 land that is below 5m Australian Height Datum and by which the watertable is likely to be lowered below 1m Australian Height Datum on adjacent Class 1, 2, 3 or 4 land.


Comment: Whilst the site is located within land identified as Class 5 Acid Sulfate Soils, development consent under clause 6.1 of the CBLEP 2023 is not required as Class 1, 2, 3 or 4 land within 500 metres of the site has Australian Height Datum (AHD) of more than five metres.

2.1.1.6 Clause 6.2 Earthworks

Under subclause 6.2(2) of the CBLEP 2023, development consent is required for earthworks unless the earthworks are exempt under an environmental planning instrument or ancillary to development for which consent has been given. Where development consent is required, the consent authority is required to consider the matters set out in subclause 6.2(3) before granting development consent.

Comment: Whilst the proposed shed will require minimal earthworks, consent for proposed earthworks is required as they are neither exempt nor ancillary to development for which consent has been given. Accordingly, proposed earthworks are considered against the matters for consideration in subclause 6.2(3) in **Table 3**.

Table 3: Earthworks Considerations

Matters for Consideration:	Comment:
(a) the likely disruption of, or any detrimental effect on, existing drainage patterns and soil stability in the locality,	Impacts on the drainage patterns and soil stability in the locality due to runoff from the site are to be managed in accordance with the 

Matters for Consideration:	Comment:
	stormwater management plan (C.K. Engineering Services 2024).
(b) the effect of the development on the likely future use or redevelopment of the land,	The proposed earthworks enable development for the purposes of a shed. The shed and associated earthworks will not prevent the redevelopment of the site for other, permitted uses within the zone. ✓
(c) the quality of the fill or the soil to be excavated, or both,	The quality of the fill or the soil to be excavated is to comply with CBC requirements. ✓
(d) the effect of the development on the existing and likely amenity of adjoining properties,	The proposed earthworks will not result in any amenity impacts to neighbouring properties due to existing natural ground levels being generally retained at the property boundaries. ✓
(e) the source of any fill material and the destination of any excavated material,	The source of any fill material and the destination of any excavated material is to comply with CBC requirements. ✓
(f) the likelihood of disturbing relics,	The proposed earthworks are unlikely to disturb relics due to their negligible extent and the site's disturbed, urbanised setting. ✓
(g) the proximity to and potential for adverse impacts on any watercourse, drinking water catchment or environmentally sensitive area,	The site is not located within a mapped drinking water catchment or environmentally sensitive area. It is separated from the nearest downstream (unnamed, channelised) watercourse by approximately 240 metres. The quantity of stormwater draining to the watercourse by gravity is to be managed in accordance with the stormwater management plan (C.K. Engineering Services 2024). ✓
(h) any appropriate measures proposed to avoid, minimise or mitigate the impacts of the development.	No further measures to avoid, minimise or mitigate the impacts of development are considered necessary. N/A

2.1.1.7 Clause 6.3 Stormwater and water sensitive urban design

Subclause 6.3(2) of the CBLEP 2023 provides that the clause applies to land in Zones R3, R4, B1, B2, B4, B5, B6, B7, IN1, IN2, SP1, SP2, RE1 and RE2. Subclause 6.3(3) of the CBLEP 2023 requires that the consent authority is satisfied of the matters in subclause 6.3(2) before granting consent to any development on land to which the clause applies.

Comment: The site is located within land to which the CBLEP 2023 applies. Accordingly, the proposed shed is in the context of the matters to be satisfied in subclause 6.3(3) in **Table 4**.

Table 4: Stormwater and WSUD Matters to be Satisfied

Matters to be Satisfied:	Comment:
(a) is designed to maximise the use of water permeable surfaces on the land having regard to the soil characteristics affecting on-site infiltration of water, and	The proposed shed will retain 869.4m ² (64.3% of site area) of the site as landscaped area. ✓
(b) includes, if practicable, on-site stormwater retention for use as an alternative supply to mains water, groundwater or river water, and	On-site stormwater retention is not practicable as the shed will generate minimal additional demand for water as it is to be used by the existing residents for storage. N/A

Matters to be Satisfied:	Comment:
(c) avoids significant adverse impacts of stormwater runoff on the land on which the development is carried out, adjoining properties and infrastructure, native bushland and receiving waters, or if the impact cannot be reasonably avoided, minimises and mitigates the impact, and	Stormwater impacts are to be managed in accordance with the stormwater management plan (C.K. Engineering Services 2024). ✓
(d) includes riparian, stormwater and flooding measures, and	Based on the Cooks River Flood Study (MWH+PB 2009) and Final Overland Flow Study (Cardno 2016), the site is not located within the flood planning area. It is separated from the nearest downstream (unnamed, channelised) watercourse by approximately 240 metres. The quantity of stormwater draining to the watercourse by gravity is to be managed in accordance with the stormwater management plan (C.K. Engineering Services 2024). ✓
(e) is designed to incorporate the following water sensitive urban design principles—	
(i) protection and enhancement of water quality, by improving the quality of stormwater runoff from urban catchments,	Stormwater impacts are to be managed in accordance with the stormwater management plan (C.K. Engineering Services 2024). ✓
(ii) minimisation of harmful impacts of urban development on water balance and on surface and groundwater flow regimes,	The proposed shed will not have any impact on: <ul style="list-style-type: none"> ▪ Surface flows due to the implementation of measures specified in the stormwater management plan (C.K. Engineers 2024); and ▪ Groundwater flows due to the retention of 869.4m² (64.3% of site area) of landscaped area for stormwater infiltration. ✓
(iii) integration of stormwater management systems into the landscape in a way that provides multiple benefits, including water quality protection, stormwater retention and detention, public open space and recreational and visual amenity.	With the exception of gutters and downpipes, stormwater measures specified in the stormwater management plan (C.K. Engineers 2024) are to be buried underground to ensure the recreational and visual amenity of the site for its residents. ✓

2.1.1.8 Clause 6.9 Essential services

Clause 6.9 of the CBLEP 2023 requires the consent authority to be satisfied that, prior to granting development consent, the supply of water and electricity, the disposal and management of sewage and waste, drainage or on-site conservation of stormwater and suitable road access are available or that adequate arrangements have been made to make them available when required.

Comment: The site has existing connections to all essential services. It is anticipated that surrounding networks have adequate capacity to accommodate the negligible increase in demand as a result of the proposed shed.

