GAT & Associates Pty Ltd

Statement of Environmental Effects

February 2025

11 Macquarie Road, Earlwood

Demolition of All Existing Structures and Erection of a Two (2) Storey Dwelling with Associated Swimming Pool, Landscaping and Site Works

TOWN PLANNERS

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1. INTRODUCTION

This Statement of Environmental Effects has been prepared in support of an application for the demolition of all existing structures and the erection of a two (2) storey residential dwelling with associated swimming pool, landscaping and site works.

A detailed description of the proposed works is under Section 3.0 of this report.

GAT & Associates have been engaged by our architect, KA Design Studio, to prepare a Statement of Environmental Effects to accompany the development application for Canterbury-Bankstown Council's consideration.

This Statement of Environmental Effects is based on information and details shown on the following plans prepared by KA Design Studio, Project No. 24-07, Rev A, dated 20.11.2024:

- Drawing No. DA2000 Cover Page
- Drawing No. DA2001 Site Analysis
- Drawing No. DA2002 Site Plan
- Drawing No. DA2003 Demolition Plan
- Drawing No. DA2004 Ground Floor
- Drawing No. DA2005 First Floor
- Drawing No. DA2006 Roof
- Drawing No. DA2007 Elevations South/North
- Drawing No. DA2008 Elevation East
- Drawing No. DA2009 Elevation West
- Drawing No. DA2010 Section A
- Drawing No. DA2011 Section B
- Drawing No. DA2012 Area Calculations
- Drawing No. DA2013 Notification Plan
- Drawing No. DA2014 Driveway Plan
- Drawing No. DA2015 Schedule of External Finishes
- Drawing No. DA2016 Site Waste Management Plan

In addition to the above plans, the following reports and documents have also been considered and should be read in conjunction with this Statement of Environmental Effects:

- Landscape Plan prepared by Impressions Landscape Design, dated 31.10.2024.
- Shadow Diagrams prepared by Cad Draft P/L dated 26.11.2024.

- Stormwater Drawings prepared by Engineering Studio Civil & Structural, dated November 2024.
- Survey Plan prepared by Complete Surveying Solutions, dated 15.05.2024;

This Statement of Environmental Effects has been prepared in support of the proposed application. This report is based on the submitted plans, inspections of the site and general knowledge of the site and locality, with the aim of:

- Assessing the proposal against relevant statutory controls.
- Determining whether the proposal is acceptable within the existing and likely future context of the area.
- Considering whether the proposal is acceptable within the broader planning controls.
- Addressing any likely environmental and external impacts (positive and negative).

The proposed development has been assessed in relation to:

- Section 4.15 Evaluation under the Environmental Planning & Assessment Act, 1979.
- State Environmental Planning Policy (Sustainable Buildings) 2022;
- State Environmental Planning Policy (Resilience and Hazards) 2021;
- State Environmental Planning Policy (Biodiversity & Conservation) 2021;
- Canterbury-Bankstown Local Environmental Plan 2023; and
- Canterbury-Bankstown Development Control Plan 2023.

2. SITE CONTEXT

The subject site is commonly referred to as No.11 Macquarie Road, Earlwood, and is legally defined as Lot 5 in Deposited Plan 20663. The site is located on the northwestern side of Macquarie Road and is on a block bounded to the northeast by Riverview Road and to the south by Wellington Road.

The site is generally rectangular in shape, though the site decreases in width from the front to the rear boundary. The site has a street frontage to Macquarie Road of 15.24m. The rear boundary measures 8.635m in width. The north-eastern and south-western side boundaries measure 36.055m and 37.99m respectively. The overall site area is 432.8m^2.

The site currently comprises a single storey weatherboard dwelling house with a detached garage behind the dwelling. The site is occupied by a few small trees and shrubs within the front and rear setback. Refer to Figure 1 Site Location Map.

Figure 1: Site Location Map (Source: SIX Maps)

The site is affected by a downward slope from the street. The highest point is located in the south-western corner at RL 7.209 and the low point is in the north-east at RL 4.257. An overall fall of 2.952m occurs over the site.

A sewer line traverses the site, running east to west through the centre of the site and along the eastern side boundary.

Development in the area is residential of a mixture of age. The adjoining property to the east is an infill two (2) storey brick dwelling (No.9 Macquarie Road). The adjoining property to the west contains a recently constructed two (2) storey contemporary style dwelling (No.13 Macquarie Road). To the north, the site adjoins the rear boundary of No.2A Bass Road which contains a single storey dwelling of older housing stock. Located directly opposite the site at No.8 Macquarie Road as a two (2) storey dwelling of older housing stock.

The Macquarie Road streetscape consists of a mix of older-housing stock and contemporary style dwellings ranging from 1-3 storeys. Additionally, residential flat buildings located to the south of the subject site and accessed via Homer Street are visible from the Macquarie Road public domain.

The site is proximate to public transportation being located 700m from bus stops located on Homer Street at Undercliffe Road. The site also proximate to public recreation with HJ Mahoney Memorial Park, Wolli Creek Regional Park, Turrella Reserve and Gough Whitlam Park all within walking distance of the site.

It is considered that the site is conducive to a development of this nature, as detailed with this SEE.

Figure 2: The subject site, No.11 Macquarie Road.

Figure 3: Adjoining infill two (2) storey dwelling to the east, No.9 Macquarie Road.

Figure 4: Adjoining contemporary two (2) storey dwelling to the west, No.13 Macquarie Road.

Figure 5: Two (2) storey dwelling opposite the site at No.8 Macquarie Road.

Figure 6: Large scale dwellings and residential flat buildings visible from the subject site.

3. PROPOSAL

The proposal before Council seeks approval for the demolition of all existing structures and the erection of a two (2) storey residential dwelling with associated swimming pool, landscaping and site works.

A detailed description of the works is below.

Demolition

All existing structures are sought to be demolished, including the dwelling and detached garage.

Ground Floor

The following layout is proposed at ground floor:

- Entry Foyer;
- Double-width garage;
- Water closet;
- Guest bedroom with associated ensuite;
- Open plan kitchen, living and dining room;
- Laundry;
- Covered alfresco area; and
- Lift and stairs providing access to the first floor.

First Floor

The following layout is proposed at first floor:

- Master bedroom which includes;
    - Rear (north) facing balcony;
    - Walk-in-robe; and
    - Ensuite.
- Bedroom 01 which includes;
    - Walk-in-robe; and
    - Street (south) facing balcony.
- Bedroom 02 which includes;
    - Walk-in-robe; and
    - West facing balcony.
- Bathroom; and
- Lift and stairs providing access to the first floor.

Site works

- Installation of an inground swimming pool with associated decking.
- Construction of driveway and pedestrian path within front setback.
- Construction of a 1.2m high brick and metal palisade front fence.
- Landscape plantings proposed throughout the site.

The following are objectives which were considered in formulating the proposed development:

- To implement the outcomes of the following planning documents:
  - Section 4.15 Evaluation under the Environmental Planning & Assessment Act, 1979.
  - State Environmental Planning Policy (Sustainable Buildings) 2022.
  - State Environmental Planning Policy (Resilience and Hazards) 2021.
  - State Environmental Planning Policy (Biodiversity & Conservation) 2021.
  - Canterbury-Bankstown Local Environmental Plan 2021.
  - Canterbury-Bankstown Development Control Plan 2021.
- To ensure that the proposed development does not create any unreasonable impacts.

4. SECTION 4.15 EVALUATION

The following section provides an assessment of the proposed development in accordance with the provisions of Section 4.15 of the Environmental Planning and Assessment Act, 1979.

(1) Matters for consideration – general

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

The provisions of:

4.1 Any Environmental Planning Instruments

4.1.1 State Environmental Planning Policy (Sustainable Buildings) 2022

The proposal has been assessed against the provisions of State Environmental Planning Policy (Sustainable Buildings) 2022.

A BASIX Certificate has been prepared and is submitted under separate cover. The certificate demonstrates compliance with the required Water, Thermal and Energy provisions under BASIX.

4.1.2 State Environmental Planning Policy (Resilience and Hazards) 2021

Chapter 4 of the State Environmental Planning Policy (Resilience and Hazards) 2021 relates to the remediation of land. Clause 4.6 states that a consent authority must not consent to the carrying out of any development on land unless it has considered whether the land is contaminated and, if it is contaminated, the consent authority is satisfied that the land is suitable for the purpose. If the land requires remediation to be undertaken to make the land suitable for the proposed use, Council must be satisfied that the land will be remediated before the land is used for that purpose.

The history of the site indicates a history of residential use. There have been no known uses on the site that would have resulted in contamination. Therefore, it is considered that no further investigation is required and that the continuation of the residential use is appropriate.

Consequently, it is submitted that Council can conclude that the site is suitable for the proposed use.

