THE SITE FOREMAN
Architects + Project Managers

STATEMENT OF ENVIRONMENTAL EFFECTS

Proposed Front and Rear Balconies
30 Belmore Avenue, BELMORE NSW 2192

DATE 20.10.2023

REV	DESCRIPTION	DATE	AUTHOR
A	Issue for DA	20.10.23	AK

Contents

1.0 INTRODUCTION

The Site Foreman (NSW) Pty Ltd has prepared for David Way and Tracey Williams a Statement of Environmental Effects for the proposed new build at 30 Belmore Avenue, BELMORE NSW 2192. This Statement has been prepared pursuant to Section 4.15 of the Environmental Planning and Assessment Act 1979, Canterbury Local Environmental Plan 2012, Canterbury- Bankstown Development Control Plan 2023.

The purpose of this document is to detail the proposed development, review the applicable planning regime relating to the works, assess the degree of compliance and examine the environmental effects of the development. In respect of the assessment of the proposal, where impacts are identified, measures proposed to mitigate any harm to environmental amenity have been addressed in this report. Inner West Council shall be referred to as the Local Government Authority throughout this report. This Statement should be read in conjunction with design drawings and associated reports.

2.0 BACKGROUND AND EXISTING CONDITION

The subject property is located within Belmore of Canterbury Bankstown Council Local Government Area (LGA). The property is also known as Lot27/DP6016, rectangular shaped and has a total lot area of 416.1m² with a terrain that is relatively flat sloping from the rear to the front of the property. The property is situated on the Southwest side of Belmore Avenue. The dwelling has frontage to Belmore Avenue which also serves as the main pedestrian and vehicular access for the proposed dwelling.

3.0 SITE DETAILS

LOT INFORMATION				
Street number	30			
Street	Belmore Avenue			
Council	Canterbury Bankstown Council			
LOT/DP	27/DP6016			
Suburb	Belmore			
Frontage	Front to Belmore Avenue			
Aspect (N,S,E,W)	Front	North-West	Rear	South-East
Lot Shape	Rectangular			
Slope	To the front (Relatively flat)			
Lot Area (m^2)	416.10m^2			
Approximate Lot Width (m)	Front	12.19m	Rear	12.19m
Approximate Lot Depth (m)	Left	34.14m	Right	34.14m

4.0 DEVELOPMENT PROPOSAL

The proposed new build dwelling, includes the following areas:

- Balcony to the front façade on the first floor accessed from Living room and Bed-3
- Balcony to the rear on the first floor to be accessed from Bed-2 and Bed-4
- Proposed two columns on the front
- Proposed one column at the alfresco

The listed proposed areas are clearly shown in the architectural drawings.

5.0 SITE ANALYSIS

NOISE: High impact from Belmore Avenue traffic noise. No other identifiable sources of nearby noise, both traffic or otherwise.

STREETSCAPE: The proposal will create an excellent opportunity to improve the amenity of the existing dwelling, contributing to the on-going development of Belmore and impose minimal impacts upon any surrounding residences. No likely adverse impact upon the local streetscape has been identified. The propose additions can be seen from Belmore Avenue. The proposed design will blend in well with the existing built environment.

TRAFFIC: There will be no impact on the existing traffic.

VIEWS: No adverse impacts have been identified.

VIBRATION: No adverse impacts have been identified.

PREVAILING WINDS: No need to protect from prevailing winds has been identified.

SUNLIGHT: No adverse impacts have been identified that will impact on the amount of solar penetration available to the proposal or nearby buildings.

AMENITY: No nearby buildings should experience adverse impact on their amenity, as a result of the proposal.

PROXIMITY: The proximity of the site to public transport facilities offers good bus transport opportunities.

HEIGHT: 8.5m on building height limit in the area.

PARKING: No adverse impacts have been identified that will impact on the parking at the side of the dwelling.

