

STATEMENT OF ENVIRONMENTAL EFFECTS

**Proposed double-storey house on newly created Lot-21, approved under DA-411-2023, at
120A Marco Avenue, Panania.**



IMAGE SOURCE SIX MAPS

INTRODUCTION

This Statement of Environmental Effects (SEE) has been prepared for the applicant seeking approval for Double Story Dwellings on **Lot-21** of an approved Torrens Title subdivision under **DA-411/2023**, located at **No.120C, Marco Avenue, Panania, NSW**

The present site is legally described as **Lot 2 D.P. 612941** and has a total area of **1,056m²**. Following subdivision, **Lot 21** has an area of **528m²(457m² excluding the access handle)**.

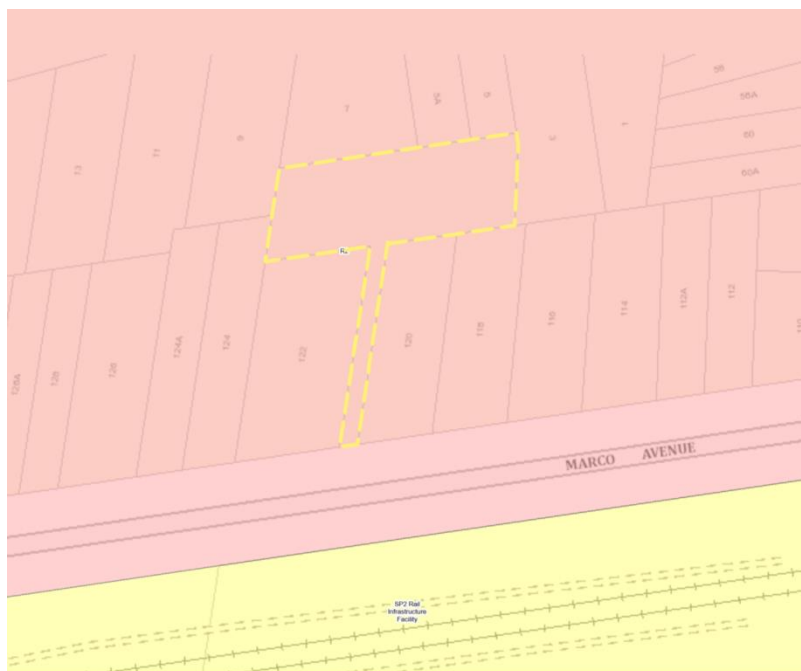
The site has a moderate fall towards the front, sloping down approximately 2.4m towards the west. The gradient of the land is consistent with variations in Reduced Levels (RLs).

The site is zoned R2 - Low Density Residential under the provisions of the Local Environmental Plan (LEP).

This Statement is accompanied by architectural plans prepared by Innovative Eco Designs, 2502 813, Issue A, along with supporting documentation as required by the Council.

The report assesses the proposed development against the relevant considerations under Section 4.15 of the Environmental Planning and Assessment Act, 1979, and includes an analysis of the following planning controls:

- Canterbury-Bankstown Local Environmental Plan 2023
- Canterbury-Bankstown Development Control Plan 2023 (Chapter 5.1 Former Bankstown LGA, Section 2)
- Canterbury-Bankstown Development Control Plan 2023(Chapter 5.1 Former Bankstown LGA, Section 11)Livable Housing Design Guidelines



IMAGESOURCE Planning Spatial Viewer

B Sharma and P K Sharma and M Sharma and A K Sharma
120A Marco Ave
PANANIA NSW 2213

23 January 2024

Dear Owner,

RE: PROPERTY NUMBERING – File No: DA-411/2023

In accordance with Canterbury-Bankstown Council's (Council) Property Numbering Policy, Council has issued new property numbers following the Development Application at No. 120A Marco Avenue, PANANIA NSW 2213. The new property numbers have been assigned as follows:

PROPERTY REFERENCE	ASSIGNED PROPERTY NUMBER
Proposed Dwelling 1 on attached plan	120B Marco Avenue
Proposed Dwelling 2 on attached plan	120C Marco Avenue

It is important these property numbers be displayed at the front of each property as assigned, so that each development can be easily identified on completion. Please arrange for letter boxes, with the assigned numbering, to be displayed at the front of each individual property.

The numbers should be a minimum height of 65 mm for visibility, and durable, positioned where it is easy to see from the roadway. In some cases, developments may display the property number more than once for ease of identification (e.g. on the letterbox and on the front fence or on a well-lit front wall of the premises).

Council is the only authority that can issue property numbers. Council can also order the owner or occupier to correctly display the assigned property numbers at the road frontage. A failure to comply may result in the issuance of an infringement notice.

Should you require further information or assistance please contact Council on 9707 9000 and ask for:

- **Development Services** for questions relating to the Development Application.
- **Land Information Management** for questions relating to the assigned property numbers.