4.1.3 State Environmental Planning Policy (Biodiversity and Conservation) 2021

4.1.3.(a) Chapter 2 Vegetation in Non-Rural Areas

Chapter 2 of the State Environmental Planning Policy (Biodiversity and Conservation) 2021 relates to the clearing of vegetation in non-rural areas. With exception to the removal of minor trees and shrubs, no significant trees are required to be removed to accommodate the proposed development.

Ample landscaped area will continue to be provided throughout the site, ensuring the ability to support future tree plantings continues to be achievable. Reference should be made to the landscape plan prepared by Impressions Landscape Design submitted under separate cover.

4.1.4 Canterbury-Bankstown Local Environmental Plan 2021

A comprehensive assessment of the proposal against the controls can be found in Appendix A.

Additional comments are provided below.

4.1.4.(a) Land Zoning & Objectives

The subject site is zoned R3 Medium Density Residential under the Canterbury-Bankstown Local Environmental Plan 2023. Refer to Figure 7 below.

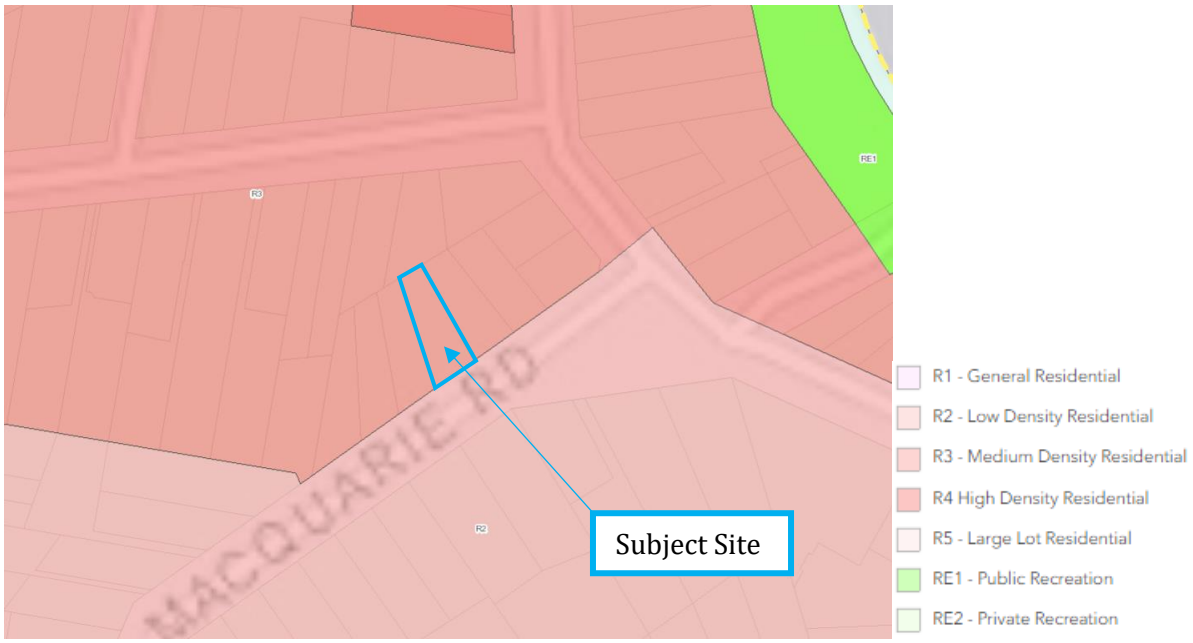

Figure 7: Land Zoning Map (Source: NSW ePlanning Spatial Viewer)

The proposed dwelling house is identified as permitted with consent in the land use table.

The objectives of the R3 Medium Density Residential zone are as follows:

- *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.*
- *To allow for certain non-residential uses that are compatible with residential uses and do not adversely affect the living environment or amenity of the area.*
- *To allow for development that provides a suitable visual transition between high density residential areas and low density residential areas.*

- *To ensure suitable landscaping in the medium density residential environment.*
- *To minimise conflict between land uses within this zone and land uses within adjoining zones.*
- *To allow for increased residential density in accessible locations to maximise public transport patronage and encourage walking and cycling.*
- *To promote a high standard of urban design and local amenity.*

The following comments are provided with respect to the zone objectives:

- The proposed development will provide for housing on the site to meet the needs of the community in a medium density residential environment.
- No other land uses are proposed. The proposed dwelling house does not preclude or inhibit the potential for adjoining properties to propose other land uses.
- The proposed development complies with the maximum building height and floor space ratio standards which apply to the site, thereby ensuring the proposed development provides a suitable transition between the medium and low density residential zones.
- Deep soil landscaped areas are provided throughout the site in accordance with the Canterbury-Bankstown DCP 2023.
- Although the subject site adjoins the R2 low density residential zone, no conflicts with this zone will result from the proposal given dwelling houses are permitted in both low density and medium density residential zones.
- The subject site is within walking distance of bus stops along Homer Street, encouraging public transport patronage.
- The proposed dwelling house is of a high standard of urban design and amenity as will be discussed throughout this SEE.

Given the above, it is considered that the proposed development aligns with the objectives of the zone.

4.2 Draft Relevant State, Regional and Local Environmental Planning Instruments

4.2.1 Remediation of Land SEPP 2018

The NSW State Government is currently in the process of a broader review program in the aim of ensuring all State Environmental Planning Policies are relevant and up to date. The Draft State Environmental Planning Policy's Explanation of Intended Effects was on public exhibition between 31 January 2018 and 13 April 2018.

As such SEPP 55 will need to be updated to respond to changes in Federal and State legislation and policy, this is to reflect new land remediation practices.

The material of Clause 7 will be introduced within the new SEPP along with the list of activities which may lead or have led to potential contamination which are currently contained within the 'Managing Land Contamination: Planning Guidelines.'

As detailed above under section Part 4.1.2 of this Statement of Environmental Effects, the subject site has a history of residential use. There have been no uses that would indicate the potential for contamination. Given this, Council can be comfortable that the site can be made suitable for the proposed works.

Therefore, based on the information of the Explanation of Intended Effect of the SEPP Remediation of Land 2018 it is considered that the proposal is consistent with the draft planning instrument.

4.3 Development Control Plans

4.3.1 Canterbury-Bankstown Development Control Plan 2023

A comprehensive assessment of the proposal against the controls can be found in Appendix B.

Additional comments are provided below.

4.3.1.(a) Bin location

Chapter 3.3 of the Canterbury-Bankstown DCP includes objectives and controls for waste management. The following controls are specified for all residential development types:

- *3.3 Development must provide an adequate sized bin storage behind the front building line to accommodate all allocated bins.*
- *3.4 The location of the nominated collection point and bin storage area must not adversely impact on the streetscape, building design or amenity of dwellings.*
- *3.5 The location of the bin storage area should ensure this area:*
  (a) is screened or cannot be viewed from the public domain; and
  (b) is away from windows of habitable rooms to reduce adverse amenity impacts associated with noise, odour and traffic.

The proposed development seeks to incorporate a bin enclosure forward of the front building line (refer to Figure 8 below) thus contravening chapter 3.3, control 3.3 of the Canterbury-Bankstown DCP.

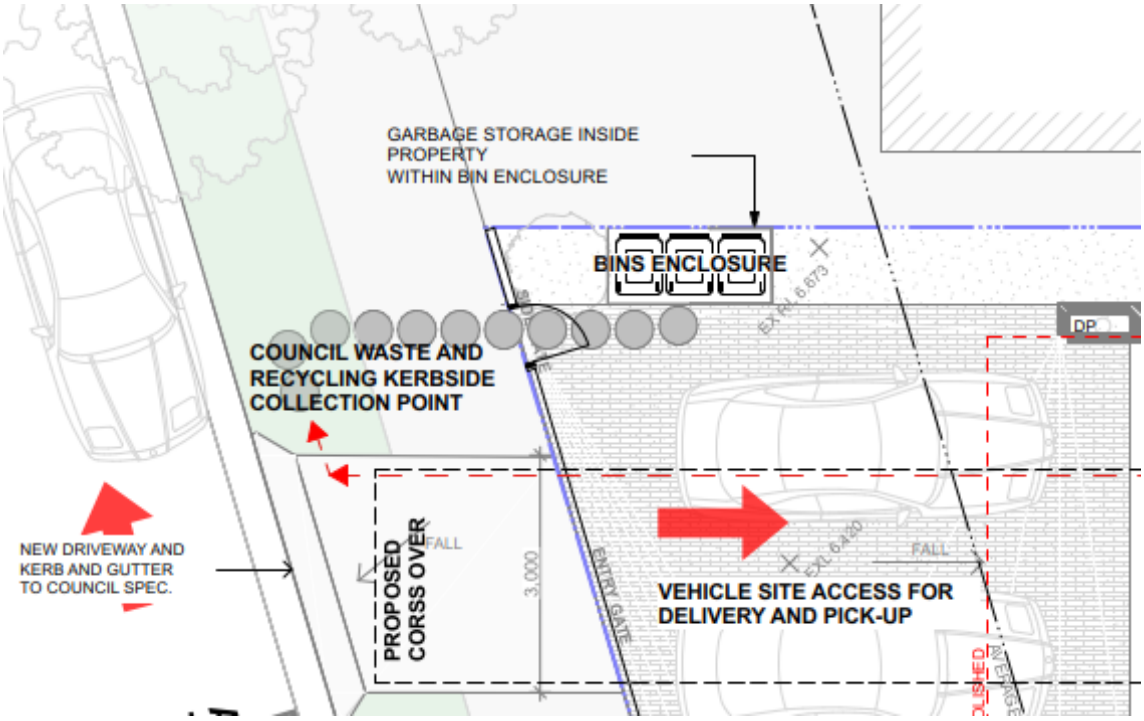

Figure 8: Extract of Site Waste Management Plan prepared by KA Design Studio.