6.0 SUPPORTING DOCUMENTATION

The following drawings, prepared by The Site Foreman, were reviewed as part of the preparation of this report:

Waste Management Plan
Cost Summary Report

Sheet Number	Sheet Name
000	Cover
101	Site Plan
102	Site Analysis Plan
201	GFA & Landscape Calc
301	Ground Floor Plan
302	First Floor Plan
303	Roof Plan
401	Elevations (East)
402	Elevations (West)
403	Elevations (North)
404	Elevations (South)
501	Sections
601	Materials and Finish Schedule
701	Shadow Diagrams - 9 am Winter - Without Balcony
702	Shadow Diagrams - 9 am Winter - With Balcony
703	Shadow Diagrams - 12 pm Winter - Without Balcony
704	Shadow Diagrams - 12pm Winter - With Balcony
705	Shadow Diagrams - 3pm Winter - Without Balcony
706	Shadow Diagrams - 3pm Winter - With Balcony

7.0 DEVELOPMENT STANDARDS

7.1 LOCAL ENVIRONMENTAL PLAN

CLAUSE	CONTROL	NOTES
LEP Map No.	*004*	
Zoning	*R3 – Medium Density Residential*	
Height	*8.5m*	
FSR	*0.5:1*	

ZONING:

Zone R3 Medium Density Residential

1 Objectives of zone

- *To provide for the housing needs of the community within a medium density residential environment.*
- *To provide a variety of housing types within a medium density residential environment.*
- *To enable other land uses that provide facilities or services to meet the day to day needs of residents.*

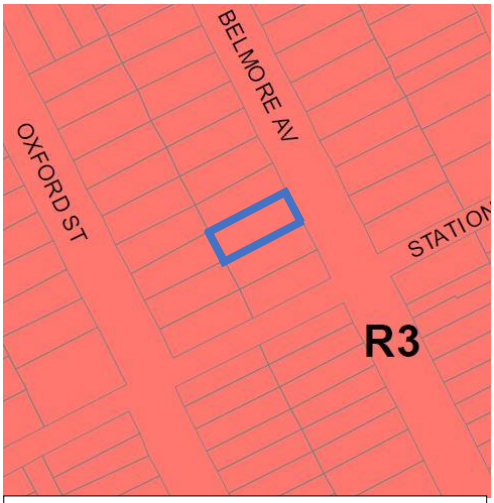

Figure 7.1.1
Excerpt from the Canterbury Local Environmental Plan 2012 Land Zoning Map 004 showing the subject site in blue.
Source: NSW Government Legislation Website

2 Permitted without consent

Home occupations

3 Permitted with consent

Attached dwellings; Bed and breakfast accommodation; Boarding houses; Building identification signs; Business identification signs; Business premises; Car parks; Centre-based child care facilities; Community facilities; Dual occupancies; Dwelling houses; Environmental protection works; Exhibition homes; Flood mitigation works; Group homes; Home businesses; Home industries; Multi dwelling housing; Neighbourhood shops; Office premises; Oyster aquaculture; Places of public worship; Recreation areas; Respite day care centres; Restaurants or cafes; Roads; Semi-detached dwellings; Seniors housing; Shops; Tank-based aquaculture

4 Prohibited

Any other development not specified in item 2 or 3

RESPONSE:

In consideration of objectives as stated above, the proposal for the addition of the balconies and columns at 30 Belmore Avenue in an R3 Medium Density Residential is considered permissible. There is expected to be minimal impact on the local built area and natural environment. The development will be carried out using best practices, sustainable design methodology and constructed using quality materials.

HEIGHT OF BUILDINGS

*(1) **The objectives** of this clause are as follows—*

(a) to establish and maintain the desirable attributes and character of an area,
(b) to minimise overshadowing and ensure there is a desired level of solar access and public open space,
(c) to support building design that contributes positively to the streetscape and visual amenity of an area,
(d) to reinforce important road frontages in specific localities.

(2) 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.