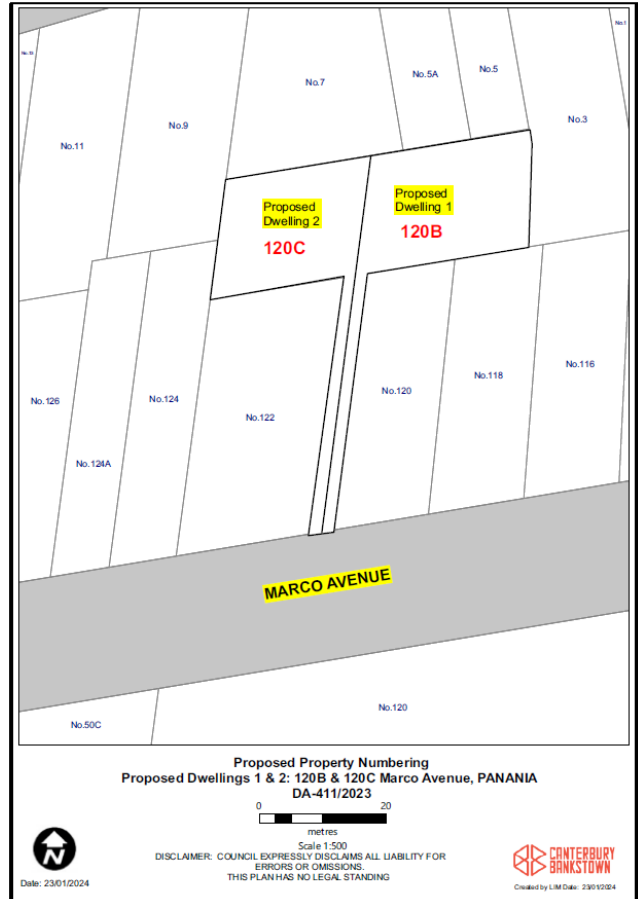
A copy of the Property Numbering Plan and the Property Numbering Information Sheet are attached to assist you.