The intention of the proposed bin enclosure location is to separate waste holding areas from the rest of the dwelling and provide a short waste bin travel path between the bin enclosure and kerbside collection point. The future occupants of the dwelling will be able to utilise the hardstand driveway to conveniently transfer bins between the bin enclosure and kerb.

To minimise impacts to the streetscape, the waste bins have been concentrated within the south-western corner of the site and will be screened by the bin enclosure. The waste bins will not be stored in vicinity of any neighbouring windows or outdoor private recreation areas. Additionally, landscaping has been incorporated in proximity to the enclosure to further limit visual impacts to the streetscape.

The future occupant will be responsible for routine maintenance and cleaning of the waste bins enclosure to ensure no adverse amenity impacts, particularly odours, occur to neighbouring properties.

Overall, while the bin storage area is located forward of the building line, the waste bins will be screened from the streetscape, located away from neighbouring dwellings and will allow for convenient travel paths between the holding area and kerbside collection point. Thus, it is considered that the proposed bin storage location is acceptable on merit.

4.3.1.(b) External Wall Height

Chapter 5.2, Part 2.5, control C1 of the Canterbury-Bankstown DCP states the following control:

- *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.

The subject site is afforded a maximum building height of 8.5m under the Canterbury Bankstown LEP 2023. Therefore a maximum external wall height of 7m applies to the site. As can be seen in Figures 9 and 10 below, the rear portions of the dwelling exceed the maximum external wall height, with a variation of 600mm proposed at the greatest extent.

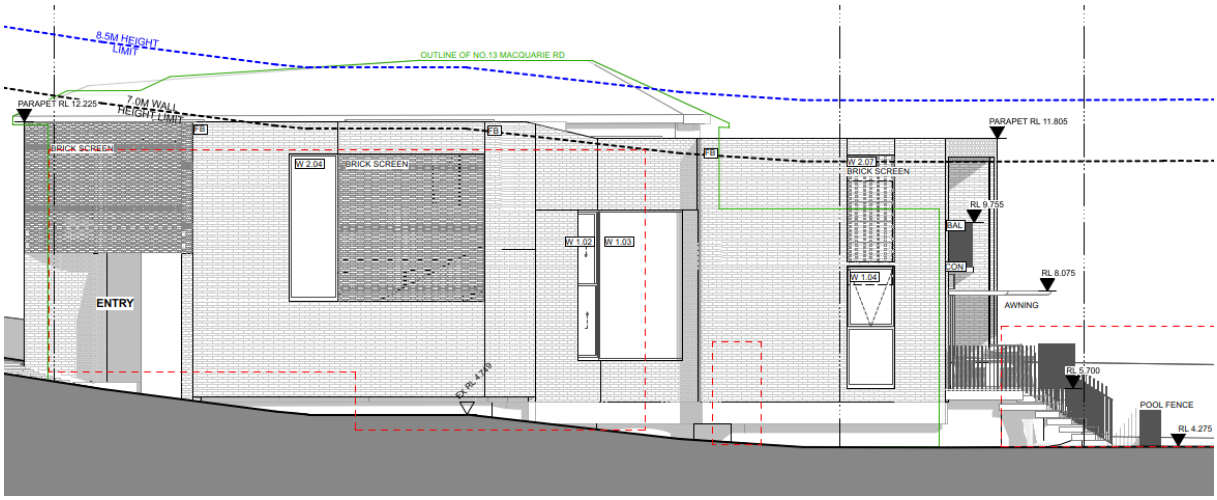

Figure 9: Extract of Elevation East prepared by KA Design Studio.

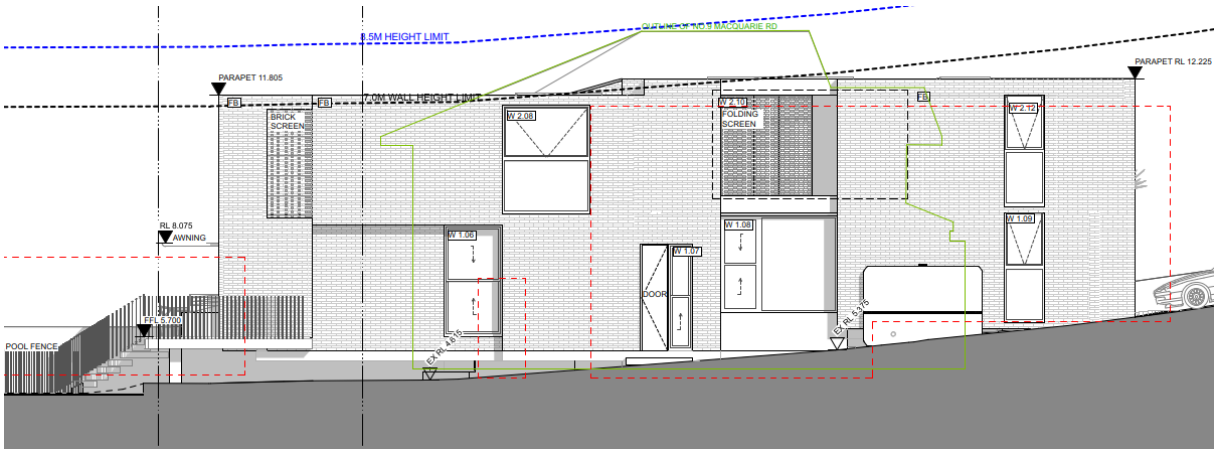

Figure 10: Extract of Elevation West prepared by KA Design Studio.

The primary cause of the variation to external wall height is the slope of the site. As noted within the site context section of this SEE, the site is affected by a downward slope from the street. The highest point is located in the south-western corner at RL 7.209 and the low point is in the north-east at RL 4.257. An overall fall of 2.952m occurs over the site.

Usually, development on a sloping site can be addressed by stepping the building with the fall of the land. However, due to the site's flood affectation, the rear portion of the dwelling has to be raised and supported by piers to prevent blockage of the flood path. Subsequently, the habitable floor level of the ground floor has been raised up to 1.4m above existing ground level.

While a variation to external wall height is proposed, it should be noted that the variation is limited to the rear portion of the dwelling. The street elevation of the dwelling is below the maximum 7m external wall height control. Additionally, the proposed built form complies with the maximum two (2) storeys DCP control and the 8.5m LEP height control. Notably, the overall building height of the dwelling is lower than the adjoining dwellings at Nos. 9 and 13 Macquarie Road.

As noted within the DCP, the objective of Chapter 5.2, Part 2.5 of the DCP is *"to ensure that development is of a scale that is visually compatible with adjacent buildings, character of the area, and the objectives of the zone."*

The proposed development complies with the maximum building height and floor space ratio standards afforded to the site and therefore is of a scale that is visually compatible with adjacent buildings and the character of the area. Furthermore, as addressed under **part 4.1.4(a)** of this SEE, the proposal satisfies the objectives of the R3 Medium Density Residential zone. Hence, the objective of Chapter 5.2, Part 2.5 of the DCP has been achieved.

Therefore, considering the proposed variation is generated by the slope of the site and flood affectation and the overall objective of the control has been achieved, variation to the 7m external wall height control is considered acceptable on merit.

4.4 Any planning agreement that has been entered into under section 7.4, or any draft planning agreement that a developer has offered to enter into under section 7.4, and

There are no planning agreements or draft planning agreements entered into under Section 7.4 that apply in the purview of this application.

4.5 Regulations

There are no prescribed matters which hinder the development.

4.6 Likely Impacts

Consideration must be made to the likely impacts of the development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality.