2.1.2 State Environmental Planning Policy (Biodiversity and Conservation) 2021

Subsection 2.3(1) of the Biodiversity SEPP provides that Chapter 2 relates to all land in “non-rural areas”, defined by reference to specified LGAs and/or land use zones. Where Chapter 2 applies, Section 2.6 prevents a person from clearing:

- (1) Vegetation in a non-rural area of the State to which Part 2.3 applies without the authority conferred by a permit granted by Council under that Part; and
- (2) Native vegetation in a non-rural area of the State that exceeds the biodiversity offsets scheme threshold without the authority conferred by an approval granted by the Native Vegetation Panel under Part 2.4.

Comment: Chapter 2 applies as the site is located within the CBC LGA, forming part of the “non-rural area” as defined in subsection 2.3(1). The proposed shed includes the removal of 153.2m². Accordingly, the requirement to obtain a permit from Council or authority conferred by approval granted by the Native Vegetation Panel is considered below.

2.1.2.1 Clearing of vegetation to which Part 2.3 applies

Section 2.9 in Part 2.3 of the Biodiversity SEPP provides that a development control plan can declare any type of vegetation as vegetation to which Part 2.3 applies. Chapter 2.3 of the *Canterbury-Bankstown Development Control Plan 2023* (the CBDCP 2023) declares, for the purposes of the Biodiversity SEPP, all mangroves (regardless of size), trees that are five metres or more in height and trees (regardless of size) where they are protected under specified legislation or mapping.

Comment: The proposed shed does not require the removal of any trees or mangroves. Accordingly, a permit from Council is not required.

2.1.2.2 Native vegetation that exceeds the biodiversity offsets scheme threshold

Section 7.4 of the BC Act provides that development exceeds the biodiversity offsets scheme threshold if it is development of an extent or kind declared in the *Biodiversity Conservation Regulation 2017* (the BC Regulation) as exceeding the threshold. Section 7.1 of the BC Regulation provides that development exceeds the biodiversity offsets scheme threshold if it involves the clearing of native vegetation of an area declared in Section 7.2 (reproduced in **Table 5**) or the clearing of native vegetation on land to which the Biodiversity Values Map applies.

Table 5: Section 7.2 Thresholds

Minimum lot size of land	Area of clearing
Less than 1 hectare	0.25 hectare or more
Less than 40 hectares but not less than 1 hectare	0.5 hectare or more
Less than 1,000 hectares but not less than 40 hectares	1 hectare or more
1,000 hectares or more	2 hectares or more

Comment: The proposed development does not exceed the biodiversity offsets scheme threshold and approval from the Native Vegetation Panel is not required as:

- Given a site area of 1,352.3m², the threshold of 0.25 hectares (that applies on the basis of a 460m² minimum subdivision lot size under the CBLEP 2023) cannot be exceeded; and
- The site is not identified as Biodiversity Values on the Biodiversity Values Map.

2.1.3 State Environmental Planning Policy (Resilience and Hazards) 2021

Section 4.4 of the Hazards SEPP provides that Chapter 4 of the SEPP applies to the State. Subsection 4.6(1) of the SEPP prevents the consent authority granting consent unless it has considered whether the land is

contaminated and, if contaminated, whether the land is suitable in its contaminated or will be suitable after remediation for the purpose for which the development is proposed to be carried out. If the land is contaminated, the consent authority is prevented from granting consent unless it is satisfied that the land will be remediated before the land is used for the purpose of the development.

Comment: Chapter 4 applies as the site is located within the State. CBC may be satisfied of the matters in subsection 4.6(1) on the basis that:

- The site and immediate surrounds have been used for residential purposes since at least 1943, based on historical aerial imagery; and
- The site is located more than a kilometre from all of the nearest sites recorded on the NSW EPA Record of Notices (searched 8 December 2024) and List of Notified Sites (searched 8 December 2024, last updated 8 November 2024).

In the unlikely event that the site contains contaminated soils, these are unlikely to be disturbed due to the limited extent of excavation required as part of the proposed shed.

2.1.4 State Environmental Planning Policy (Sustainable Buildings) 2022

Section 2.1 of the Sustainable Buildings SEPP provides that, with the exception of BASIX excluded development (garage, storeroom, carport, gazebo, verandah, awning, alteration of a building listed on the State Heritage Register and spaces that cannot be fully enclosed):

- The erection, but not relocation, of a BASIX building (a building that contains at least one dwelling but does not include hotel or motel accommodation or a boarding house, hostel or co-living housing that accommodates more than 12 residents or has a gross floor area exceeding 300m²) and change of building use by which a building becomes a BASIX building are to comply with the standards set out in Schedule 1 of the SEPP; and
- Alteration of a BASIX building (refer above) with an estimated development cost of \$50,000 or more and development for the purposes of a swimming pool or spa (or a combination of both) that services only one dwelling and has a capacity (or combined capacity) of 40,000 litres or more is to comply with the standards set out in Schedule 2 of the SEPP.

Section 27 of the EP&A Regulation provides that a DA for BASIX development must be accompanied by a BASIX certificate issued no earlier than three months before the day on which the DA is submitted.

Comment: The proposed development is for the purposes of a shed which is BASIX excluded development. Accordingly, a BASIX certificate is not required.

2.2 Canterbury-Bankstown Development Control Plan 2023

As demonstrated in the assessment provided in **Appendix A**, the proposed shed will be compliant with all relevant development controls under the CBDP 2023, with the exception of controls relating to the maximum floor area of all outbuildings and site coverage of the shed. Justification for each of the non-compliances is provided in the subsequent sections.

2.2.1 Maximum Floor Area of all Outbuildings

The proposed shed will result in an increase in the maximum floor area of all outbuildings from 42.9m² to 305.8m², non-compliant with the maximum 60m² allowed for a site with area exceeding 900m² under Section 2.2, C1 of the CBDP 2023. The non-compliance is acceptable on the basis that:

- The site has significant area and could be used for higher density uses that have greater site coverage under the applicable Zone R3 Medium Density Residential; and
- The proposed shed remains consistent with the objectives of the control, as outlined in **Table 6**.

