

CANTERBURY-BANKSTOWN COUNCIL

STATEMENT OF ENVIRONMENTAL EFFECTS

**DEVELOPMENT APPLICATION FOR DEMOLITION, ERECTION OF A NEW
DWELLING HOUSE ASSOCIATED WORKS**

60 FARRELL ROAD BASS HILL NSW 2197

Prepared by Platinum Planning Solutions

ABN: 48 623 623 997

E: contact@platinumplanning.com.au

W: www.platinumplanning.com.au

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SITE DETAILS

Address	60 Farrell Road Bass Hill NSW 2197
Lot/Section/Plan	207/-/DP230871
Local Authority	Canterbury-Bankstown Council
Local Environmental Plan	Canterbury-Bankstown Local Environmental Plan 2023
Development Control Plan	Canterbury-Bankstown Development Control Plan 2023
Zone	R2 Low Density Residential
Overlays	Local Aboriginal Land Council (Gandangarra), Regional Plan Boundary (Greater Sydney), Lot Size Map (450m ²), Height of Buildings Map (9m), Floor Space Ratio Map (0.5:1), Local Provisions (SEPP (Western Sydney Aerotropolis) 2020 Wind Turbines Map; Clause Application Map), Special Provisions (Thermal Energy from Waste Prohibition Map – Greater Sydney; SEPP (Sustainable Buildings) 2022: Water Use Map; Climate Zones for BASIX Buildings Map; Climate Zones for BASIX Alterations Map) and Greater Sydney Tree Canopy Cover 2019 / 2022 (Canopy %)

DEVELOPMENT PROPOSAL DETAILS

Proposal Summary	Demolition, Dwelling House and Associated Works
Assessment Controls	Canterbury-Bankstown Local Environmental Plan 2023 and Canterbury-Bankstown Development Control Plan 2023
Applicant	Ashmont Homes Pty Ltd

REVISION DETAILS

Version	1.0
Prepared by	Logan White (B RTP)
Signed	
Date	18/03/2025
Reviewed by	Felipe Cunha (MSustEnviron&Planning)
Signed	
Date	18/03/2025

1.0 INTRODUCTION

This Statement of Environmental Effects (SEE) has been prepared by Platinum Planning Solutions on behalf of Ashmont Homes Pty Ltd (the applicant) to accompany a development application to Canterbury-Bankstown Council over land located at 60 Farrell Road Bass Hill (the subject site).

The development application seeks development consent for demolition of existing structures, a dwelling house and associated works as per the attached plans package. This SEE provides the following:

- A description of the subject site and surrounding development;
- Detailed description of the proposed development;
- Assessment of the proposed development in accordance with Section 4.15 of the Environmental Planning and Assessment Act 1979;
- Assessment of planning considerations related to the proposed development.

The proposal is seen to be a desirable outcome for the subject site and will not impact on the amenity of the surrounding area. This Statement of Environmental Effects is to be read in conjunction with the attached plans and supporting documents.

2.0 SITE DESCRIPTION AND CONTEXT

2.1 Subject Site

The subject site is located at 60 Farrell Road Bass Hill and is formally described as Lot 207 on DP230871. The subject site has an overall site area of 556.4m² and currently contains a dwelling house and swimming pool which are proposed to be demolished within this application. The site has a curved frontage to Farrell Road of approximately 18.325m, with vehicular access to the site to be provided by a new vehicular crossover and driveway. The site is part of an established residential area with a range of residential premises in the surrounding vicinity. The location of the subject site is indicated below in Figures 1 & 2.