Figure 7.2.1
Excerpt from the Canterbury Local Environmental Plan 2012 Height of Building Map 004 showing the subject site in blue.
Source: NSW Government Legislation Website

RESPONSE:
The property is designated 'I' on the 'Height of Buildings Map' in the LEP. This designation has a maximum building height of 8.5m. The proposal is below the maximum 8.5m building height. 8.5m LEP Height plane show on sections of the proposal.

FLOOR SPACE RATIO

*(1) **The objectives** of this clause are as follows—*
(a) to provide effective control over the bulk of future development,
(b) to protect the environmental amenity and desired future character of an area,
(c) to minimise adverse environmental impacts on adjoining properties and the public domain,
(d) to optimise development density within easy walk of the railway stations and commercial centres.

(2) The maximum floor space ratio for a building on any land is not to exceed the floor space ratio shown for the land on the Floor Space Ratio Map.

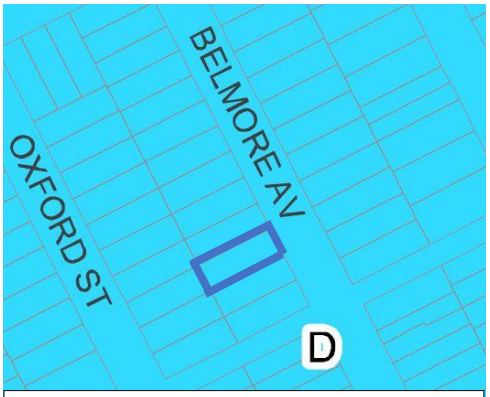

Figure 7.3.1
Excerpt from the Canterbury Local Environmental Plan 2012 Height of Building Map 004 showing the subject site in blue.
Source: NSW Government Legislation Website

RESPONSE:
The property is designated 'D' on the 'Floor Space Ratio Map' in the LEP with a maximum FSR of 0.5:1. The proposal FSR is below 0.5:1.

7.2 DEVELOPMENT CONTROL PLAN (CHAPTER 5 – RESIDENTIAL ACCOMODATION PART 5.2 (FORMER CANTERBURY LGA)

<table>
<tr><th colspan="3">TABLE OF COMPLIANCE</th></tr>
<tr><th>ITEM</th><th>REQUIREMENT</th><th>PROPOSED</th></tr>
<tr><td colspan="3">SECTION 2- DWELLING HOUSES AND OUTBUILDINGS</td></tr>
<tr><td colspan="3">SITE PLANNING</td></tr>
<tr><td colspan="3">C2.1 Minimum lot size and frontage</td></tr>
<tr><td>C1</td><td>The minimum primary street frontage width for dwelling houses is 15m.</td><td>Complies
The street frontage is 12.19m</td></tr>
<tr><td>C2</td><td>Lots must be generally rectangular.</td><td>Complies</td></tr>
<tr><td>C3</td><td>Internal and battle-axe blocks and lots with irregular dimensions or shallow depths must satisfy the objectives of the DCP.</td><td>N/A</td></tr>
<tr><td>C7</td><td>Nothing in this section prevents Council giving consideration to the erection of a dwelling house on an allotment of land which existed as of 1/1/2013.</td><td>Noted</td></tr>
<tr><td colspan="3">C2.2 Site Coverage</td></tr>
<tr><td>C1</td><td>All development must comply with the numerical requirements contained in the table below:
<table>
<tr><th>Site Area</th><th>Maximum Area of Building Footprint</th><th>Maximum Floor Area of all Outbuildings</th><th>Maximum Site Coverage of all Structures on a Site</th></tr>
<tr><td>Up to 449m²</td><td>300m²</td><td>30m²</td><td>60%</td></tr>
<tr><td>450m² to 599m²</td><td>330m²</td><td>45m²</td><td>50%</td></tr>
<tr><td>600m² to 899m²</td><td>380m²</td><td>60m²</td><td>40%</td></tr>
<tr><td>900m² or above</td><td>430m²</td><td>60m²</td><td>40%</td></tr>
</table></td><td>Noted</td></tr>
<tr><td colspan="3">C2.3 Landscaping</td></tr>
<tr><td>C1</td><td>Deep soil permeable areas must be provided in accordance with the table below:
<table>
<tr><th>Site Area</th><th>Minimum Deep Soil Area (% of site area)</th></tr>
<tr><td>Up to 449m²</td><td>15%</td></tr>
<tr><td>450m² to 599m²</td><td>20%</td></tr>
<tr><td>600m² or above</td><td>25%</td></tr>
</table></td><td>Noted</td></tr>
<tr><td>C2</td><td>Deep soil areas must have a minimum dimension of 2.5m.</td><td>Complies</td></tr>
<tr><td colspan="3">C2.4 Layout and Orientation</td></tr>
<tr><td>C1</td><td>Orientate development to maximise solar access and natural lighting, without unduly increasing the building’s heat load.</td><td>Noted</td></tr>
<tr><td>C2</td><td>Site the development to avoid casting shadows onto a neighbouring dwelling’s primary living area, private open space and solar cells.</td><td>Noted</td></tr>
<tr><td>C3</td><td>Coordinate design for natural ventilation with passive solar design techniques.</td><td>Noted</td></tr>
<tr><td>C4</td><td>Site new development and private open space to avoid existing shadows cast from nearby buildings.</td><td>Noted</td></tr>
<tr><td>C5</td><td>Site a building to take maximum benefit from cross-breezes and prevailing winds</td><td>Noted</td></tr>
</table>