Table 6: Site Coverage Objectives

Objectives:	Comment:
O1 To ensure that the scale and mass of development achieves improved levels of residential amenity for new development and for existing dwellings.	<p>The proposed shed will not result in any amenity impacts to neighbouring properties in terms of:</p> <ul style="list-style-type: none"> ▪ Bulk and scale and overshadowing due to: <ul style="list-style-type: none"> – Being limited to a single storey in height; and – Being setback two metres from the eastern side boundary, six metres from the rear boundary and 6.1 metres from the western side boundary. ▪ Visual privacy as windows are only to be provided in the southern elevation.
O2 To ensure there is adequate unbuilt upon areas to allow for private open space, substantial landscaped areas and deep soil planting capable of supporting large trees.	<p>The proposed shed will retain 869.4m² (64.3% of site area) of the site as landscaped area.</p>

2.2.2 Site Coverage of the Shed

The proposed shed is to have a site coverage of 128m², non-compliant with the maximum 60m² allowed for a site with an area of over 600m² under Section 2.14, C3 of the CBDP 2023. The non-compliance is acceptable on the basis that:

- The site has significant area and could be used for higher density uses that have greater site coverage under the applicable Zone R3 Medium Density Residential; and
- The proposed shed remains consistent with the objectives of the control, as outlined in **Table 7**.

Table 7: Outbuilding and Swimming Pool Objectives

Objectives:	Comment:
O1 To ensure an outbuilding is established in conjunction with the principal dwelling on the same site and is used solely for non-habitable purposes.	<p>There is an existing dwelling house within the site.</p>
O2 To limit the number and size of outbuildings on a site.	<p>The site currently contains two outbuildings, being a garage and shed. The proposed shed includes demolition of the existing shed, ensuring that there will not be any change in the number of outbuildings within the site.</p>
O3 To ensure the building form is subservient to the principal dwelling on the same site in terms of visual bulk and scale.	<p>The proposed shed is to be limited to a single storey in height, not exceeding the height of the existing dwelling house.</p>
O4 To ensure the building form and building design of outbuildings do not adversely impact on the amenity of neighbouring sites in terms of visual bulk, access to sunlight and privacy.	<p>The proposed shed will not result in any amenity impacts to neighbouring properties in terms of:</p> <ul style="list-style-type: none"> ▪ Bulk and scale and overshadowing due to: <ul style="list-style-type: none"> – Being limited to a single storey in height; and

Objectives:	Comment:
	<ul style="list-style-type: none"> - Being setback two metres from the eastern side boundary, six metres from the rear boundary and 6.1 metres from the western side boundary. ▪ Visual privacy as windows are only to be provided in the southern elevation.

2.3 Likely Impacts of the Development

The proposed shed will not have any impact on the streetscape as it is to be located at the rear of the site, behind the existing dwelling house.

The proposed shed will not have any bulk and scale or overshadowing impacts to neighbouring properties due to being limited to a single storey in height and setback two metres from the eastern side boundary, six metres from the rear boundary and 6.1 metres from the western side boundary. It will not have any visual privacy impacts due to windows being limited to the southern elevation.

The proposed shed will not have any off-site stormwater impacts as it is to retain 869.4m² (64.3% of site area) of the site as landscaped area for on-site stormwater infiltration. All stormwater captured from the roof of the shed is to be managed in accordance with the stormwater management plan (C.K. Engineers 2024).

2.4 Suitability of the Site for the Development

The site is suitable for the proposed shed as it has significant area. It is unlikely to be contaminated (refer to **Section 2.1.3**) and is within the lowest risk area (Class 5) for acid sulfate soils (refer to **Section 2.1.1.5**).

The site is suitable for the proposed development as it is not identified as a Heritage Item, Archaeological Site or Aboriginal Heritage or as being within a Heritage Conservation Area on the Heritage Map under the CBLEP 2023. It is unlikely to contain unrecorded Aboriginal sites or places due to being located within a disturbed, urbanised setting.

The site is suitable for the proposed shed as it is not identified as being within the Foreshore Area or Foreshore Building Line on the Foreshore Building Line Map under the CBLEP 2023. It is not identified as containing a Watercourse or within Riparian Land on the Riparian Lands and Watercourses Map under the CBLEP 2023. It is separated from the nearest downstream (unnamed, channelised) watercourse by approximately 240 metres. It is not identified as being within the flood planning area under the Cooks River Flood Study (MWH+PB 2009) and Final Overland Flow Study (Cardno 2016).

The site is suitable for the proposed shed as it is not identified as Biodiversity on the Biodiversity Map under the CBLEP 2023 or Biodiversity Values on the Biodiversity Values Map under the *Biodiversity Conservation Act 2016*. Vegetation is limited to a managed lawn and small groups of trees in the corners. It is not identified as Bush Fire Prone Land on the Bush Fire Prone Land Map under the *Rural Fires Act 1997*.

The site is suitable for the proposed shed as it is not identified as Area 1 or Area 2 on the Activity Hazard Area Map under the CBLEP 2023. It is not identified as being within the Australian Noise Exposure Forecast (ANEF) contour of 20 or greater on the Noise Exposure Forecast Contour Map for the Bankstown Airport. It has existing connections to essential services, anticipated to be capable of accommodating the minor increase in demand generated by the proposed shed.

2.5 Public Interest

Consistency with the public interest is derived from compliance and consistency with the environmental planning framework and acceptability of impacts.

With respect to the environmental planning framework, the proposed shed is consistent with the CBLEP 2023, the relevant state environmental planning policies (SEPPs) and the CBDP 2023. With respect to the CBLEP 2023, it is permitted with consent in and consistent with the objectives of Zone R3 Medium Density Residential under clause 2.3, as well as compliant with all relevant development standards and provisions. With respect to the CBDP 2023, it is also compliant with all development controls, with the exception of the maximum floor area of all outbuildings and the site coverage of the shed. The non-compliances are acceptable on the basis that the shed remains consistent with the objectives of the control.

With respect to impacts, the proposed shed will not have any impact on the streetscape or the amenity of neighbouring properties in terms of bulk and scale, overshadowing and privacy. It will not have any impact on the environment as vegetation removal is to be limited to managed lawn, whilst retaining 869.4m² (64.3% of site area) of the site as landscaped area for on-site stormwater infiltration. All stormwater captured from the roof of the shed is to be managed in accordance with the stormwater management plan (C.K. Engineers 2024).

3 Conclusion

This SEE has been prepared by OTM Planning to support a DA seeking development consent for demolition of an existing shed and construction of a new shed at 25 Adelaide Street, Belmore.