Yours faithfully,

Man Pen Choi

Man Pen Choi

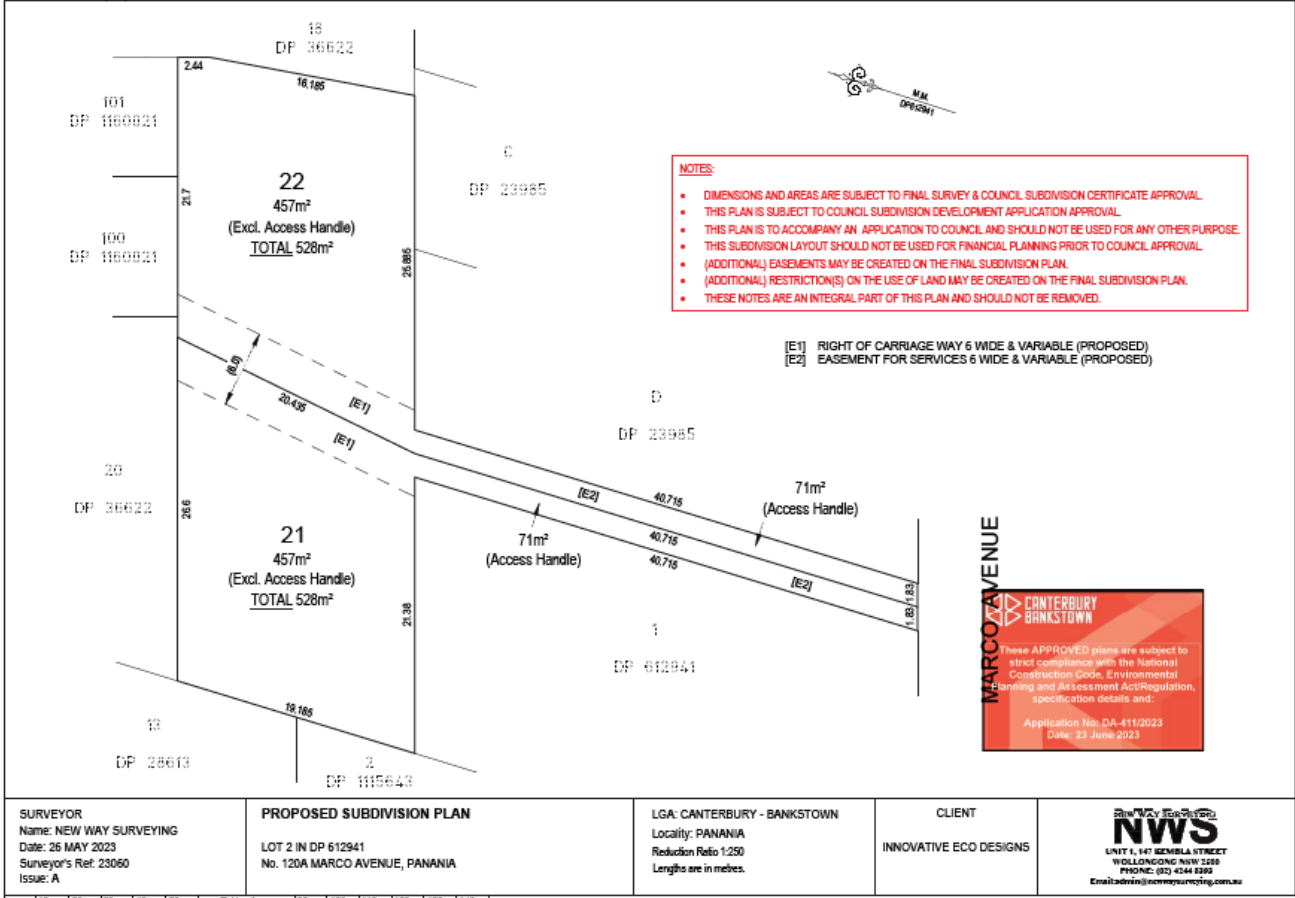
LAND INFORMATION MANAGEMENT



PLAN FORM 1 (A3)

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

Sheet 1 of 1 sheets



Background

Determination Notice No.: DA-411/2023

Date of Determination: 23 June 2023

Determination Notice No.: DA-1086/2024

Date of Determination: 11 Dec 2024

Proposed retaining wall, earthworks and stormwater drainage works in south-western corner of site, with extension of existing boundary fence for Proposed Lot 1 (to be created under DA- 411/2023), with associated tree removal and stormwater connection for Proposed Lot 2 (to be created under DA-411/2023) at 9 Marong Street Panania is approved.

The work permit is approved

Our Ref: WP-SWCPON-1437/2023 dated 28 July 2023

PROPOSED DEVELOPMENT

The proposed development involves **a storey Dwelling**.

Specifically, the proposal seeks approval for the following works: -

GROUND FLOOR PLAN

As detailed in the attached architectural plans the proposed dwelling will be comprised of the following;

- 1 Bedroom with attached Ensuite , Walk-in Robe & study
- Store
- Laundry
- Kitchen&Pantry
- An open plan family room & Dining area
- Alfresco
- Powder&Linen
- Media
- Pooja
- Porch
- Garage
- Storage under staircase

FIRST FLOOR PLAN

- 2 Bedroom with attached Ensuite& Walk-in
- 2 Bedroom with Robe only
- Rumpus

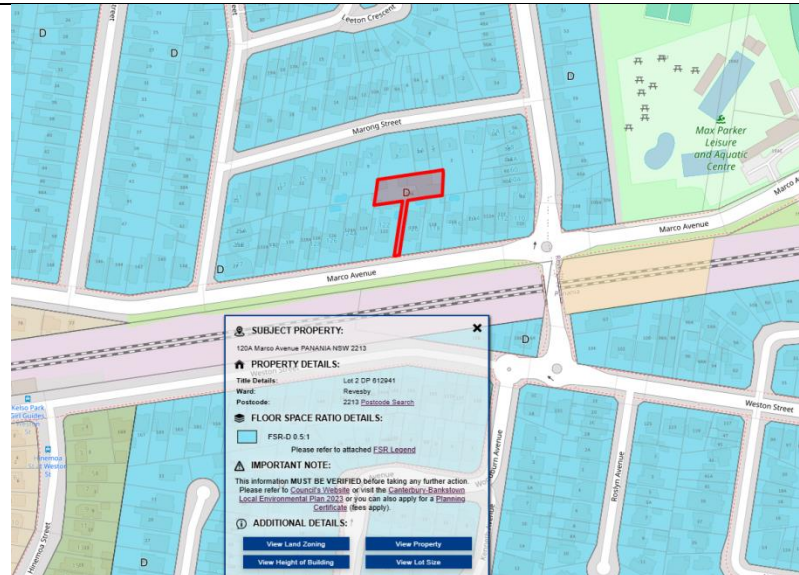
Compliance with Canterbury-Bankstown Local Environmental Plan 2023