C6	Do not compromise the creation of casual surveillance of the street, communal space and parking areas, through the required orientation.	*Noted*
BUILDING ENVELOPE		
C2.5 Height		
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.	*Complies*
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.	*N/A*
Attics and Roof Terraces		
C3	Attics and mezzanine floors do not comprise a storey.	*Noted*
C4	Roof top terraces are not acceptable on any building or outbuilding in any residential zone.	*Noted*
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.	*N/A*
C6	Basement and sub-floor parking is only suitable where compliance with Chapter B1 Transport and Parking of this DCP can be demonstrated.	*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	*N/A*
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		
C9	Maximum 1m cut below ground level where it will extend beyond an exterior wall of the building	*N/A*
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.	*N/A*
C11	Maximum 600mm fill above ground level where it would extend beyond an exterior wall of a building.	*N/A*
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.	*N/A*
C2.6 Setbacks		

<table>
<tr><td colspan="3"><u>Front, Side and Rear Setbacks</u></td></tr>
<tr><td>C1</td><td>Development, including basement and sub-floor areas, fronting a major road must have a minimum front setback of 9m.</td><td>N/A</td></tr>
<tr><td>C2</td><td>Development must comply with the minimum front, side and rear setbacks as detailed in the following tables:
<table>
<tr><th>Setback</th><th>Controls</th></tr>
<tr><td>Front Setback</td><td>• 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>• Minimum setback of 900mm from side boundaries.
• Alterations and additions may be in line with the existing ground level walls.</td></tr>
<tr><td>Rear Setbacks</td><td>• Minimum setback of 6m from the rear boundary.</td></tr>
</table>
Table C1.3: Dwelling Houses with frontage of 12.5m or less
<table>
<tr><th>Setback</th><th>Controls</th></tr>
<tr><td>Front Setback</td><td>• 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.</td></tr>
<tr><td>Side Setbacks</td><td>• 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).</td></tr>
<tr><td>Rear Setbacks</td><td>• Minimum setback of 6m from the rear boundary.</td></tr>
</table>
Table C1.4: Dwelling Houses with frontages widths of 12.5m or greater
<table>
<tr><th>Setback</th><th>Controls</th></tr>
<tr><td>Side Setbacks</td><td>• 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.</td></tr>
</table>
Table C1.5: Outbuildings (including alterations and additions)</td><td>Complies
The proposed front setback (6.670m) is > the average of setback of neighboring dwellings (6.660m).</td></tr>
<tr><td colspan="3"><u>Exceptions and Other Requirements</u></td></tr>
<tr><td>C3</td><td>External walls that enclose rooms, storage areas and/or garages are not to encroach beyond the specified setbacks.</td><td>N/A</td></tr>
<tr><td>C4</td><td>For first floor additions, front and side setbacks may match the ground floor wall alignment of the existing dwelling for a depth of 10m or 50% of the length of the façade, whichever is the greater.</td><td>Noted</td></tr>
<tr><td>C5</td><td>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.</td><td>N/A</td></tr>
<tr><td>C6</td><td>Swimming pools must not be located within any front setback.</td><td>N/A</td></tr>
<tr><td>C7</td><td>One garage or carport may be constructed with a nil rear setback for sites that adjoin a rear laneway. The garage or carport must not comprise more than 50% of the rear boundary frontage to a lane and not be wider than 6m.</td><td>N/A</td></tr>
<tr><td>C8</td><td>For a residential building that does not have basement parking lightweight carports may extend beyond the required side boundary setback.</td><td>Noted</td></tr>
<tr><td>C9</td><td>Car parking structures must satisfy BCA requirements.</td><td>Noted</td></tr>
<tr><td>C10</td><td>For existing dwellings one single space carport may encroach beyond the minimum front setback, where it can be demonstrated that vehicular access cannot be provided behind the building line given that side driveway access is less than 2.7m. Carports must not be wider than 3m.</td><td>Noted</td></tr>