The SEE has been prepared in accordance with the framework provided by Section 4.15(1) of the EP&A Act. In summary, the proposed shed is firstly consistent with environmental planning instruments including the CBLEP 2023 and relevant SEPPs. With respect to the former, they are consistent with the objectives of and permitted with consent in Zone R3 Medium Density Residential under clause 2.3, as well as compliant or consistent with all other relevant development standards and provisions.

Secondly, the proposed shed is compliant with all development controls under the CBDP 2023, with the exception of the maximum floor area of all outbuildings and the site coverage of the shed. The non-compliances are acceptable on the basis that the shed remains consistent with the objectives of the control.

Thirdly, the proposed shed will not have any impact on the streetscape or the amenity of neighbouring properties in terms of bulk and scale, overshadowing and privacy. It will not have any impact on the environment as vegetation removal is to be limited to managed lawn, whilst retaining 869.4m² (64.3% of site area) of the site as landscaped area for on-site stormwater infiltration. All stormwater captured from the roof of the shed is to be managed in accordance with the stormwater management plan (C.K. Engineers 2024).

Fourthly, the site is suitable for the shed as it has significant area, is unlikely to be contaminated and within the lowest risk area for acid sulfate soils. It is not identified as a Heritage Item, Archaeological Site or Aboriginal Heritage or as being within a Heritage Conservation Area on the Heritage Map. It is unlikely to contain unrecorded Aboriginal sites. It is not identified as being within the Foreshore Area or Foreshore Building Line on the Foreshore Building Line Map or Watercourse or within Riparian Land on the Riparian Lands and Watercourses Map. It is separated from the nearest downstream (unnamed, channelised) watercourse by approximately 240 metres. It is not identified as being within the flood planning area. It is not identified as Biodiversity on the Biodiversity Map or Biodiversity Values on the Biodiversity Values Map. Vegetation is limited to a managed lawn and small groups of trees in the corners. It is not identified as Bush Fire Prone Land on the Bush Fire Prone Land Map, Area 1 or Area 2 on the Activity Hazard Area Map or as being within the Australian Noise Exposure Forecast (ANEF) contour of 20 or greater on the Noise Exposure Forecast Contour Map. It has existing connections to essential services, anticipated to be capable of accommodating the minor increase in demand generated by the proposed shed.

Finally, the proposed shed is in the public interest as they are compliant and consistent with the environmental planning framework and will have, at most, minimal impacts.

For the reasons outlined above, the proposed development is recommended for approval subject to CBC's standard conditions of consent.

Appendix A Canterbury-Bankstown Development Control Plan 2023, Chapter 5 Residential Accommodation, 5.2 Former Canterbury LGA

Controls:				Comment:
Section 1 – Introduction				
C1	Low density residential environment To have a low density residential environment in Zone R2 where the typical features are dwelling houses and dual occupancies within a generous landscaped setting. The site cover and building form of development must be compatible with the prevailing suburban character and amenity of this zone. This zone is also the most restrictive in terms of other permitted uses that are considered suitable. These are generally restricted to facilities and services that meet the day-to-day needs of residents.			The site is located in Zone R3 Medium Density Residential.

Controls:					Comment:
				structures on a site	<ul style="list-style-type: none">An increase in the maximum floor area of all outbuildings from 42.9m² to 305.8m², non-compliant with the maximum 60m² allowed for a site with an area of 1,352.3m²; andAn increase in site coverage of all structures on the site from 13.1% (176.9m²) to 21% (283.9m²), compliant with the maximum 40% (540.92m²) allowed for a site with an area of 1,352.3m².
	Up to 449m ²	300m ²	30m ²	60%	
	450m ² to 599m ²	330m ²	45m ²	50%	
	600m ² to 899m ²	380m ²	60m ²	40%	
	900m ² or above	430m ²	60m ²	40%	
2.3 Landscaping					
C1	Deep soil permeable areas must be provided in accordance with the table below:				The proposed shed will retain 64.3% (869.4m ²) of the site as landscaped area, exceeding the minimum 25% (338.1m ²) required. <div>✓</div>
	Site area		Minimum deep soil area (% of site area)		
	Up to 449m ²		15%		
	450m ² to 599m ²		20%		
	600m ² or above		25%		
C2	Deep soil areas must have a minimum dimension of 2.5m.				Areas with dimension of less than 2.5 metres are excluded from deep soil calculation. <div>✓</div>
2.4 Layout and orientation					
C1	Orientate development to maximise solar access and natural lighting, without unduly increasing the building's heat load.				The proposed shed does not require solar access and natural lighting as it is to be used for storage. <div>N/A</div>
C2	Site the development to avoid casting shadows onto a neighbouring dwelling's primary living area, private open space and solar cells.				The proposed shed will not overshadow neighbouring properties due to being limited to a single storey in height and setback two metres from the eastern side boundary, six metres from the rear boundary and 6.1 metres from the western side boundary. <div>✓</div>
C3	Coordinate design for natural ventilation with passive solar design techniques.				The proposed shed is to be naturally ventilated via windows in the southern elevation. <div>✓</div>
C4	Site new development and private open space to avoid existing shadows cast from nearby buildings.				The proposed shed will not be overshadowed by existing development. <div>✓</div>
C5	Site a building to take maximum benefit from cross-breezes and prevailing winds.				The proposed shed does not require cross ventilation as it is to be used for storage. <div>N/A</div>
C6	Do not compromise the creation of casual surveillance of the street, communal space and parking areas, through the required orientation.				The proposed shed will not compromise casual surveillance of the street. <div>✓</div>
Building Envelope					
2.5 Height					

Controls:		Comment:
C1	Development for the purposes of dwelling houses must not exceed the following numerical requirements: (a) A maximum two storey built form. (b) A maximum external wall height of 7m where the maximum height of buildings standard under the LEP is 8.5m. (c) A maximum external wall height of 8m where the maximum height of building standard under the LEP is 9.5m. (d) Finished ground floor level is not to exceed 1m above the natural ground level. Note: Skillion and flat roof forms will be considered on merit.	A dwelling house is not proposed.
N/A		
Basement and sub-floor projection		
C2	Any part of a basement or sub-floor area that projects greater than 1m above ground level comprises a storey.	The proposed shed does not include a basement or sub-floor area.
N/A		
Attics and roof terraces		
C3	Attics and mezzanine floors do not comprise a storey.	The proposed shed does not include an attic or mezzanine level.
N/A		
C4	Roof top terraces are not acceptable on any building or outbuilding in any residential zone.	The proposed shed does not include a roof top terrace.
N/A		
Basement and sub-floor		
C5	Dwelling houses may provide basement or subfloor parking where site constraints warrant and it can be demonstrated that there will be no adverse impacts on amenity, streetscape or public domain.	The proposed shed does not include a basement or sub-floor area.
N/A		
C6	Basement and sub-floor parking is only suitable where compliance with Chapter 3.2 of this DCP can be demonstrated.	As above.
N/A		
Retaining walls – Development without basement parking		
C7	Walls that would enclose a sub-floor area: (a) Maximum 2m for steeply sloping land; and (b) Maximum 1m for all other land.	The proposed shed does not require retaining walls.
C8	Retaining walls that would be located along, or immediately adjacent to, any boundary: (a) Maximum 3m for steeply sloping land, but only to accommodate a garage that would be located at street level; and (b) Maximum 1m for all other land.	
N/A		
Cut and fill – Development without basement parking		