Clause	Proposal	Compliance
1.1 Name of Plan	This Plan is Canterbury-Bankstown Local Environmental Plan 2023	
1.2 Aims of Plan 1) This Plan aims to make local environmental planning provisions for land in Canterbury-Bankstown in accordance with the relevant standard environmental planning instrument under section 3.20 of the Act. 2) The particular aims of this Plan are as follows— (aa) to protect and promote the use and development of land for arts and cultural activity, including music and other performance arts, (a) to manage growth in a way that contributes to the sustainability of Canterbury-Bankstown, (b) to protect landforms and enhance vegetation, especially foreshores and bushland, in a way that maintains the biodiversity values and landscape amenity of Canterbury-Bankstown, (c) to identify, conserve and protect the Aboriginal, natural, cultural and built heritage of Canterbury-Bankstown, (d) to provide development opportunities that are compatible with the desired future character and amenity of Canterbury-Bankstown, (e) to restrict development on land that is sensitive to urban and natural hazards, (f) to provide a range of residential accommodation to meet the changing needs of the population, (g) to provide a range of business and industrial opportunities to encourage local employment and economic growth and retain industrial areas, (h) to create vibrant town centers by focusing employment and residential uses around existing centers and public transport, (i) to provide a range of recreational and community service opportunities and open spaces to meet the needs of residents of and visitors to Canterbury-Bankstown, (j) to achieve good urban design in terms of site layouts, building form, streetscape, architectural roof features and public and private safety, (k) to ensure activities that may generate intensive car usage and traffic are located near public transport that runs frequently to reduce dependence on cars and road traffic, (l) to consider the cumulative impact of development on the health of the natural environment and waterways and on the capacity of infrastructure and the road network, (m) to support healthy living and enhance the quality of life and the social well-being and amenity of the community, (n) to ensure development is accompanied by appropriate infrastructure, (o) to promote ecologically sustainable development.	The main aim of this application is to facilitate housing choice/availability by constructing double-storey dwellings.	Yes
Clause 1.3 – Land to which Plan applies	This Plan applies to the land identified on the Land Application Map	Yes
Clause 2.1 Land use zones	As discussed above, the	Yes

<p>The land use zones under this Precinct Plan are as follows—</p> <p>Residential Zones</p> <p>R1 General Residential</p> <p>R2 Low Density Residential</p> <p>R3 Medium Density Residential</p> <p>R4 High Density Residential</p>	<p>proposed development satisfies the zone objectives and is a permissible land use i.e. Double storey dwelling house</p>	
<p>4.1 Minimum subdivision lot size</p>	<p>Torrens title subdivision has been approved under DA-411/2023</p>	<p>Yes</p> <p>457Sqm without Access Handle</p>
<p>Clause 4.3– Height of Buildings</p> <p>The maximum building height permissible is 9m</p>	<p>The Proposal has a maximum building height of less than 9m</p>	<p>Yes</p>
<p>Clause 4.4– floor space ratio</p>	<p>0.5:1</p>	<p>Yes</p>
<p>Clause 5.6 Architectural roof features</p> <p>(1) The objectives of this clause are as follows—</p> <p>(a) to enable minor roof features to exceed the maximum height for a building,</p> <p>(b) to provide opportunities for architectural roof features that form an integral part of a building's design and contribute to a high-quality built form.</p> <p>(2) Development that includes an architectural roof feature that exceeds, or causes a building to exceed, the height limits set by clause 4.3 may be carried out, but only with development consent.</p> <p>(3) Development consent must not be granted to any such development unless the consent authority is satisfied that—</p> <p>Canterbury-Bankstown Local Environmental Plan 2023 [NSW]</p> <p>Current version for 23 June 2023 to date (accessed 22 July 2023 at 16:17) Page 40 of 139</p> <p>(a) the architectural roof feature—</p> <p>(i) comprises a decorative element on the uppermost portion of a building, and</p> <p>(ii) is not an advertising structure, and</p> <p>(iii) does not include floor space area and is not reasonably capable of modification to include floor space area, and</p> <p>(iv) will cause minimal overshadowing, and</p> <p>(b) any building identification signage or equipment for servicing the building (such as plant, lift motor rooms, fire stairs and the like) contained in or supported by the roof feature is fully integrated into the design of the roof feature.</p>	<p>Roof features are contained within the prescribed building height</p>	<p>Yes</p>
<p>Clause 5.10 – Heritage conservation</p>	<p>The subject site is not within heritage conservation or have local/state heritage item that is listed.</p>	<p>N/A</p>
<p>5.11 Bush fire hazard reduction</p>	<p>Proposed site is clear of bush fire.</p>	<p>N/A</p>
<p>5.21 Flood planning</p>	<p>Proposed site is clear of flood.</p>	<p>N/A</p>
<p>6.2 Public utility infrastructure</p>	<p>Public utility infrastructure is available.</p>	<p>Yes</p>