</table>

C11	On land identified as having a height of 9.5m on the Map, the following parking structures may encroach beyond the minimum front or side setback: (a) One carport that is not wider than 6m. (b) On sites that rise from the street frontage, one garage that is not wider than 6m and no higher than 3m above street level.	*N/A*
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).	*Noted*
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.	*Noted*
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.	*Noted*
C2.7 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.	*Noted*
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. (b) The proposed addition is not visually prominent from the street or from a public space. (c) Extensive remodelling of existing facades is proposed in accordance with controls of this DCP.	*Noted*
C2	New building forms and design features shall not mimic traditional features, but should reflect these in a contemporary design.	*Noted*
C3	Access to upper storeys must not be via external stairs.	*Noted*

<table>
<tr><td>C4</td><td>All dwellings must contain one kitchen and laundry facility.</td><td>Noted</td></tr>
<tr><td>C5</td><td>Retain and extend prominent elements of the existing roof (such as gables, hips or longitudinal ridges that run parallel to a street boundary).</td><td>Noted</td></tr>
<tr><td>C6</td><td>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.</td><td>Noted</td></tr>
<tr><td colspan="3"><u>Building Entries</u></td></tr>
<tr><td>C7</td><td>Entries to residential buildings must be clearly identifiable.</td><td>Complies</td></tr>
<tr><td>C8</td><td>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.</td><td>Noted</td></tr>
<tr><td>C9</td><td>A minimum of one habitable room must be oriented towards the street to promote positive social interaction and community safety.</td><td>Noted</td></tr>
<tr><td>C10</td><td>Sight lines to the street from habitable rooms or entrances must not be obscured by ancillary structures.</td><td>Noted</td></tr>
<tr><td colspan="3"><u>Internal Dwelling Layout</u></td></tr>
<tr><td>C11</td><td>Design interiors to be capable of accommodating the range of furniture that is typical for the purpose of each room.</td><td>Noted</td></tr>
<tr><td>C12</td><td>The primary living area and principal bedroom must have a minimum dimension of 3.5m.</td><td>Noted</td></tr>
<tr><td>C13</td><td>Secondary bedrooms must have a minimum dimension of 3m.</td><td>Noted</td></tr>
<tr><td>C14</td><td>Provide general storage in addition to bedroom wardrobes and kitchen cupboards.</td><td>Noted</td></tr>
<tr><td colspan="3"><u>Façade Treatment</u></td></tr>
<tr><td>C15</td><td>Development on corner lots must address both street frontages through façade treatment and articulation of elevations.</td><td>N/A</td></tr>
<tr><td>C16</td><td>Use non-reflective materials, do not randomly mix light and dark coloured bricks, and treat publicly accessible wall surfaces with anti-graffiti coating.</td><td>Noted</td></tr>
<tr><td>C17</td><td>Facade design should reflect the orientation of the site using elements such as sun shading devices, light shelves and bay windows.</td><td>Noted</td></tr>
<tr><td>C18</td><td>Facades visible from the street should be designed as a series of articulating panels or elements.</td><td>Noted</td></tr>
<tr><td>C19</td><td>The width of articulating panels should be consistent with the scale and rhythm characteristic of bungalows.</td><td>Noted</td></tr>
<tr><td>C20</td><td>The width of articulating panels shall be in accordance with the numerical requirements below:
<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>Table C1.6: Width of articulating panels</td><td>Noted</td></tr>
<tr><td>C21</td><td>Avoid long flat walls along street frontages - stagger the wall alignment with a step (not a fin wall of other protruding feature) of at least 0.5m for residential buildings.</td><td>Noted</td></tr>
<tr><td>C22</td><td>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.</td><td>Noted</td></tr>
<tr><td>C23</td><td>Incorporate contrasting elements in the facade - use a harmonious range of high quality materials, finishes and detailing.</td><td>Noted.</td></tr>
</table>