Controls:		Comment:							
C9	Maximum 1m cut below ground level where it will extend beyond an exterior wall of the building.	The proposed earthworks are limited to excavation to the depth required for the slab for the shed. They will not exceed one metre below ground level.	✓						
C10	No limit to cut below ground level where it will be contained entirely within the exterior walls of a building, however, excavated area is not to accommodate any habitable room that would be located substantially below ground level.	The proposed earthworks are limited to excavation to the depth required for the slab for the shed. The shed will not accommodate habitable rooms.	✓						
C11	Maximum 600mm fill above ground level where it would extend beyond an exterior wall of a building.	The proposed earthworks do not include fill exceeding 0.6 metres beyond the footprint of the proposed shed.	✓						
C12	If proposed cut and fill, or a retaining wall, would be deeper or higher than 1m, structural viability must be confirmed by suitably qualified engineers' reports.	The proposed earthworks are limited to excavation to the depth required for the slab for the shed. They will not exceed one metre below or above ground level.	N/A						
2.6 Setbacks									
Front, side and rear setbacks									
C1	Development, including basement and sub-floor areas, fronting a major road must have a minimum front setback of 9m.	Adelaide Street is not considered a major road.	N/A						
C2	Development must comply with the minimum front, side and rear setbacks as detailed in the following tables: Table 3: Dwelling houses with frontage of 12.5m or less	The proposed shed is to be setback two metres from the eastern boundary and 6.1 metres from the western boundary, exceeding the minimum 0.45 metres required.	✓						
<table><tr><th>Setback</th><th>Controls</th></tr><tr><td>Front Setback</td><td><ul style="list-style-type: none">Minimum setback of 5.5m from the front boundary.Maximum 2m recess for the main entrance from the front building line.Where the existing front setback is less than 5.5m, further encroachments by alterations and additions are not acceptable.</td></tr><tr><td>Side Setbacks</td><td><ul style="list-style-type: none">Minimum setback of 900mm from side boundaries.</td></tr></table>		Setback		Controls	Front Setback	<ul style="list-style-type: none">Minimum setback of 5.5m from the front boundary.Maximum 2m recess for the main entrance from the front building line.Where the existing front setback is less than 5.5m, further encroachments by alterations and additions are not acceptable.	Side Setbacks	<ul style="list-style-type: none">Minimum setback of 900mm from side boundaries.	
Setback	Controls								
Front Setback	<ul style="list-style-type: none">Minimum setback of 5.5m from the front boundary.Maximum 2m recess for the main entrance from the front building line.Where the existing front setback is less than 5.5m, further encroachments by alterations and additions are not acceptable.								
Side Setbacks	<ul style="list-style-type: none">Minimum setback of 900mm from side boundaries.								

Controls:		Comment:
	<ul style="list-style-type: none"> Alterations and additions may be in line with the existing ground level walls. 	
Rear Setbacks	<ul style="list-style-type: none"> Minimum setback of 6m from the rear boundary. 	
Table 4: Dwelling houses with frontages widths of 12.5m or greater		
Setback	Controls	
Front Setback	<ul style="list-style-type: none"> Minimum setback of 6m or the average of the existing setback of the nearest dwelling house to either side of the site. Maximum 2m recess for the main entrance from the front building line. 	
Side Setbacks	<ul style="list-style-type: none"> Minimum setback of minimum setback of 1m from side boundaries. Corner lots: minimum setback of 2m from the secondary street frontage (the longer street boundary). 	
Rear Setbacks	Minimum setback of 6m from the rear boundary.	
Table 5: Outbuildings (including alterations and additions)		
Setback	Controls	
Side Setbacks	<ul style="list-style-type: none"> External wall height over 2.7m a minimum setback of 450mm from the side boundary. External wall height not exceeding 2.7m may encroach into the minimum setback area. 	
Exceptions and other requirements		
C3	External walls that enclose rooms, storage areas and/or garages are not to encroach beyond the specified setbacks.	<p>The proposed shed is to comply with the setback requirements.</p> <p>N/A</p>

[illegible]

Controls:		Comment:
C12	The following minor building elements may project up to 1m into the minimum side setback area: (a) Roof eaves, awnings, pergolas and patios; (b) Stair or ramp access to the ground floor; (c) Rainwater tanks; and (d) Terraces above basement parking that are no higher than 1m above ground level (except dwelling houses, semi-detached dwellings and dual occupancy).	The proposed shed is to comply with the minimum setback requirements. N/A
C13	Elements that articulate a front elevation of a dwelling house, such as awnings, balconies, patios, pergolas, porches, porticoes and verandas, may project up to 1.5m into the required front setback articulation zone.	The existing dwelling house is setback in alignment with dwelling houses in neighbouring properties. N/A
C14	On steeply sloping land basements and basement parking are acceptable only if they: (a) Do not extend beyond the exterior walls or ground floor patios of the dwelling. (b) Accommodate only entrance lobby, stairway, car parking or storage, but do not accommodate any habitable room. (c) Are not capable of future alteration to accommodate any habitable room.	Neither a basement nor basement parking is proposed. N/A
2.7 Building separation		
C1	The following controls apply to alterations and additions to dwelling houses: (a) The top storey of any two-storey building should be designed, as a series of connected pavilion elements. (b) Pavilion elements shall have a depth between 10m to 15m. (c) Articulate pavilion elements by an additional side boundary setback, and identified by separate roofs.	Alterations and additions to the existing dwelling house are not proposed. N/A
Building Design		
2.8 General design		
Contemporary built form		
C1	Contemporary architectural designs may be acceptable if: (a) A heritage listing does not apply to the existing dwelling or to its immediate neighbours.	The site is not identified as a Heritage Item under clause 5.10 of the CBLEP 2023. The proposed shed will not have any impact on the heritage significance of the adjoining Heritage Item at 52 Albert Street (refer to Section 2.1.1.4). ✓