4.6.1 Impact on the Natural Environment

The proposed development will not have an adverse impact on the natural environment, as the site has already been developed for residential purposes with an existing dwelling on site. New landscaping will be incorporated throughout the site to assist in the creation of a visual balance

between the natural and built environment. Reference should be made to the landscape plan prepared by Impressions Landscape Design submitted under separate cover.

4.6.2 Impact on the Built Environment

The built form is considered to be in keeping with scale and desired future character prescribed for this area, noting it is generally compliant with the planning controls that govern the building envelope and is at a scale and density permitted by Council's Local Environmental Plan.

4.6.3 Social and Economic Impacts on the Locality

The proposed development will benefit the future residents at the site as it provides for an enhancement of the site within the context of Council's controls and contemporary development in the locality. The development has occurred with minimal additional amenity impacts, ensuring a positive social outcome.

The construction of the new dwellings will provide for a positive short-term economic impact. Through setting an example, the development will encourage further positive redevelopment in the area for a longer term positive socio-economic impact.

4.7 Suitability of the Site

The land is appropriately zoned to permit the development and the development meets the objectives of the R3 Medium Density Residential zone and the Canterbury-Bankstown Local Environmental Plan 2023.

4.8 Submissions made in accordance with this Act or the regulations

Not relevant.

4.9 The Public Interest

The public interest would be served by approval of this development as it will provide for a built form that is of a high quality design and ensure the efficient use of land.

The development is of a design, bulk and scale that will not adversely affect neighbouring properties and will positively integrate into the character of the locality.

It is considered that the development is conducive to Council's policies and does not result in any unreasonable impacts. Under the circumstances of the case, it is considered that the development is acceptable and should be supported.

5. CONCLUSION

The proposed development has made regard to the surrounding land uses. It is considered that all reasonable measures to mitigate any adverse environmental effects have been taken into consideration, in relation to the proposal.

The proposal has been assessed in accordance with the provisions of Section 4.15 of the Environmental Planning and Assessment Act, 1979, and found to be satisfactory. The proposal is permissible with the consent of Council.

The beneficial effects of the proposal include:

- The proposed dwelling is well designed to provide excellent internal and external amenity and outlook, whilst maintaining privacy between neighbours.
- A more efficient and orderly development on the land that is of high quality architectural design which is in keeping with the context of the established residential area.
- A development that respects the relationship to adjoining and adjacent properties.
- The proposed development will result in a more efficient and orderly development of the land.
- The proposal is compatible with Council's planning objectives and controls for the site and the locality.

The proposed development will have no significant impact on the air or water quality in the locality.

The proposed works do not result in any unreasonable impact to adjoining properties and are conducive to Council's policies and accordingly, it is sought that Council approve the application.

Appendix A Canterbury-Bankstown Local Environmental Plan 2023

CLAUSE	DEVELOPMENT STANDARD/CONTROL	COMPLIANCE
Zoning	• Zone R2 Low Density Residential *"2 **Permitted without consent*** *Home occupations* ***3 Permitted with consent*** *Attached dwellings; Bed and breakfast accommodation; Boarding houses; Building identification signs; Business identification signs; Car parks; Centre-based child care facilities; Community facilities; Dwelling houses; Early education and care facilities; Environmental facilities; Environmental protection works; Exhibition homes; Flood mitigation works; Group homes; Home businesses; Multi dwelling housing; Neighbourhood shops; Oyster aquaculture; Places of public worship; Recreation areas; Respite day care centres; Roads; Secondary dwellings; Seniors housing; Tank-based aquaculture* ***4 Prohibited*** *Any development not specified in item 2 or 3"*	The proposed dwelling house is permitted with consent. **Refer to Part 4.1.4.(a) of this SEE.**
Clause 2.7 Demolition	• Development consent required.	Consent is sought for demolition of all existing structures.
Clause 4.3 Height of Buildings	• 8.5m.	Complies. 8.4m.
Clause 4.4 Floor Space Ratio	• Area 2 • for a building used for the purposes of dwelling houses or semi-attached dwellings on land identified as "Area 2" on the Clause Application Map – (i) for a site area less than 200m^2 – 0.65:1, and **(ii) for a site area greater than 200m^2 but less than 600m^2 – 0.55:1, and** (iii) for a site area of 600m^2 or more – 0.5:1	Complies. Site area: 432.8m^2 Max GFA permitted: 238.04m^2 GFA proposed: 238m^2 Proposed FSR 0.549:1
Clause 5.10 Heritage Conservation	• The objectives of this clause are as follows: ○ to conserve the environmental heritage of Canterbury-Bankstown, ○ to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views, ○ to conserve archaeological sites,	N/A. The site is not listed as an item of heritage, nor is the site located in a conservation area.

CLAUSE	DEVELOPMENT STANDARD/CONTROL	COMPLIANCE
	○ to conserve Aboriginal objects and Aboriginal places of heritage significance.	The site is not located in proximity to an item of heritage.
Clause 6.1 Acid sulfate soils	• Class 3	The site is within Class 3 land. However, the proposal will not lower the watertable on the land below 1m AHD.
Clause 6.2 Earthworks	• Development consent is required for earthworks.	Consent is sought for the minor earthworks associated with the development.
Clause 6.3 Stormwater management and water sensitive design	• The objective of this clause is to minimise the impacts of urban stormwater on land to which this clause applies and on adjoining properties, native bushland and receiving waters.	Refer to stormwater plans prepared by Engineering Studio Civil and Structural.
Clause 6.9 Essential services	• Development consent must not be granted to development unless the consent authority is satisfied that any of the following services that are essential for the development are available or that adequate arrangements have been made to make them available when required: ○ the supply of water, ○ the supply of electricity, ○ the disposal and management of sewage, ○ stormwater drainage or on-site conservation, ○ waste management, ○ suitable vehicular access	The development is in an established urban area and has all required services available. All relevant conditions of consent will be adhered to. Complies.

Appendix B Canterbury-Bankstown Development Control Plan 2023

CHAPTER/ PLANNING GUIDELINE	DEVELOPMENT STANDARD/CONTROL	COMPLY
Chapter 2.1 Site Analysis		
Section 1 – Site Analysis Plans	• Development for the following purposes must submit a site analysis plan: (a) attached dwellings (b) boarding houses (c) manor houses (d) multi dwelling housing (e) multi dwelling housing (terraces) (f) residential flat buildings (g) serviced apartments (h) shop top housing (i) housing estates (j) mixed use development containing dwellings (k) Torrens Title subdivision that proposes three or more lots.	• N/A. The proposal relates to a dwelling house. Nevertheless, a site analysis plan has been prepared and submitted as part of the architectural package.
Chapter 3.2 Parking		
Section 2 – Off-Street Parking Rates	• Development must use the Off-Street Parking Schedule to calculate the amount of car, bicycle and service vehicle parking spaces that are required on the site. Dwelling houses | 2 car spaces	• Complies. Two (2) off-street car parking spaces have been provided.
	• In calculating the total number of car parking spaces required for development, these must be: (a) rounded down if the fraction of the total calculation is less than half (0.5) a space; or (b) rounded up if the fraction of the total calculation is equal or more than half (0.5) a space; and (c) must include a room that is capable of being converted to a bedroom.	• Noted.
	• Development comprising more than one land use must provide the combined parking requirement based on the individual rates of parking for each land use identified in the Off-Street Parking Schedule.	• N/A. Single land use.
	• Car parking (and associated space such as access aisles) in excess of the Off-Street Parking Schedule will be counted as gross floor area.	• N/A. The proposal does not exceed the minimum parking requirements.

CHAPTER/ PLANNING GUIDELINE	DEVELOPMENT STANDARD/CONTROL	COMPLY
	• Development not included in the Off-Street Parking Schedule must submit a parking study for Council's consideration. A qualified traffic consultant must prepare the parking study. • The Off-Street Parking Schedule does not apply to changes of uses to business premises, food and drink premises, medical centres, office premises, recreation facilities (indoor), shops and veterinary hospitals within Zones B1, B2 and B4 provided: (a) The new use does not result in an increase in the gross floor area of any building within which it is carried out. (b) The new use does not cause the contravention of any existing condition of the most recent development consent (other than a complying development certificate) that applies to the premises relating to car parking and vehicular movement.	• N/A. Dwelling house development is listed in the table. • N/A.
Section 3 – Design and Layout	**Alternate parking arrangements** • Council may consider tandem parking in the following situations: (a) Industrial development where the users of the car parking will almost all be employees. (b) High density residential flat buildings, shop top housing and mixed use development if the parking users reside in the same dwelling or the employees work in the same premises. (c) Tandem parking for a maximum of two vehicles is permissible in dwelling houses, dual occupancies, attached dwellings, secondary dwellings, semidetached dwellings, multi dwelling housing and multi dwelling housing (terraces) if the parking users reside in the same dwelling • Tandem parking is not permitted where a high proportion of the users of the car park are visitors or customers. • Council may consider turn tables for non-residential development in Zones B2 and B4, subject to further assessment. • Mechanical parking devices, including car lifts, will not be supported. **Access driveway width and design** • The location of driveways to properties should allow the shortest, most direct access over the nature strip from the road. • The appropriate driveway width is dependent on the type of parking facility, whether entry and exit points are combined or separate, the frontage road type and the number of parking spaces served by the access facility.	• Complies – There is the potential for the tandem parking of a maximum of two vehicles for the dwelling house development. • Complies. • The proposed driveway width responds to the width of the vehicle crossover and garage opening.