		The harmonious range of materials are proposed (please refer to materials schedule)
C24	Screen prominent corners with awnings, balconies, terraces or verandas that project at least 1 m from the general wall alignment.	*Noted*
	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.	*Noted*
C26	Facades that exceed 25m in length shall be indented to create the appearance of multiple pavilion elements.	*Noted*
C27	Pavilion elements shall have a depth between 10-15m.	*Noted*
C28	Articulate upper storey pavilions with an additional side boundary setback, and identify by separate roofs.	*Noted*
	Windows	
C29	Large windows should be located at the corners of a building and may be designed as projecting bay-windows.	*N/A*
C30	Large windows should be screened with blinds, louvres, awnings or pergolas and be draft insulated.	*N/A*
C31	Windows must be rectangular.	*Noted*
C32	Square, circle and semi-circle windows are acceptable in moderation.	*Noted*
C33	Vertical proportioned window openings can include multi-panel windows or multi-panel doors.	*Noted*
C34	Windows and openings shall be appropriately located and shaded to reduce summer heat load and maximise sunlight in winter.	*Noted*
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.	*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).	*Noted*
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.	*Noted*
	C1.4.2 Roof Design and Features	
C1	Use a simple pitched roof that accentuates the shape of exterior walls, and minimises bulk and scale.	*Noted*
C2	Avoid complex roof forms such as multiple gables, hips and valleys, or turrets.	*Noted*

C3	Roof pitches are to be compatible and sympathetic to nearby buildings.	*Noted*
C4	Parapet roofs that increase the height of exterior walls are to be minimised.	*Noted*
C5	Use minor gables only to emphasise rooms or balconies that project from the body of a building.	*Noted*
C6	Mansard roofs (or similar) are not permitted.	*Noted*
C7	Pitched roofs should not exceed a pitch of 30 degrees.	*Noted*
C8	Relate roof design to the desired built form and context.	*Noted*
C9	Roofs with greater pitches will only be considered on merit taking into account matters such as streetscape, heritage value and design integrity.	*Noted*
Amenity		
C2.10 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.	*Complies*
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.	*Complies*
C3	Dwellings must comply with the following: (a) At least one living room window and at least 50% or 35m2 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 8:00 am and 4:00 pm 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%.	*Noted*
Solar Access to Neighbouring Development		
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.	*Noted*
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.	*Complies* *The proposal has minimal impact of the solar access to the private open space of neighboring dwelling.*
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.	*Noted*