Controls:		Comment:	
(b)	The proposed addition is not visually prominent from the street or from a public space.	The proposed shed will not be visible from the street or public space due to being limited to a single storey in height positioned at the rear of the site, behind the existing dwelling house.	✓
(c)	Extensive remodelling of existing facades is proposed in accordance with controls of this DCP.	The proposed development is for the purposes of a shed, not alterations and additions to the existing dwelling house.	N/A
C2	New building forms and design features shall not mimic traditional features, but should reflect these in a contemporary design.	The proposed shed is to reflect the traditional features of an open gabled roof in a contemporary design.	✓
C3	Access to upper storeys must not be via external stairs.	The proposed shed is limited to a single storey.	N/A
C4	All dwellings must contain one kitchen and laundry facility.	The existing dwelling house contains a kitchen and laundry.	✓
C5	Retain and extend prominent elements of the existing roof (such as gables, hips or longitudinal ridges that run parallel to a street boundary).	The proposed development is for the purposes of a shed, not alterations and additions to the existing dwelling house.	N/A
C6	Contemporary roof forms may be acceptable on additions at ground floor level if concealed substantially behind the existing dwelling, and not visible from the street or other public space.	As above.	N/A
Building entries			
C7	Entries to residential buildings must be clearly identifiable.	The entry to the proposed shed is to be clearly identifiable by a door in the southern elevation.	✓
C8	The front door to a dwelling house may face a side boundary, or may be located beneath a carport, provided it is clearly identified by a porch or awning, and pathways.	The pedestrian entry to the existing dwelling house is via a door in the street-facing elevation.	✓
C9	A minimum of one habitable room must be oriented towards the street to promote positive social interaction and community safety.	The existing dwelling house contains a living room with a window facing the street.	✓
C10	Sight lines to the street from habitable rooms or entrances must not be obscured by ancillary structures.	No works are proposed within the front setback of the existing dwelling house.	✓
Internal dwelling layout			
C11	Design interiors to be capable of accommodating the range of furniture that is typical for the purpose of each room.	A dwelling is not proposed.	N/A
C12	The primary living area and principal bedroom must have a minimum dimension of 3.5m.		
C13	Secondary bedrooms must have a minimum dimension of 3m.		
C14	Provide general storage in addition to bedroom wardrobes and kitchen cupboards.		
Facade treatment			

Controls:			Comment:						
C15	Development on corner lots must address both street frontages through facade treatment and articulation of elevations.	The site has a single street frontage.	N/A						
C16	Use non-reflective materials, do not randomly mix light and dark coloured bricks, and treat publicly accessible wall surfaces with anti-graffiti coating.	The proposed shed is to have clad external walls and a metal deck roof.	✓						
C17	Facade design should reflect the orientation of the site using elements such as sun shading devices, light shelves and bay windows.	The proposed shed does not require sun shading devices, light shelves or bay windows as it is to be used for storage.	N/A						
C18	Facades visible from the street should be designed as a series of articulating panels or elements.	The proposed shed will not be visible from the street.	N/A						
C19	The width of articulating panels should be consistent with the scale and rhythm characteristic of bungalows.	As above.	N/A						
C20	The width of articulating panels shall be in accordance with the numerical requirements below: Table 6: Width of articulating panels <table><tr><th>Facade</th><th>Street elevation</th><th>Side elevation</th></tr><tr><td>Width of articulating panels</td><td>4m to 6m</td><td>10m to 15m</td></tr></table>	Facade	Street elevation	Side elevation	Width of articulating panels	4m to 6m	10m to 15m	As above.	N/A
Facade	Street elevation	Side elevation							
Width of articulating panels	4m to 6m	10m to 15m							
C21	Avoid long flat walls along street frontages - stagger the wall alignment with a step (not a fin wall or other protruding feature) of at least 0.5m for residential buildings.	As above.	N/A						
C22	Vary the height of modules so they are not read as a continuous line on any one street between 2 - 4 storeys, step-back to the middle component and again at the top.	As above.	N/A						
C23	Incorporate contrasting elements in the facade - use a harmonious range of high quality materials, finishes and detailing.	The proposed shed is to have clad external walls and a metal deck roof.	✓						
C24	Screen prominent corners with awnings, balconies, terraces or verandas that project at least 1 m from the general wall alignment.	The proposed shed will not be visible from the street.	N/A						
Pavilions									
C25	The top storey of any two-storey dwelling should be designed as a series of connected pavilion elements to minimise scale and bulk.	The proposed shed does not incorporate a pavilion roof form.	N/A						
C26	Facades that exceed 25m in length shall be indented to create the appearance of multiple pavilion elements.								
C27	Pavilion elements shall have a depth between 10-15m.								
C28	Articulate upper storey pavilions with an additional side boundary setback, and identify by separate roofs.								

Controls:		Comment:	
Windows			
C29	Large windows should be located at the corners of a building and may be designed as projecting bay-windows.	The proposed shed will not include large windows.	N/A
C30	Large windows should be screened with blinds, louvres, awnings or pergolas and be draft insulated.	As above.	N/A
C31	Windows must be rectangular.	All windows are to be rectangular.	✓
C32	Square, circle and semi-circle windows are acceptable in moderation.	As above.	N/A
C33	Vertical proportioned window openings can include multi-panel windows or multi-panel doors.	All windows are to be horizontally proportioned.	N/A
C34	Windows and openings shall be appropriately located and shaded to reduce summer heat load and maximise sunlight in winter.	Shading is not required as the proposed shed is to be used for storage.	N/A
C35	Dormer windows on buildings in the residential zone do not appear as additional storey must comply with the following design requirements: (a) Individual dormers are no wider than 1.5m in width; (b) Provide a minimum 2.5m separation between dormers; and (c) Dormers do not extend encroach above the ridgeline of the building.	The proposed shed does not include dormers.	N/A
Ventilation			
C36	Incorporate features to facilitate natural ventilation and convective currents - such as opening windows, high vents and grills, high level ventilation (ridge and roof vents) in conjunction with low-level air intake (windows or vents).	The proposed shed does not require cross ventilation as it is to be used for storage.	N/A
C37	Where natural ventilation is not possible, energy efficient ventilation devices such as ceiling fans should be considered as an alternative to air conditioning. Explore innovative technologies to naturally ventilate internal building areas or rooms.	The proposed shed does not include air conditioning.	✓
2.9 Roof design and features			
C1	Use a simple pitched roof that accentuates the shape of exterior walls, and minimises bulk and scale.	The proposed shed is to have a simple, open gable roof.	✓
C2	Avoid complex roof forms such as multiple gables, hips and valleys, or turrets.	As above.	✓
C3	Roof pitches are to be compatible and sympathetic to nearby buildings.	The pitch of the roof over the proposed shed is to be compatible with that of other sheds associated with dwelling houses in the locality.	✓
C4	Parapet roofs that increase the height of exterior walls are to be minimised.	The proposed shed does not include a parapet.	✓