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<tr><th>CHAPTER/ PLANNING GUIDELINE</th><th>DEVELOPMENT STANDARD/CONTROL</th><th>COMPLY</th></tr>
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Driveway widths for existing dwellings and extensions to the existing properties are assessed on their merits.

</td><td>

N/A. The proposal does not relate to the retention of the existing dwelling.

</td></tr>
<tr><td></td><td>

For new residential development, necessary clear driveway widths are provided in the following table:

<table>
<tr><th>Driveway width</th><th>Minimum clear width</th></tr>
<tr><td>One-way</td><td>3m</td></tr>
<tr><td>Two-way</td><td>5.5m</td></tr>
</table>
</td><td>

Complies. Minimum driveway width of 3m has been achieved.

</td></tr>
<tr><td></td><td>
Minimum headroom dimensions

Clear headroom dimension is necessary to make sure that vehicles are clear of mechanical or service obstructions such as fire sprinklers, lighting fixtures and signs. The following minimum headroom dimension must be maintained in all development.

<table>
<tr><th>Minimum headroom</th><th>Dimension</th></tr>
<tr><td>Cars and light vans</td><td>2.4m</td></tr>
<tr><td>People with disabilities</td><td>2.3m</td></tr>
<tr><td>Small rigid vehicles</td><td>3.6m</td></tr>
</table>
</td><td>

Complies. The proposed garage is designed for the parking of cars and light vans. A headroom clearance of 2.975m is proposed.

</td></tr>
<tr><td></td><td>
Loading and unloading facilities

Mixed use development must provide appropriate loading/unloading or furniture pick-up spaces. If no provision is made for the facilities, applications must provide justification why they are not necessary.

</td><td>

N/A – The proposal does not relate to mixed use development. Loading and unloading facilities

</td></tr>
</table>

CHAPTER/ PLANNING GUIDELINE	DEVELOPMENT STANDARD/CONTROL	COMPLY
	• Where rear lane access is not available and the commercial/retail gross floor area of a building is greater than 500m2 , Council requires: (a) at least one off-street parking space for delivery/service vehicles; and (b) additional off-street parking spaces or a loading dock depending on the size, number, and frequency of delivery/service vehicles likely to visit the premises. • The design of loading docks must: (a) be separate from parking circulation or exit lanes to ensure safe pedestrian movement and uninterrupted flow of other vehicles in the circulation roadways; (b) allow vehicles to enter and leave the site in a safe manner; and (c) have minimum dimensions of 4m by 7m per space. • Access to and from the service area is to be convenient with a lift or ramp provided. • Service vehicles are to enter and leave the site in a forward direction.	are not required for dwelling houses.
	Safety and security • Sloping ramps from car parks, garages and other communal areas are to have at least one full car length of level driveway before they intersect pavements and carriageways.	• No sloping ramps are proposed.
	Sight distance requirements • For all development, adequate sight distance must be provided for vehicles exiting driveways. Clear sight lines are to be provided at the street boundary to ensure adequate visibility between vehicles on the driveway and pedestrians on the footway and vehicles on the roadway.	• Complies. The proposed driveway has been designed to align with the existing ground level to ensure sight lines to pedestrians on the footpath and vehicles on the roadway are achieved. No structures are proposed in proximity to the driveway which would obscure sight lines.
	Pedestrian access • Parking areas should be designed so that through-traffic is excluded, and pedestrian entrances and exits are separate from vehicular entrances and exits. • Lifts and stair lobbies should be prominently marked to help users find them and to increase personal security.	• Complies. A separate pedestrian footpath is proposed to allow for pedestrian access between the dwelling entrance and the

CHAPTER/ PLANNING GUIDELINE	DEVELOPMENT STANDARD/CONTROL	COMPLY
	• In split-level/multi-level car parks, a stairway should be located at the split-level, to provide pedestrian access between these levels and eliminate pedestrians having to use vehicular ramps.	Macquarie Road public domain without the need to utilise the driveway.
	Car wash bay • The minimum dimensions for a car wash bay are 3.5m by 5.4m. • Where residential development is required to provide a car wash bay as a condition of development consent, the following requirements apply: (a) the car wash bay pavement must be bunded and isolated from the stormwater drainage system so that car wash runoff does not discharge into the Sydney Water sewer system; (b) the car wash bay must be covered or located in the basement and protected so that stormwater does not collect in the wash bay and discharge into the sewer system; and (c) the car wash bay space may also be used as a visitor space.	• N/A. No car wash bay is proposed nor required to be provided.
	Bicycle parking • For non-residential development that requires over ten staff bicycle parking spaces, provide one shower and change room per ten staff bicycle parking spaces. • Provide a mix of bicycle storage facilities to cater for short and long stay parking. • Bicycle racks or stands placed in open public areas that provide only means to lock one wheel of a bicycle to a fixture is not an acceptable secure arrangement. Devices requiring a wheel to be removed are also not acceptable. • Development must incorporate the following elements into the design and location of bicycle parking: (a) all facilities are clearly visible and as close as possible to the main entrances/exits to the street and within the building; (b) short-stay and visitor parking is at-grade and floor and wall-mounted rails are acceptable; (c) long-stay and resident parking is on the uppermost level of a basement car park; (d) a safe path of travel between bicycle parking and the main entrances/exits is clearly marked; (e) bicycle facilities are not to hinder vehicle and pedestrian movements, or contribute to the likelihood of injury to passing pedestrians; (f) access paths to bicycle parking are a minimum of 1.5m wide for one-way access path to allow the passage of a pedestrian pushing a bicycle; and (g) standardised information signs are to be used to give directions to bicycle parking areas.	• N/A. Dwelling houses do not require bicycle parking spaces as per the DCP Off-Street Parking Schedule.

CHAPTER/ PLANNING GUIDELINE	DEVELOPMENT STANDARD/CONTROL	COMPLY
	• Bicycle parking facilities are to be well lit to minimise theft, vandalism, reduce pedestrian hazard and to improve safety of the cyclists. **Visitor Parking** • Visitor spaces must not be located behind security grills and must be easily accessible. • Clearly mark and signpost visitor parking, and locate on the ground floor where possible, so that it is easy to find and access. • Visitor parking should be located near the main pedestrian entrance to the building and can be located in front of the building alignment, but not encroach upon the front setback areas. **Basement parking** • Provide ventilation to basement parking. Location and details of mechanical ventilation design must be outlined in applications to Council. • Design and integrate basement parking so as not to accentuate the scale or bulk of a building, or detract from the streetscape or front setback character. • New vehicle access to shop top housing is not permitted from Canterbury Road, Beamish Street (Campsie) or Homer Street (Undercliffe Precinct). • Vehicular access should be via secondary streets, rear lanes or internal driveways where possible. • Provide secure bicycle parking at basement level which is easily accessible from ground level, from apartments and other uses within the development. • Keep all loading docks, parking areas and driveways clear of goods and do not use for storage, including garbage storage, so that free movement is available at all times. • Locate and design so that impacts such as noise, exhaust fumes and headlight glare, are minimised on adjoining residential uses or residential zoned land. • Optimise opportunities for deep soil, active street frontages, and good streetscape design, and minimise loss of street parking. • In shop top housing development, separate long-term (resident and employee) and short-term (shopper and visitor) car parking, separate parking for residential and nonresidential users, and provide secure access to long-term parking. **At-grade parking** • Screen or enclose at-grade parking with landscaping, structures or by wrapping the car park with retail or other active uses.	• N/A. Dwelling houses do not require visitor parking spaces as per the DCP Off-Street Parking Schedule. • N/A. No basement is proposed. • N/A – No at-grade carparking (with the exception to the

<table>
<tr><th>CHAPTER/ PLANNING GUIDELINE</th><th>DEVELOPMENT STANDARD/CONTROL</th><th>COMPLY</th></tr>
<tr><td></td><td>• Avoid car parking areas and access driveways characterised by large expanse of bare concrete.
• Use a combination of different surface materials to delineate pedestrian thoroughfares, vehicular access and parking areas.
• Use perforated paving materials (for example, paving units with wide bands of gravel aggregates) that allow infiltration of stormwater.
• Trees are to be planted at the ratio of one tree per five car park places allocated. Species are to be selected for their ability to thrive where compaction and deoxygenation are characteristic of the soils.
• For proposed car parks of capacity 40 cars or more, raised landscape island beds of minimum dimensions 2m by 4m shall be provided to break up row of cars, spaced at every ten car places for placement of a canopy tree.