	(b) If a system currently receives less than 3 hours sunlight, then the proposed development must not reduce the existing level of sunlight.	
C7	Clothes drying areas on adjoining residential properties must receive a minimum of 3 hours of sunlight on 21 June.	
	Shading Devices	
C8	Windows and openings shall be appropriately located and shaded to reduce summer heat load and maximise sunlight in winter.	*Noted*
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.	*Noted*
C10	Provide horizontal shading to north-facing windows and vertical shading to east or west windows.	*Noted. Sufficient shading has been proposed with the balconies on east and west and roof to the northern side.*
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.	*Noted.*
C12	Avoid reducing internal natural daylight or interrupting views with shading devices.	*Noted*
C13	Use double-glazing, solar coated windows, curtains, or internal shutters to prevent heat loss and provide extra summer protection.	*Noted*
C14	Use high performance glass with a reflectivity below 20%.	*Noted*
C15	Minimise external glare by avoiding reflective films and use of tint glass.	*Noted*
C16	Use of draft insulation around windows and doors.	*Noted*
	C1.5.2 Visual Privacy	
C1	Locate and orient new development to maximise visual privacy between buildings, on and adjacent to the site.	*Noted*
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.	*Complies. The balconies are proposed towards the front and rear of the site with adequate privacy screening.*
	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	*Noted*

	(b) Use windows that are less than 600mm wide or have a minimum sill height of at least 1.5m above the associated floor level.	
C4	Screening of bedroom windows is optional and dimensions are not restricted.	*Noted*
C2.12 Acoustic Privacy		
C1	Protect sensitive rooms, such as bedrooms, from likely sources of noise such as major roads and neighbouring' living areas.	*Noted*
C2	Bedroom windows in new dwellings that would be located at or close to ground level are be raised above, or screened from, any shared pedestrian pathway.	*Noted*
C3	Screen balconies or windows in living rooms or bedrooms that would face a driveway or basement ramp.	*Noted*
C4	Address all requirements in 'Development Near Rail Corridors and Busy Roads - Interim Guideline (2008)' published by the NSW Department of Planning.	*Noted*
Fences and Ancillary Development		
2.13 Fences		
C1	Provide boundary definition by construction of an open fence or hedge to the front street boundary.	*Noted*
C2	Front fences within the front boundary setback are to be no higher than 1.2m.	*Noted*
C3	Side fences may be 1.8m high to the predominant building line. Forward of the building line, side fences must taper down to the height of the front fence at a height no greater than 1.2m.	*Noted*
C4	On corner sites where the façade of a building presents to two street frontages, fences are to be no higher than 1.2m.	*Noted*
C5	Front fences shall not be taller than 1.2m.	*Noted*
C6	Screens with a minimum of 50% transparency may be up to 1.8m high along the front boundary.	*Noted*
C7	Landscaping should not include visually solid hedges that may conceal intruders.	*Noted*
C2.14 Outbuildings and Swimming Pools		
Outbuildings		
C1	Council allows a maximum of one outbuilding on a site.	*N/A*
C2	The outbuilding must be established in conjunction with the principal dwelling on the same site and must ensure that: (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.	*N/A*
C3	The maximum site cover of the outbuilding is: (a) 36m2 where the site is less than 300m2 in area	*N/A*

	(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.	
C4	The outbuilding must not result in the principal dwelling on the site having less than the required landscaped area and private open space.	*N/A*
C5	The storey limit for the outbuilding is single storey. An attic or basement is not permitted in the outbuilding.	*N/A*
C6	The maximum building height for the outbuilding is 4.5m above ground level (existing).	*N/A*
C7	The outbuilding must locate behind the front building line.	*N/A*
C8	The minimum setback to the side and rear boundaries of the site is: (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 (c) 0.9m for walls with windows.	*N/A*
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.	*N/A*
C10	The maximum roof pitch for the outbuilding is 25 degrees	*N/A*
C11	Council does not allow the outbuilding to have roof-top balconies and the like.	*N/A*
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.	*N/A*
	Swimming Pools	
C13	Swimming pools must not be located within any front setback.	*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.	*N/A*
	C2.15 Building Services	
C1	All letterboxes be installed to meet Australia Post standards.	*Noted*
C2	Design and provide discretely located mailboxes at the front of the property.	*Noted*
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.	*Noted*