Controls:		Comment:	
C5	Use minor gables only to emphasise rooms or balconies that project from the body of a building.	The proposed shed does not include minor gables.	N/A
C6	Mansard roofs (or similar) are not permitted.	The proposed she does not include a mansard roof.	✓
C7	Pitched roofs should not exceed a pitch of 30 degrees.	The roof over the proposed shed is to have a maximum pitch of 11 degrees.	✓
C8	Relate roof design to the desired built form and context.	The pitch of the roof over the proposed shed is to be compatible with that of other sheds associated with dwelling houses in the locality.	✓
C9	Roofs with greater pitches will only be considered on merit taking into account matters such as streetscape, heritage value and design integrity.	The roof pitch is not to exceed 30 degrees.	N/A
Amenity			
2.10 Solar access and overshadowing			
Solar access to proposed development			
C1	Where site orientation permits at least primary living areas of dwellings must receive a minimum of 3 hours of sunlight between 8.00am and 4.00pm on 21 June.	The proposed shed will not impact solar access to the existing dwelling house, which receives at least three hours of sunlight between 8am and 4pm on 21 June via its dining room and kitchen.	✓
C2	Principle areas of private open space must receive a minimum of 3 hours of sunlight between 8.00am and 4.00pm on 21 June to at least 50% of the open space surface area.	The proposed shed will not impact solar access to the private open space associated with the existing dwelling house, being the rear balcony and landscaped area. At least 50% of the surface area of both areas receive over three hours of solar access between 8am and 4pm on 21 June.	✓
C3	Dwellings must comply with the following: (a) At least one living room window and at least 50% or 35m ² with minimum dimension of 2.5m (whichever is the lesser), of ground level private open space. (b) Receive a minimum of 3 hours sunlight between 8.00am and 4.00pm on 21 June. (c) Where existing overshadowing by buildings and fences is already greater than this control, sunlight is not to be reduced by more than 20%.	The proposed development is for the purposes of a shed.	N/A
Solar access to neighbouring development			

Controls:		Comment:	
C4	Proposed development must retain a minimum of 3 hours of sunlight between 8.00am and 4.00pm on 21 June for existing primary living areas and to 50% of the principal private open space.	The proposed shed will not impact solar access to neighbouring properties.	✓
C5	If a neighbouring dwelling currently receives less than 3 hours of sunlight, then the proposed development must not reduce the existing level of solar access to that property.	As above.	✓
C6	Sunlight to solar hot water or photovoltaic systems on adjoining properties must comply with the following: (a) Systems must receive at least 3 hours of direct sunlight between 8.00am and 4.00pm on 21 June. (b) If a system currently receives less than 3 hours sunlight, then the proposed development must not reduce the existing level of sunlight.	Neighbouring properties do not contain solar hot water or photovoltaic systems.	N/A
C7	Clothes drying areas on adjoining residential properties must receive a minimum of 3 hours of sunlight on 21 June.	The proposed shed will not impact solar access to neighbouring properties.	✓
Shading devices			
C8	Windows and openings shall be appropriately located and shaded to reduce summer heat load and maximise sunlight in winter.	The proposed shed does not require shading devices as it is to be used for storage.	N/A
C9	Use shading devices to allow direct sunlight to enter and heat a building in winter and prevent direct sunlight entering and heating the building in summer. Devices include eaves, awnings, shutters, louvres, pergolas, balconies, colonnades or external planting.		
C10	Provide horizontal shading to north-facing windows and vertical shading to east or west windows.		
C11	Use moveable shading devices on large windows facing east and west that are capable of covering 100% of glazed areas. Eaves shall be a minimum of 350mm wide and allow for an overhang of approximately 65 degrees above the horizontal.		
C12	Avoid reducing internal natural daylight or interrupting views with shading devices.		
C13	Use double-glazing, solar coated windows, curtains, or internal shutters to prevent heat loss and provide extra summer protection.		
C14	Use high performance glass with a reflectivity below 20%.		
C15	Minimise external glare by avoiding reflective films and use of tint glass.		
C16	Use of draft insulation around windows and doors.		

Controls:		Comment:
2.11 Visual privacy		
C1	Locate and orient new development to maximise visual privacy between buildings, on and adjacent to the site.	The proposed shed will not have any visual privacy impacts due to being limited to a single storey in height and only having windows in the southern elevation. ✓
C2	Minimise direct overlooking of rooms and private open space through the following: (a) Provide adequate building separation, and rear and side setbacks; and (b) Orient living room windows and private open space towards the street and/or rear of the lot to avoid direct overlooking between neighbouring residential properties.	The proposed shed will not result in overlooking of neighbouring properties. N/A
C3	If living room windows or private open spaces would directly overlook a neighbouring dwelling: (a) Provide effective screening with louvres, shutters, blinds or pergolas; and/or (b) Use windows that are less than 600mm wide or have a minimum sill height of at least 1.5m above the associated floor level.	As above. N/A
C4	Screening of bedroom windows is optional and dimensions are not restricted.	The proposed shed does not include a bedroom. N/A
2.12 Acoustic privacy		
C1	Protect sensitive rooms, such as bedrooms, from likely sources of noise such as major roads and neighbouring living areas.	The proposed shed does not include bedrooms. N/A
C2	Bedroom windows in new dwellings that would be located at or close to ground level are to be raised above, or screened from, any shared pedestrian pathway.	As above. N/A
C3	Screen balconies or windows in living rooms or bedrooms that would face a driveway or basement ramp.	The proposed shed does not include balconies or living room or bedroom windows. N/A
C4	Address all requirements in 'Development Near Rail Corridors and Busy Roads – Interim Guideline (2008)' published by the NSW Department of Planning.	The site is to be located over 100 metres from the nearest railway corridor. The proposed shed is to be used for storage. N/A
Fences and Ancillary Development		
2.13 Fences		
	All existing fences are to be retained.	N/A
2.14 Outbuildings and swimming pools		