Electric vehicle charging equipment
• All car spaces in Class 2 buildings must be serviced by a cable tray:
(a) located within 10m of the car spaces;
(b) sized to accommodate the same number of cables as car spaces that the cable tray serves;
(c) that terminates at the closest electric vehicle distribution board as required by section J9D4 of the National Construction Code 2022 Volume One;
(d) that enables installation of charging stations in individual car spaces without works that require the consent of the building owner.
Note: Section J9D4 ‘Facilities for electric vehicle charging equipment’ in the National Construction Code 2022 Volume One – Building Code of Australia contains details for the provision and design of distribution boards to support electric vehicle charging units in car parks.
• Development may propose an alternative to a cable tray if it demonstrates the same or better than the requirements of clause 3.48.</td><td>potential tandem parking space within the driveway) is proposed.

• N/A. No electric vehicle charging equipment is proposed. The proposal is not a Class 2 building.</td></tr>
<tr><td colspan="3">3.3 Waste Management</td></tr>
<tr><td>Section 2 – Standard Service Specifications For Residential Development</td><td>• The weekly generation rates per dwelling are:
<table><tr><th>General waste</th><th>Recycling</th><th>Garden organics</th></tr><tr><td>140L</td><td>120L</td><td>120L*</td></tr></table>Note: All bin allocations are rounded up to the next whole number (for example the calculation of 4.4 bins will be rounded to 5 bins).</td><td>• Noted.</td></tr>
</table>

<table>
<tr><th>CHAPTER/ PLANNING GUIDELINE</th><th>DEVELOPMENT STANDARD/CONTROL</th><th>COMPLY</th></tr>
<tr><td></td><td>
• The bin sizes for residential development are:
<table>
<tr><th rowspan="2">Residential development</th><th colspan="3">Waste stream</th></tr>
<tr><th>General waste</th><th>Recycling</th><th>Garden organics</th></tr>
<tr><td>Attached dwellings, dwelling houses, dual occupancies, secondary dwellings, semi-detached dwellings</td><td>140L</td><td>240L</td><td>240L</td></tr>
<tr><td>Manor houses, multi dwelling housing, multi dwelling housing (terraces)</td><td>140L / 240L / 660L / 1,100L</td><td>240L /660L / 1,100L</td><td>240L</td></tr>
<tr><td>Residential flat buildings, shop top housing, mixed use development</td><td>660L / 1,100L or hook lift bin with compactor</td><td>660L or 1,100L</td><td>240L</td></tr>
</table>
• The standard bin dimensions are:
<table>
<tr><th rowspan="2">Standard bin type</th><th colspan="3">Dimensions</th></tr>
<tr><th>Height</th><th>Width</th><th>Depth</th></tr>
<tr><td>140L mobile garbage bin</td><td>930mm</td><td>530mm</td><td>610mm</td></tr>
<tr><td>240L mobile garbage bin</td><td>1,060mm</td><td>580mm</td><td>730mm</td></tr>
<tr><td>660L bulk bin</td><td>1,250mm</td><td>1,370mm</td><td>850mm</td></tr>
<tr><td>1,100L bulk bin</td><td>1,470mm</td><td>1,370mm</td><td>1,245mm</td></tr>
<tr><td>Hook lift/compactor bin ($10m^3$–$30m^3$)</td><td>2.5m</td><td>2.5m</td><td>6m</td></tr>
</table>
</td><td>
• As identified on the Site Waste Management Plan, the required residential waste and recycling bins will be stored within a bin enclosure on site.
</td></tr>
<tr><td>Section 3 – Residential Development</td><td>
All residential development types
• Council or its contractors are solely to provide the waste services to all residential development types as required under the Local Government Act 1993.

• Each dwelling is to have:
</td><td>
• Noted.
</td></tr>
</table>

CHAPTER/ PLANNING GUIDELINE	DEVELOPMENT STANDARD/CONTROL	COMPLY
	(a) A waste storage cupboard in the kitchen capable of holding two days waste and recycling and be sufficient to enable separation of recyclable materials. (b) A suitable space in the kitchen for a caddy to collect food waste.	• Can be accommodated. • Can be accommodated.
	• Development must provide an adequate sized bin storage area behind the front building line to accommodate all allocated bins.	• **Refer to Part 4.3.1(a) of this SEE for comments.**
	• The location of the nominated collection point and bin storage area must not adversely impact on the streetscape, building design or amenity of dwellings. • The location of the bin storage area should ensure this area: (a) is screened or cannot be viewed from the public domain; and (b) is away from windows of habitable rooms to reduce adverse amenity impacts associated with noise, odour and traffic. • The location of the bin storage area is to be convenient to use for the dwelling occupants and caretakers, through reducing the bin travel distance from the bin storage area to the nominated kerbside collection point. The bin-carting route from the bin storage area to the collection point must not pass through any internal areas of the building/dwelling and must avoid stairs or slopes.	• **Refer to Part 4.3.1(a) of this SEE for comments.**
	• Where possible, development may consider providing each dwelling with a suitable space for composting and worm farming, located within the backyard, private courtyard or open space. Composting facilities should locate on an unpaved area, with a minimum size of 1m2 per dwelling.	• No composting or worm farming is proposed.
	• Dwellings are to have access to an adequately sized on-site storage area to store bulky waste awaiting collection.	• Adequate space is available within the dwelling to allow for the storage of bulky waste prior to collection.
	• Development must comply with the requirements of the applicable Waste Design for New Developments Guide.	• Noted. Refer to Site Waste Management Plan.
	• Council cannot provide a collect and return service at locations where waste collection vehicles are not permitted to stop in accordance with road rules.	• N/A.

CHAPTER/ PLANNING GUIDELINE	DEVELOPMENT STANDARD/CONTROL	COMPLY
Chapter 3.7 Landscape		
Section 2 – Landscape Design	**Existing vegetation and natural features** • New landscaping is to complement the existing street landscaping and improve the quality of the streetscape. • Development, including alterations and additions, is to minimise earthworks (cut and fill) in order to conserve site soil. Where excavation is necessary, the reuse of excavated soil on site is encouraged. **Design and location of landscape** • The landscape design is to contribute to and take advantage of the site characteristics. • The landscape design is to improve the quality of the streetscape and communal open spaces by: (a) providing appropriate shade from trees or structures; (b) defining accessible and attractive routes through the communal open space and between buildings; (c) providing screens and buffers that contribute to privacy, casual surveillance, urban design and environmental protection, where relevant; (d) improving the microclimate of communal open spaces and hard paved areas; (e) locating plants appropriately in relation to their size including mature size; (f) softening the visual and physical impact of hard paved areas and building mass with landscaping that is appropriate in scale; (g) including suitably sized trees, shrubs and groundcovers to aid climate control by providing shade in summer and sunlight in winter. • The landscape of setbacks and deep soil zones must: (a) provide sufficient depth of soil to enable the growth of mature trees; (b) use a combination of groundcovers, shrubs and trees; (c) use shrubs that do not obstruct sightlines between the site and the public domain; and (d) where buffer or screen planting is required, use continuous evergreen planting consisting of shrubs and trees to screen the structure, maintain privacy and function as an environmental buffer. **Trees** • Development must consider the retention of existing trees, including street trees, in the building design.	• Reference should be made to the landscape plans prepared by Impression Landscape Design submitted under separate cover.

CHAPTER/ PLANNING GUIDELINE	DEVELOPMENT STANDARD/CONTROL	COMPLY
	• Development must plant at least one canopy tree for every 12m of front and rear boundary width and: (a) Canopy trees are to be of a minimum 75 litre pot size. (b) Use deciduous trees in small open spaces, such as courtyards, to improve solar access and control of microclimate. (c) Place evergreen trees well away from the building to allow the winter sun access. (d) Select trees that do not inhibit airflow. (e) Provide shade to large hard paved areas using tree species that are tolerant of compacted/deoxygenated soils. • Development must provide street trees that will contribute to the canopy where possible.	
Section 3 - Biodiversity	**Biodiversity** • Development must retain, protect and enhance indigenous/native vegetation and natural site features and incorporate it into the landscape design. • Development must create a buffer zone to adjoining bushland and use indigenous planting in the buffer zone. • Development must manage habitat values by reinforcing biodiversity links. • The landscape design may consider using the following features to encourage native wildlife: 1 Trees and shrubs native to the area can provide nectar and seeds – an important food for native birds. 2 Prickly shrubs and dense hedges protect bird nests from predators such as cats. 3 Leaf litter and bark provide feeding areas for small animals such as frogs and lizards. 4 Small ponds provide water and habitat. 5 Hollow logs provide shelter for small marsupials and lizards. 6 Small caves and crevices serve as burrows and nesting sites for small animals. 7 Where structurally sound, tree hollows provide nesting holes essential for birds and possums. 8 Strong, healthy tree limbs provide habitat for tree dwellers and allow safe movement through the canopy. 9 Tree branches provide safe perching places for birds. 10 Rocks provide shelter, shade and sun bathing opportunities for small animals.	• Reference should be made to the landscape plans prepared by Impression Landscape Design submitted under separate cover.