Canterbury-Bankstown Local Environmental Plan 2023

Floor Space Ratio



Height of building



Lot Size

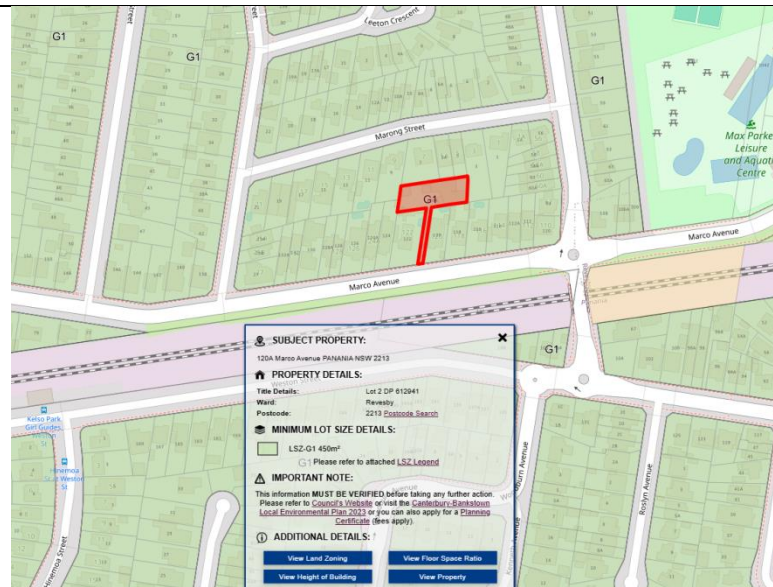


IMAGE SOURCE:- <https://cbcmappublic.cbcity.nsw.gov.au/>

Canterbury-Bankstown Development Control Plan 2023

(Amended August 2024)

Chapter 5 Residential Accommodation (Chapter 5.1-Former Bankstown LGA)

Section 2- Dwelling Houses

S.No	Required	Proposed	Achieved
Storey limit			
2.1	The storey limit for dwelling houses is two storeys.	2storey	Yes
2.2	The siting of dwelling houses and landscape works must be compatible with the existing slope and contours of the site and any adjoining sites. Council does not allow any development that involves elevated platforms on columns; or excessive or unnecessary terracing, rock excavation, retaining walls or reclamation.	Fill and Retaining wall as per approved under: DA-411/2023	Yes
Fill			
2.3	Any reconstituted ground level on the site within the ground floor perimeter of dwelling houses must not exceed a height of 1m above the ground level (existing). For the purposes of this clause, the ground floor perimeter includes the front porch.	FFL is 0.6m above after Fill as per approved under: DA-411/2023	Yes
2.4	Any reconstituted ground level on the site outside of the ground floor perimeter of dwelling houses must not exceed a height of 600mm above the ground level (existing) of an adjoining site. For the purposes of this clause, the ground floor perimeter includes the front porch.	Fill and Retaining wall as per approved under: DA-411/2023	Yes
Setback restrictions			
2.5	The erection of secondary dwellings is prohibited within 9 metres of an existing animal boarding or training establishment.	No animal boarding or training establishment within 9m.	N/A
Street Setbacks			
2.6	The minimum setback for a building wall to the primary street frontage is: a) 5.5 metres for the first storey (i.e. the ground floor); and b) 6.5 metres for the second storey.	It's a Battle axe Lot. No Primary street.	N/A
2.7	The minimum setback to the secondary road frontage is: a) 3 metres for a building wall; and b) 5.5 metres for a garage or carport that is attached to the building wall.	It's a Battle axe Lot. No Secondary Road	N/A
Side Setback			
2.8	For the portion of the building wall that has a wall height less than or equal to 7 metres, the minimum setback to the side and rear boundaries of the allotment is 0.9 metre.	G.F.Side-1m & 1.89m FF. Side-1m & 5.6m Rear-1.09m & 3.5m	Yes
2.9	For the portion of the building wall that has a wall height greater than 7m, the minimum setback to the side boundary of the site is 1.5m. Council may vary this requirement where a second storey addition to an existing dwelling house demonstrates it must use the ground floor walls for structural support.	N/A	N/A
2.10	The basement level must not project beyond the ground floor perimeter of the dwelling house. For the purposes of this clause, the ground floor perimeter includes the front porch.	No Basement	N/A
Private Open Space			