Controls:		Comment:
Outbuildings		
C1	Council allows a maximum of one outbuilding on a site.	The site currently contains two outbuildings, being a garage and shed. The proposed shed includes demolition of the existing shed, ensuring that the existing non-compliance will not be exacerbated.
C2	The outbuilding must be established in conjunction with the principal dwelling on the same site and must ensure that: <ul style="list-style-type: none"> (a) it is separate from the principal dwelling and any secondary dwelling on the same site, and (b) it is not used as a separate dwelling, and (c) it does not contain cooking facilities, toilet and shower, and (d) it does not function or can be adapted to function for industrial purposes. 	The proposed shed is to be constructed on the same site as an existing dwelling house. It is to be separate from the dwelling house. It will not be used as a separate dwelling or be used for an industrial purpose, nor could it be adapted to function for an industrial purpose. It is not to contain cooking facilities, toilet or shower.
C3	The maximum site cover of the outbuilding is: <ul style="list-style-type: none"> (a) 36m² where the site is less than 300m² in area (b) 45m² where the site is 300m² to 600m² in area (c) 60m² where the site is greater than 600m² in area. For the purposes of this clause, site cover means the site area covered by the outbuilding and any attached roof, awning, balcony, deck, patio, pergola, terrace, verandah, carport, garage and the like.	The proposed shed is to have a site coverage of 128m ² , non-compliant with the maximum 60m ² that applies on the basis that the site has an area of 1,352.3m ² .
C4	The outbuilding must not result in the principal dwelling on the site having less than the required landscaped area and private open space.	The proposed shed will retain 64.3% (869.4m ²) of the site as landscaped area, exceeding the minimum 25% (338.1m ²) required under Section 2.3, C1 of the CBDP 2023.
C5	The storey limit for the outbuilding is single storey. An attic or basement is not permitted in the outbuilding.	The proposed shed is to have a maximum height of one storey.
C6	The maximum building height for the outbuilding is 4.5m above ground level (existing).	The external wall height of the proposed shed will not exceed 4.5 metres.
C7	The outbuilding must locate behind the front building line.	The proposed shed is to be located at the rear of the site.
C8	The minimum setback to the side and rear boundaries of the site is: <ul style="list-style-type: none"> (a) zero setback for carports or masonry walls that do not contain windows, eaves and gutters provided the structures comply with the Building Code of Australia; or (b) 0.45m for non-masonry walls that do not contain a windows, eaves and gutters; or 	The proposed shed is to be setback two metres from the eastern side boundary, six metres from the rear boundary and 6.1 metres from the western side boundary, well in exceed of the minimum 0.45 metres required on the basis that the walls facing the side and rear boundaries are not to contain any windows.

Controls:		Comment:
	(c) 0.9m for walls with windows.	
C9	The minimum setback to a dwelling, building, roof, awning, balcony, deck, patio, pergola, terrace, verandah, carport, garage and the like on the same site is 1.8m.	The proposed shed is to be positioned well over 1.8 metres from the existing dwelling house within the site. ✓
C10	The maximum roof pitch for the outbuilding is 25 degrees.	The roof over the proposed shed is to have a maximum pitch of 11 degrees. ✓
C11	Council does not allow the outbuilding to have roof-top balconies and the like.	The proposed shed does not include a rooftop balcony. ✓
C12	Development must retain and protect any significant trees on the site and adjoining sites. To achieve this clause, the development may require a design alteration or a reduction in the size of the outbuilding.	All existing trees are to be retained. ✓
Swimming pools		
C13	Swimming pools must not be located within any front setback.	A swimming pool is not proposed. N/A
C14	Minimum setback of 1m from any side or rear boundary for swimming pools and associated terraces. Landscaping shall be provided in the setback area to screen the pool from neighbours.	
2.15 Building services		
C1	All letterboxes be installed to meet Australia Post standards.	The existing letterbox is to be retained. N/A
C2	Design and provide discretely located mailboxes at the front of the property.	As above. The letterbox is located at the front of the property. N/A
C3	Integrate systems, services and utility areas with the design of the whole development – coordinate materials with those of the building and integrate with landscaping.	Visible services, limited to gutters and downpipes, are to be integrated into the design of the development through colour selection. ✓
C4	Facilities should not be visually obtrusive and should not detract from soft-landscaped areas that are located within the required setbacks or building separations.	The proposed shed does not include works within the required setback or building separation areas. ✓
C5	Appliances that are fitted to the exterior of a building, and enclosures for service meters, do not detract from the desired architectural quality of new building, or the desired green character of streetscapes.	The proposed shed does not include appliances fitted to the exterior of the building. N/A
C6	Unscreened appliances and meters should not be attached to any facade that would be visible from a street or driveway within the site: (a) Screen air conditioning units behind balcony balustrades; (b) Provide screened recesses for water heaters rather than surface - mounting them on exterior walls; and (c) Locate meters in service cabinets.	As above. N/A

Controls:	Comment:	
C7 Screen or treat air conditioning units, TV antennae, satellite dishes, ventilation ducts and other like structures so they are not visible on the street elevation.	As above.	N/A
C8 Coordinate and integrate building services, such as drainage pipes, with overall facade and balcony design.	Visible services, limited to gutters and downpipes, are to be integrated into the design of the development through colour selection.	✓
C9 Location and design of service areas should include: (a) Screening of clothes drying areas from public places; and (b) Space for storage that is screened or integrated with the building design.	The existing hills hoist within the site is to be retained. The proposed shed will provide increased storage space for the existing residents.	✓
C10 Minimise visual impact of solar hot water systems by: (a) Placing the system as unobtrusively as possible, both to the street and neighbouring properties; (b) Using a colour that is consistent with the colour of roof materials; (c) Designing solar panels, where possible, as part of the roof; (d) Setting the solar panels back from the street frontage and position below the ridgeline; and (e) Separate the water storage tank from the solar collectors and place on a less visually obtrusive part of the roof, or within the building (for example, the roof space or laundry).	The proposed shed does not include solar hot water systems.	N/A