<table>
<tr><th>CHAPTER/ PLANNING GUIDELINE</th><th>DEVELOPMENT STANDARD/CONTROL</th><th>COMPLY</th></tr>
<tr><td colspan="3">Chapter 5 Residential Accommodation</td></tr>
<tr><td colspan="3">Chapter 5.2 Former Canterbury LGA</td></tr>
<tr><td colspan="3">Section 2 – Dwelling Houses and Outstandings</td></tr>
<tr><td>Site Planning</td><td>
Minimum lot size and frontage
• The minimum primary street frontage width for dwelling houses is 15m.
• Lots must be generally rectangular.
• Internal and battle-axe blocks and lots with irregular dimensions or shallow depths must satisfy the objectives of the DCP.
• 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 January 2013.

Site Coverage
• 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>
Table 1: Maximum building footprint, floor area of outbuildings and site coverage

Landscaping
• Deep soil permeable areas must be provided in accordance with the table below:
</td><td>
• N/A. No subdivision is proposed. Nevertheless, the existing lot provides a primary street frontage of 15.24m.

• Complies.
Site Area = 432.8m².

Maximum building footprint permitted = 330m².

Proposed building footprint = 214.9m²

Proposed site coverage = 49.6%

• Complies.
Minimum deep soil area required = 64.92m² (15%).
</td></tr>
</table>

CHAPTER/ PLANNING GUIDELINE	DEVELOPMENT STANDARD/CONTROL	COMPLY
		Proposed deep soil area = 86.63m² (20%).
	Table 2: Minimum deep soil areas • Deep soil areas must have a minimum dimension of 2.5m.	• Noted.
	Layout and orientation • Orientate development to maximise solar access and natural lighting, without unduly increasing the building's heat load.	• The proposed open-plan kitchen, dining and living room has been orientated to the north to maximise the extent of solar access into the primary habitable living areas.
	• Site the development to avoid casting shadows onto a neighbouring dwelling's primary living area, private open space and solar cells.	• As illustrated within the submitted shadow diagrams, the proposed development does not result in overshadowing of neighbouring primary living areas or solar cells.
	• Coordinate design for natural ventilation with passive solar design techniques.	• The strategic location of windows and doors allows for cross ventilation of the dwelling to occur. North facing windows have been incorporated where

Site area	Minimum deep soil area (% of site area)
Up to 449m²	15%
450m² to 599m²	20%
600m² or above	25%

CHAPTER/ PLANNING GUIDELINE	DEVELOPMENT STANDARD/CONTROL	COMPLY
		possible to maximise solar access into the dwelling.
	• Site new development and private open space to avoid existing shadows cast from nearby buildings.	• The proposed private open space has been situated to the north of the site where year round solar access is best achieved.
	• Site a building to take maximum benefit from cross-breezes and prevailing winds.	• As noted within the site analysis plan, the dwelling has been designed with consideration of the direction of prevailing winds to maximise cross ventilation.
	• Do not compromise the creation of casual surveillance of the street, communal space and parking areas, through the required orientation.	• The proposal includes windows and balconies orientated towards Macquarie Road, allowing for casual surveillance of the streetscape and vehicle access into the site.
Building Envelope	**Height** • 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.	• **Refer to part 4.3.1(b) of this SEE for comments.**
	• Any part of a basement or sub-floor area that projects greater than 1m above ground level comprises a storey.	• N/A – No basements are proposed.
	• Attics and mezzanine floors do not comprise a storey.	• N/A – No attics are proposed.

CHAPTER/ PLANNING GUIDELINE	DEVELOPMENT STANDARD/CONTROL	COMPLY
	• Roof top terraces are not acceptable on any building or outbuilding in any residential zone.	• N/A – No roof terraces are proposed.
	• 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. • Basement and sub-floor parking is only suitable where compliance with Chapter 3.2 of this DCP can be demonstrated.	• N/A – No basements are proposed.
	• 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 - No sub floor areas are proposed.
	• 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.	• Noted. Refer to Stormwater Plans prepared by Engineering Studio Civil and Structures.
	• Maximum 1m cut below ground level where it will extend beyond an exterior wall of the building. • 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.	• With exception to the inground swimming pool, not cut beyond the footprint of the dwelling will occur.
	• Maximum 600mm fill above ground level where it would extend beyond an exterior wall of a building.	• Although the dwelling will be situated above natural ground level, no fill will be proposed as it will interfere with the flood pathway through the site.
	• 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.	• Noted. Refer to Stormwater Plans prepared by Engineering Studio Civil and Structures.

<table>
<tr><th>CHAPTER/ PLANNING GUIDELINE</th><th>DEVELOPMENT STANDARD/CONTROL</th><th>COMPLY</th></tr>
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Setbacks

- Development, including basement and sub-floor areas, fronting a major road must have a minimum front setback of 9m.
- Development must comply with the minimum front, side and rear setbacks as detailed in the following tables:

Setback	Controls
Front Setback	• 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	• 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 4: Dwelling houses with frontages widths of 12.5m or greater

- External walls that enclose rooms, storage areas and/or garages are not to encroach beyond the specified setbacks.
- 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 facade, whichever is the greater.
- 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 – No basement is proposed.
- Complies

  As evident on the Site Plan (Dwg No. DA 2002), the proposal aligns with the average setback of the neighbouring dwellings.

  The main entrance to the dwelling is within 2m of the front building line.

  The proposal provides a setback of 1m to the eastern and western side boundaries.

  The rear wall of the proposed dwelling is setback 9m from the rear boundary. The adjoining rear alfresco area is setback 6m from the rear boundary.

- N/A – None proposed.
- N/A – The proposal relates to a new two (2) storey dwelling.
- Complies. The proposed swimming pool is setback 1m from the side and rear boundaries and will incorporate

</td></tr>
</table>

CHAPTER/ PLANNING GUIDELINE	DEVELOPMENT STANDARD/CONTROL	COMPLY
		landscaping within these setbacks.
	• Swimming pools must not be located within any front setback.	• Not proposed.
	• 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.	• N/A – The site does not adjoin a rear laneway.
	• For a residential building that does not have basement parking lightweight carports may extend beyond the required side boundary setback.	• N/A – No carport is proposed.
	• Car parking structures must satisfy the Building Code of Australia requirements.	• Noted.
	• For existing dwelling houses, a single space carport may encroach beyond the minimum front setback, where it can be demonstrated that: (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 – The proposed development relates to a new two (2) storey dwelling on the site.
	• 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.	• N/A – The proposed garage does not protrude beyond the front building line.

CHAPTER/ PLANNING GUIDELINE	DEVELOPMENT STANDARD/CONTROL	COMPLY
	(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.	
	• 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. The only structures imposed within the side setbacks are roof eaves and an external step to the laundry.
	• 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.	• No encroachment into the front setback is proposed.
	• 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.	• N/A – No basement is proposed.
	Building separation • 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.	• N/A – The proposal does not relate to alterations and additions to an existing dwelling.
Building Design	**Contemporary built form** • 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.	• Complies. No heritage listing applies to the existing dwelling. The proposal represents a knock-down rebuild of the site.

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	• New building forms and design features shall not mimic traditional features, but should reflect these in a contemporary design.	• Not proposed.
	• Access to upper storeys must not be via external stairs.	• Not proposed.
	• All dwellings must contain one kitchen and laundry facility.	• Complies.
	• Retain and extend prominent elements of the existing roof (such as gables, hips or longitudinal ridges that run parallel to a street boundary).	• No retention of the existing roof is proposed.
	• 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.	• The proposal does not relate to alterations and additions to an existing building.
	Building entries • Entries to residential buildings must be clearly identifiable.	• Complies. The entrance to the dwelling will be readily visible to the street with a pathway linking the entrance of the dwelling to the Macquarie Road footpath.
	• 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.	• Complies. As noted above, a pathway linking the entrance porch of the dwelling to the Macquarie Road footpath is proposed.
	• A minimum of one habitable room must be oriented towards the street to promote positive social interaction and community safety.	• Complies. A bedroom on the first floor has been orientated to face the street.
	• Sight lines to the street from habitable rooms or entrances must not be obscured by ancillary structures.	• Noted. No ancillary structures obstruct sight lines.