2.11	Dwelling houses must provide a minimum 80m ² of private open space behind the front building line. This may be in the form of a single area or a sum of areas provided the minimum width of each area is 5m throughout.	2	Yes
Access to Sunlight			
2.12	At least one living area must receive a minimum 3 hours of sunlight between 8.00am and 4.00pm at the mid-winter solstice. Council may allow light wells and skylights to supplement this access to sunlight provided these building elements are not the primary source of sunlight to the living areas.	Living area face towards the North and have bigger windows which receive a minimum 3 hour of sunlight between 8.00am and 4.00pm at the mid-winter solstice	Yes
2.13	At least one living area of a dwelling on an adjoining allotment must receive a minimum 3 hours of sunlight between 8.00am and 4.00pm at the mid-winter solstice. Where this requirement cannot be met, the development must not result with additional overshadowing on the affected living areas of the dwelling.	adjoining dwelling receives 3 hour sunlight in family area around 8-12 pm .	Yes
2.14	A minimum 50% of the private open space required for the principal dwelling on the allotment and a minimum 50% of the private open space of a dwelling on an adjoining allotment must receive at least 3 hours of sunlight between 9.00am and 5.00pm at the equinox. Where this requirement cannot be met for a dwelling on an adjoining allotment, the development must not result with additional overshadowing on the affected private open space.	Both principal dwelling and adjoining dwelling Private open space receive 3hr sunlight between 9-5pm	Yes
2.15	Development should avoid overshadowing any existing solar hot water system, photovoltaic panel or other solar collector on the site and neighbouring sites.	Adjoining dwelling does not have a photovoltaic panel.	N/A
Visual Privacy			
2.16	Where development proposes a window that directly looks into the living area or bedroom window of an existing dwelling, the development must: <ul style="list-style-type: none"> a) offset the windows between dwellings to minimize overlooking; or b) provide the window with a minimum sill height of 1.5 metres above floor level; or c) ensure the window cannot open and has obscure glazing to a minimum height of 1.5 metres above floor level; or d) use another form of screening to the satisfaction of Council. 	The proposed dwelling and existing adjoining dwelling window does not intersect each other.	Yes
2.17	Where development proposes a window that directly looks into the private open space of an existing dwelling, the window does not require screening where: <ul style="list-style-type: none"> a) the window is to a bedroom, bathroom, toilet, laundry, storage room, or other non-habitable room; or b) the window has a minimum sill height of 1.5 metres above floor level; or c) the window has translucent glazing to a minimum height of 1.5 metres above floor level; or d) the window is designed to prevent overlooking of more than 50% of the private open space of a lower-level or adjoining dwelling. 	The proposed dwelling window sill height is 1.5m above floor level.	Yes
2.18	Council may allow dwelling houses to have an upper floor side or rear balcony solely where the balcony is not accessible from a living area or hallway, and the balcony design: <ul style="list-style-type: none"> a) does not have an external staircase; and b) does not exceed a width of 1.5 metres throughout; and c) incorporates a form of screening to the satisfaction of Council such as partially recessing the balcony into the building. 	No Balcony.	N/A
2.19	Council does not allow dwelling houses to have roof-top balconies and the like.	Does not have any roof-top balconies	N/A
Building design			
2.20	The maximum roof pitch for attached secondary dwellings is 35 degrees.	18degree	Yes

2.21	Council may allow attached secondary dwellings to have an attic provided the attic design: a) accommodates no more than two small rooms (for the purposes of a bedroom and/or study) and a bathroom plus an internal link to the storey below; and b) ensures the attic does not give the external appearance of a storey.	No attic proposed.	N/A
2.22	The design of dormers must: a) be compatible with the form and pitch of the roof; and b) must not project above the ridgeline of the main roof; and c) must not exceed a width of 2 metres; and d) the number of dormers must not dominate the roof plane.	No Dormers designed.	
2.23	Development in the foreshore protection area (refer to map in Appendix 1) must use non-reflective materials that are compatible with the natural characteristics and colours of the area (such as olive green, grey and dark brown).		
Building design (Car parking)			
2.24	Development on land bounded by Birdwood Road, Bellevue Avenue and Rex Road in Georges Hall must: (a) comply with the road pattern shown in Appendix 2; and (b) ensure vehicle access from Balmoral Crescent to land at 107–113 Rex Road in Georges Hall is provided for no more than 10 dwellings as shown in Appendix 3.	N/A	N/A
2.25	Development must locate the car parking spaces behind the front building line with at least one covered car parking space for weather protection. Despite this clause, Council may allow one car parking space to locate forward of the front building line provided: (a) the car parking space forward of the front building line is uncovered and located in a stacked arrangement on the driveway in front of the covered car parking space; and (b) the covered car parking space is setback a minimum 6 metres from the primary and secondary street frontages.	Double Garage Proposed	Yes
2.26	Despite clause 2.25, Council may consider a single carport forward of the front building line of an existing dwelling house solely where: (a) there is no existing garage on the site; (b) there is no side or rear vehicle access to the site; (c) the site does not contain a heritage item or is not within a heritage conservation area or local character area; (d) the site is in the vicinity of existing, approved carports on adjacent sites that are forward of the front building line; (e) the maximum width of the single carport is 3m; (f) it is of a simple posted design, with no side panel infill; (g) there is no solid panel lift or roller shutter door proposed; (h) the carport is setback a minimum 1m from the primary and secondary street frontages; (i) the carport achieves a high quality design and has a roof design that is compatible with the dwelling house	N/A	N/A
2.27	Where development proposes a garage with up to two car parking spaces facing the street, Council must ensure the garage architecturally integrates with the development and does not dominate the street facade.	Not facing towards the street	N/A
2.28	Where development proposes a garage with more than two car parking spaces facing the street, Council must consider the architectural merit of the development and may allow the garage provided: (a) the building is at least two storeys in height, and (b) the garage is architecturally integrated with the upper storey by: (i) ensuring the garage does not project more than 3 metres forward of the upper storey street facade; and (ii) designing a covered balcony, rooms or other architectural features of the upper storey to extend over the garage roof. This clause prevails where there is a numerical inconsistency with another clause in this chapter of the DCP.	Not facing towards the street	N/A
Landscaping			
2.29	Development must retain and protect any significant trees on the allotment and adjoining allotments. To achieve this clause, the	No Street tree	N/A