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	*Noted*
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.	*Noted*
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	*Noted*
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.	*Noted*
C8	Coordinate and integrate building services, such as drainage pipes, with overall façade and balcony design.	*Noted*
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.	*Noted*
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).	*Noted*
C1.7 Summary of Main Numerical Development Controls		

Control		Numerical Amount
Frontage	Minimum street frontage	15m
	Minimum access corridor serving internal/battle-axe lots	• 3m when serving one lot • 4m when serving two lots • 5m when serving more than two lots
Site Coverage	Refer to section C1.2.2 – Table C1.1	

Control		Numerical Amount
Landscaping	Deep soil areas	• 15% for site area up to 449m^2 • 20% for site area 450m^2 to 599m^2 • 25% for the site area 600m^2 or above
	Minimum dimension	2.5m
Height	Maximum number of storeys	2 storeys
	Maximum external wall height where maximum height of building in the LEP is 8.5m	7m
	Maximum external wall height where maximum height of building in the LEP is 9.5m	8m
	Maximum finished ground level above natural ground level	1m
	Maximum height of retaining walls	• 2m for steeply sloping sites • 1m for all other land
	Maximum cut below ground level	1m
	Maximum fill above ground level	600mm
Setbacks	Frontage 12.5m or less: • Minimum front setback • Maximum recess for main entrance from building line • Minimum side setback • Minimum rear setback	 • 5.5m • 2m • 900mm • 6m
	Frontage 12.5m or greater: • Minimum front setback • Maximum recess for main entrance from building line • Side setback • Minimum side setback for corner lots • Minimum rear setback	 • 6m or average of dwelling to either side of site • 2m • 1m • 2m from secondary street frontage • 6m
	Outbuildings: • Side setback for external wall height over 2.7m	450mm
Roof Pitch	Maximum roof pitch	30 degrees
Internal Dwelling Layout	Minimum dimension of primary living area and principal bedroom	3.5m
	Minimum dimension of secondary bedrooms	3m
Amenity	Solar access to proposed development	Minimum 3 hours between 8am-4pm on 21 June
	Solar access to proposed neighbouring development	Retain a minimum 3 hours between 8am-4pm on 21 June
Fencing and Ancillary Development	Maximum height of front boundary fencing	1.2m or 1.8m if a minimum of 50% transparency screening is provided
	Maximum height of outbuilding	4.8m
	Maximum wall height of outbuilding	3.8m
	Minimum side setback for swimming pools	1m
Parking Rates	Refer to Chapter B1 of this DCP	

Table C1.7: Summary of Main Numerical Development Controls for Dwelling Houses and Outbuildings

8.0 CONCLUSION

It is concluded that the development proposal to seek council approval for the proposed alterations & additions of the existing dwelling at 30 Belmore Avenue, Belmore NSW 2192.

The proposal is supported on the following grounds:

- A Development Application is submitted to Canterbury Bankstown Council containing necessary drawings and reports. All associated documents referenced in this statement are to be provided with the Application;
- The proposal is suitable for the R3 Medium Density Residential zone and meets the current zoning objectives;
- The proposal meets the requirements of the Canterbury Local Environmental Plan 2012 and, Canterbury – Bankstown Development Control Plan 2023;
- There will be no adverse social, economic or environmental impacts;

9.0 SITE IMAGES

Image 1:
Existing condition of the subject site. Site is currently vacant; a metal shed is existing along the rear boundary of the site. Image taken from street of Belmore Avenue.

Image 2:
Existing water meter in the southwest side of the site.