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	Internal dwelling layout	
	• Design interiors to be capable of accommodating the range of furniture that is typical for the purpose of each room.	• As demonstrated within the architectural plans, the interiors of the dwelling are able to accommodate a range of furniture typical for the purpose of each room.
	• The primary living area and principal bedroom must have a minimum dimension of 3.5m. • Secondary bedrooms must have a minimum dimension of 3m. • Provide general storage in addition to bedroom wardrobes and kitchen cupboards.	• Complies. • Complies. • Complies.
	Façade treatment	
	• Development on corner lots must address both street frontages through facade treatment and articulation of elevations.	• N/A – The site is not located on a corner lot.
	• Use non-reflective materials, do not randomly mix light and dark coloured bricks, and treat publicly accessible wall surfaces with anti-graffiti coating.	• Complies. The proposed dwelling will be constructed and finished with non-reflective materials. Reference should be made to the schedule of external finishes within the architectural plans.
	• Facade design should reflect the orientation of the site using elements such as sun shading devices, light shelves and bay windows.	• Noted. The proposed façade has been designed with consideration to the orientation of the site.
	• Facades visible from the street should be designed as a series of articulating panels or elements. • The width of articulating panels should be consistent with the scale and rhythm characteristic of bungalows. • The width of articulating panels shall be in accordance with the numerical requirements below:	• Complies. Refer to schedule of external finishes within the architectural plans.

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	<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 6:** Width of articulating panels	
	• 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.	• Complies. No long flat walls are proposed along the street frontage. The street elevation of the dwelling consists of entry porch, garage door and balcony which break up the appearance of a long flat wall.
	• 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.	• N/A – Subject site is a maximum of two (2) storeys in form.
	• Incorporate contrasting elements in the facade - use a harmonious range of high quality materials, finishes and detailing.	• Complies. Refer to schedule of external finishes within the architectural plans.
	• Screen prominent corners with awnings, balconies, terraces or verandas that project at least 1 m from the general wall alignment.	• The site does not contain a prominent corner.
	• 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 second storey has been designed with balconies and protrusions to limit scale and bulk.
	• Facades that exceed 25m in length shall be indented to create the appearance of multiple pavilion elements.	• N/A – No façade is proposed that exceeds 25m in length.
	• Pavilion elements shall have a depth between 10-15m.	• Not proposed.

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	• Articulate upper storey pavilions with an additional side boundary setback, and identify by separate roofs.	• Not proposed.
	• Large windows should be located at the corners of a building and may be designed as projecting bay-windows.	• No windows are proposed at the corners of the building.
	• Large windows should be screened with blinds, louvres, awnings or pergolas and be draft insulated.	• Complies.
	• Windows must be rectangular.	• Complies.
	• Square, circle and semi-circle windows are acceptable in moderation.	• None proposed.
	• Vertical proportioned window openings can include multi-panel windows or multipanel doors.	• None proposed.
	• Windows and openings shall be appropriately located and shaded to reduce summer heat load and maximise sunlight in winter.	• Complies.
	• 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.	• None proposed.
	• 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).	• As previously stated, windows have been incorporated in relation to the prevailing winds to maximise natural ventilation.
	• 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.	• N/A – Refer to comments above.
	Roof design and features • Use a simple pitched roof that accentuates the shape of exterior walls, and minimises bulk and scale. • Avoid complex roof forms such as multiple gables, hips and valleys, or turrets.	• The proposed development incorporates a flat roof design.

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	• Roof pitches are to be compatible and sympathetic to nearby buildings. • Parapet roofs that increase the height of exterior walls are to be minimised. • Use minor gables only to emphasise rooms or balconies that project from the body of a building. • Mansard roofs (or similar) are not permitted. • Pitched roofs should not exceed a pitch of 30 degrees. • Relate roof design to the desired built form and context. • Roofs with greater pitches will only be considered on merit taking into account matters such as streetscape, heritage value and design integrity.	Although not common, there are examples of contemporary dwellings with flat roof designs within the locality.
Amenity	**Solar access to proposed development** • 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. Where existing overshadowing by buildings and fences is already greater than this control, sunlight is not to be reduced by more than 20%. • 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. Where existing overshadowing by buildings and fences is already greater than this control, sunlight is not to be reduced by more than 20%. **Solar access to neighbourhood development** • 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. • 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. • 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. • Clothes drying areas on adjoining residential properties must receive a minimum of 3 hours of sunlight on 21 June.	• Complies. Refer to shadow diagrams prepared by Cad Draft P/L submitted under separate cover. • Complies. Refer to shadow diagrams prepared by Cad Draft P/L submitted under separate cover.

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	Shading devices • Windows and openings shall be appropriately located and shaded to reduce summer heat load and maximise sunlight in winter. • 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. • Provide horizontal shading to north-facing windows and vertical shading to east or west windows. • 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. • Avoid reducing internal natural daylight or interrupting views with shading devices. • Use double-glazing, solar coated windows, curtains, or internal shutters to prevent heat loss and provide extra summer protection. • Use high performance glass with a reflectivity below 20%. • Minimise external glare by avoiding reflective films and use of tint glass. • Use of draft insulation around windows and doors.	• Refer to BASIX Certificate submitted under separate cover.
	Visual privacy • Locate and orient new development to maximise visual privacy between buildings, on and adjacent to the site.	• Windows have generally been orientated to face the front and rear site boundaries. Windows and balconies have been designed to be offset from windows on adjoining properties.
	• 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 proposal complies with the required setbacks and incorporates the private open space at the rear of the lot.
	• 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	• No living room windows or private open space will overlook neighbouring properties.

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	(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. • Screening of bedroom windows is optional and dimensions are not restricted. **Acoustic privacy** • Protect sensitive rooms, such as bedrooms, from likely sources of noise such as major roads and neighbouring' living areas. • 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. • Screen balconies or windows in living rooms or bedrooms that would face a driveway or basement ramp. • Address all requirements in 'Development Near Rail Corridors and Busy Roads – Interim Guideline (2008)' published by the NSW Department of Planning.	• Noted. • The site is not within vicinity of a major road. Bedrooms have been orientated away from neighbouring living areas. • No bedrooms are proposed next to a shared pathway. • N/A – No basement ramp is proposed. • N/A – The site is not located near a rail corridor or busy road.
Fences and Ancillary Development	**Fences** • Provide boundary definition by construction of an open fence or low hedge to the front street boundary. • Front fences within the front boundary setback are to be no higher than 1.2m. • 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. • On corner sites where the façade of a building presents to two street frontages, fences are to be no higher than 1.2m.	• Complies. An open fence is proposed along the street boundary. • Complies. A maximum height of 1.2m is proposed. • Noted. • N/A. Not a corner site.

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	• Front fences shall not be taller than 1.2m. • Screens with a minimum of 50% transparency may be up to 1.8m high along the front boundary. • Landscaping should not include visually solid hedges that may conceal intruders. **Outbuildings** • Council allows a maximum of one outbuilding on a site. • 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. • The maximum site cover of the outbuilding is: (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 outbuilding must not result in the principal dwelling on the site having less than the required landscaped area and private open space. • The storey limit for the outbuilding is single storey. An attic or basement is not permitted in the outbuilding. • The maximum building height for the outbuilding is 4.5m above ground level (existing). • The outbuilding must locate behind the front building line. • 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. • 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.	• Complies. • Noted. • None proposed. • N/A – No outbuildings are proposed.

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	• The maximum roof pitch for the outbuilding is 25 degrees. • Council does not allow the outbuilding to have roof-top balconies and the like. • 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.	
	Swimming pools	
	• Swimming pools must not be located within any front setback.	• Complies.
	• 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.	• Complies. The proposed swimming pool is setback 1m from side and rear boundaries. Landscaping will be incorporated within these setbacks.
	Building services	
	• All letterboxes be installed to meet Australia Post standards.	• Can be conditioned.
	• Design and provide discretely located mailboxes at the front of the property.	• The mail box is proposed to be integrated into the front fence.
	• Integrate systems, services and utility areas with the design of the whole development – coordinate materials with those of the building and integrate with landscaping.	• Can be conditioned.
	• Facilities should not be visually obtrusive and should not detract from soft-landscaped areas that are located within the required setbacks or building separations.	• Complies.
	• 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.	• Can be conditioned.
	• 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;	• Can be conditioned.

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	(b) Provide screened recesses for water heaters rather than surface - mounting them on exterior walls; and (c) Locate meters in service cabinets.	
	• 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.	• Can be conditioned.
	• Coordinate and integrate building services, such as drainage pipes, with overall facade and balcony design.	• Noted.
	• 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 proposed clothes drying area will be screened from the public domain.
	• 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).	• Can be conditioned.