	development may require a design alteration or a reduction in the size of the dwelling house.		
2.30	Development must landscape the following areas on the site by way of trees and shrubs with preference given to native vegetation endemic to Canterbury-Bankstown (refer to the Landscape Guide for a list of suitable species): (a) a minimum 45% of the area between the dwelling house and the primary street frontage; and (b) a minimum 45% of the area between the dwelling house and the secondary street frontage; and (c) plant at least one 75 litre tree between the dwelling house and the primary street frontage (refer to the Landscape Guide for a list of suitable trees in Canterbury-Bankstown); and (d) for development in the foreshore protection area (refer to map in Appendix 1), plant native trees with a mature height greater than 12m adjacent to the waterbody.	Not facing towards the street	N/A

Chapter-5 Residential Accommodation (Chapter 5.1-Former Bankstown LGA)

Section 11- Livable housing

Silver Level

1	Dwelling access		
	Performance Statement: -There is a safe, continuous, step-free pathway from the street entrance and/or parking area to a dwelling entrance that is level.		
a.	Provide a safe, continuous, step-free pathway from the front boundary of the property to an entry door to the dwelling. This provision does not apply where the average slope 1:14	Site gradually slope to the front and access will be easily achievable	Complies
b.	The path of travel referred to in (a) should have a minimum clear width of 1000mm and have: i. no steps; ii. an even, firm, slip resistant surface; iii. a crossfall of not more than 1:40; iv. a maximum pathway slope of 1:14 Where ramps are required they should have landings provided at no greater than 9m for a 1:14 ramp and no greater than 15m for ramps steeper than 1:20. Landings should be no less than 1200mm in length.	Access to the main door is from Garage	Complies
c.	The path of travel referred to in (a) may be provided via an associated car parking space for the dwelling. Where a car parking space is relied upon as the safe and continuous pathway to the dwelling entrance, the space should incorporate: i. minimum dimensions of at least 3200mm (width) x 5400mm (length); ii. an even, firm and slip resistant surface; and iii. a level surface (1:40 maximum gradient, 1:33 maximum gradient for bitumen).	Double garage is provided for car parking (6.5x5.9)	Complies
d.	A step ramp may be incorporated at an entrance doorway where there is a change in height of 190mm or less. The step ramp should provide: i. a maximum gradient of 1:10 ii. a minimum clear width of 1000mm (please note:	Accessible Entrance is from Garage	Complies

	width should reflect the pathway width) iii. a maximum length of 1900mm		
e.	Where a ramp is part of the pathway, level landings no less than 1200mm in length, exclusive of the swing of the door or gate than opens onto them, must be provided at the head and foot of the ramp.	Landing is not required	N/A
2	Dwelling entrance		
	Performance Statement:-There is at least one level (step-free) entrance into the dwelling to enable home occupants to easily enter and exit the dwelling.	Accessible Entrance is from the Garage	Complies
a.	The dwelling should provide an entrance door with - i. a minimum clear opening width of 820mm (see Figure 2(a)); ii. a level (step-free) transition and threshold (maximum vertical tolerance of 5mm between abutting surfaces is allowable provided the lip is rounded or beveled); and iii. reasonable shelter from the weather	The proposed entrance is from the Garage and its door is 820mm	Complies
b.	A level landing area of at least 1200mm x 1200mm should be provided at the level (step free) entrance door. A level landing area at the entrance door should be provided on the arrival side of the door (i.e. the external side of the door) to allow a person to safely stand and then open the door.	No landing needed	N/A
c.	Where the threshold at the entrance exceeds 5mm and is less than 56mm, a ramped threshold may be provided (see Figure 1(b)).	The garaged has ramped threshold to the dwelling to provide step-free	Complies
d.	The level (step-free) entrance should be connected to the safe and continuous pathway as specified in Element 1.	There is no step inside the house.	Complies
3	Internal doors & corridors		
	Performance Statement:-Internal doors and corridors facilitate comfortable and unimpeded movement between spaces.		
a.	Doorways to rooms on the entry level used for living, dining, bedroom, bathroom, kitchen, laundry and sanitary compartment purposes should provide: i. a minimum clear opening width of 820mm (see Figure 2(a)); and ii. a level transition and threshold (maximum vertical tolerance of 5mm between abutting surfaces is allowable provided the lip is rounded or beveled).	All internal doors are 820 mm wide	Complies
b.	Internal corridors/passageways to the doorways referred to in (a) should provide a minimum clear width of 1000mm. * Corridor widths should be measured as described in Clause 6.3 of AS 1428.1 – 2009	Corridor is 1450mm wide in the house	Complies
4	Toilet		
	Performance Statement:-The ground (or entry) level has a toilet to support easy access for home occupants and visitors.		
	Dwellings should have a toilet on the ground (or entry) level	The proposed toilet on the ground floor	Complies

	<p>that provides:</p> <ul style="list-style-type: none"> i. a minimum clear width of 900mm between the walls of the bathroom if located in a separate room; and ii. a minimum 1200mm clear circulation space forward of the toilet pan exclusive of the swing of the door in accordance with Figure 3(a). iii. The toilet pan should be located in the corner of the room (if the toilet is located in a combined toilet /bathroom) to enable installation of grabrails at a future date. <p>Reinforcement guidelines for walls in bathrooms and toilets are found in element 6.</p>	<p>level complies all the points</p> <p>Grab rails can be installed as the toilet</p>	
5	Shower		
	Performance Statement:-The bathroom and shower is designed for easy and independent access for all home occupants.		
	One bathroom should feature a slip resistant, hobless shower recess. Shower screens are permitted provided they can be easily removed at a later date.	Hob less showers noted on the plans	Complies
	The shower recess should be located in the corner of the room to enable the installation of grabrails at a future date.	The proposed shower is located on the corner, and grab rail is proposed	Complies
	For hobless specification please see Australian Standard AS3740-3.6. Reinforcement guidelines for walls in bathrooms and toilets are found in element 6.	Noted	Noted
6	Reinforcement of bathroom & toilet walls		
	Performance Statement:-The bathroom and toilet walls are built to enable grabrails to be safely and economically installed.	Noted	Noted
	Except for walls constructed of solid masonry or concrete, the walls around the shower, bath (if provided) and toilet should be reinforced to provide a fixing surface for the safe installation of grabrails.		
	The walls around the toilet are to be reinforced by installing: <ul style="list-style-type: none"> i. c in accordance with Figure 6(a); or ii. sheeting with a thickness of at least 12mm in accordance with Figure 6(b). 	Noted	Noted
	The walls around the bath are to be reinforced by installing: <ul style="list-style-type: none"> i. noggings with a thickness of at least 25mm in accordance with Figure 7(a); or ii. sheeting with a thickness of at least 12mm in accordance with Figure 7(b). 	Noted	Noted
	The walls around the hobless shower recess are to be reinforced by installing: <ul style="list-style-type: none"> i. noggings with a thickness of at least 25mm in accordance with Figure 8(a); or ii. sheeting with a thickness of at least 12mm in accordance with Figure 8(b). 	Noted	Noted
7	Internal stairways		

	Performance Statement:-Where installed, stairways are designed to reduce the likelihood of injury and also enable safety pathway.		
	Stairways in dwellings must feature: i. a continuous handrail on one side of the stairway where there is a rise of more than 1m.	Hand rail is provided next to the staircase	N/A
8	Kitchen space		
	Performance Statement:-The kitchen space is designed to support ease of movement between fixed benches and to support easy adaptation.		
	No requirements.	N/A	N/A
9	Laundry space		
	Performance Statement:-The laundry space is designed to support ease of movement between fixed benches and to support easy adaptation.		
	No requirements.	N/A	N/A
10	Ground (or entry level) bedroom space		
	Performance Statement:- There is a space on the ground (or entry) level that can be used as a bedroom		
	No requirements.	N/A	N/A
11	Switches and PowerPoints		
	Performance Statement:-Light switches and PowerPoints are located at heights that are easy to reach for all home occupants.		
	No requirements.	N/A	N/A
12	Door and tap hardware		
	Performance Statement:-Home occupants are able to easily and independently open and close doors and safely use tap hardware.		
	No requirements.	N/A	N/A
13	Family/living room space		
	Performance Statement:-The family/living room features clear space to enable the home occupant to move in and around the room with ease.		
	No requirements.	N/A	N/A
14	Window sills		
	Performance Statement:-Windows sills are installed at a height that enables home occupants to view the outdoor space from either a seated or standing position.		
	No requirements.	N/A	N/A
15	Flooring		
	Performance Statement:-Floor coverings are slip-resistant to reduce the likelihood of slips, trips and falls in the home.		
	No requirements.	N/A	N/A

CONCLUSION

The proposed development has been designed to meet all of the objectives and requirements of the planning instructions, code and guidelines. This we believe has been achieved both in spirit and intent. The development as proposed will assist toward fulfilling all perceived requirements within the site. It is believed the proposed development is in keeping with stated objectives.

- For the orderly, economic and optimum utilization of urban land, whilst preserving and enhancing the amenity and environmental character in the municipality.
- Widen the range of its use in the area.
- To promote the more efficient use of existing services.

We feel that this proposal will have no adverse effects to the character of the area in the immediate vicinity and seek council to consider this application.

BHAVNA SHARMA