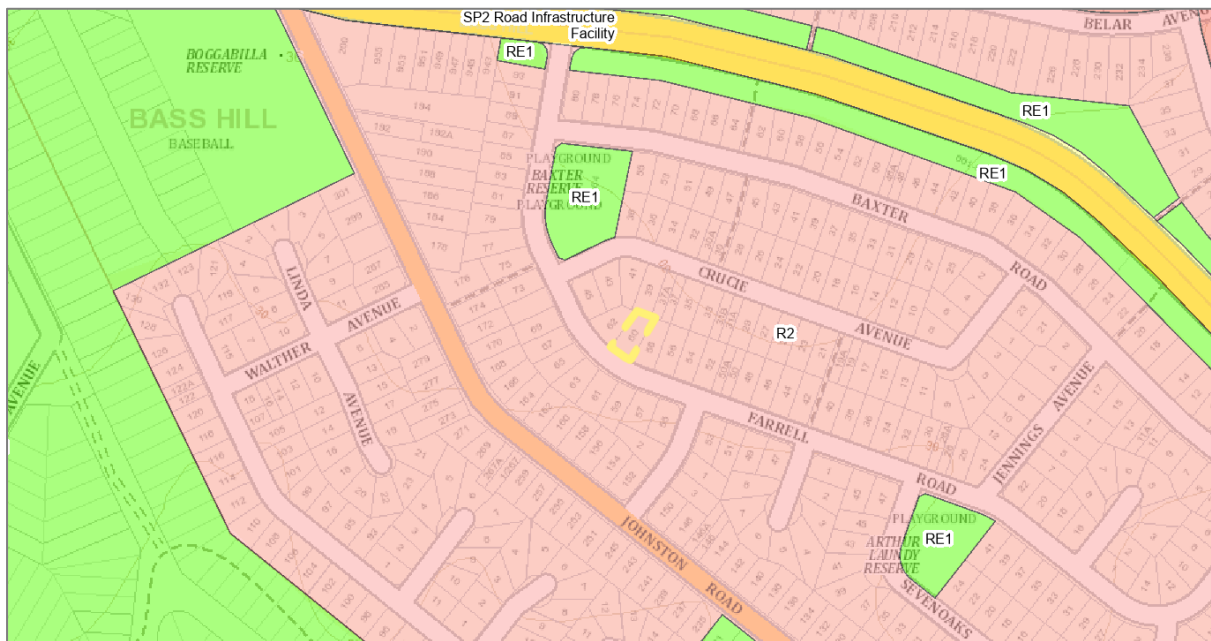


Figure 1: Subject Site Location



Figure 2: Subject Site Aerial Context

3.0 PROPOSED DEVELOPMENT

The proposed development is for demolition, erection of a highly articulated single storey dwelling house with an attic level and associated ancillary works as per the attached plans package. The proposed dwelling is to replace the existing dwelling, which is to be demolished as part of this application. Figure 3 displays an illustration of the proposed dwelling house's frontage, Figure 4 shows the site plan and Figure 5 shows the demolition plan.

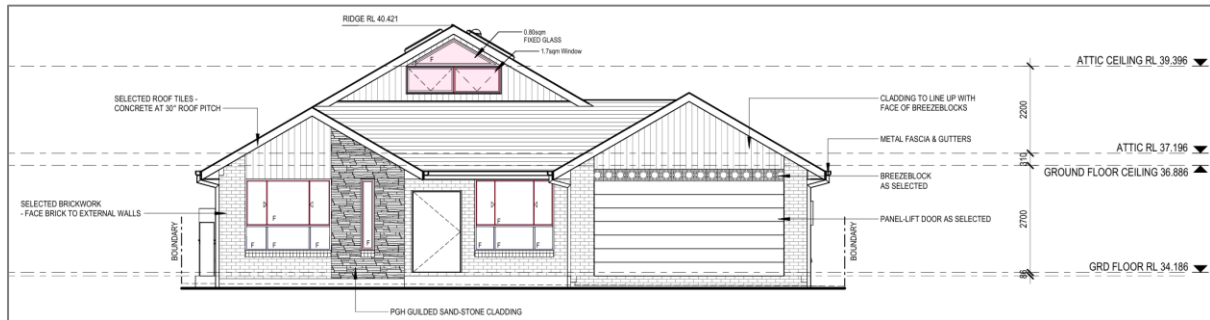


Figure 3: Proposed Front Elevation

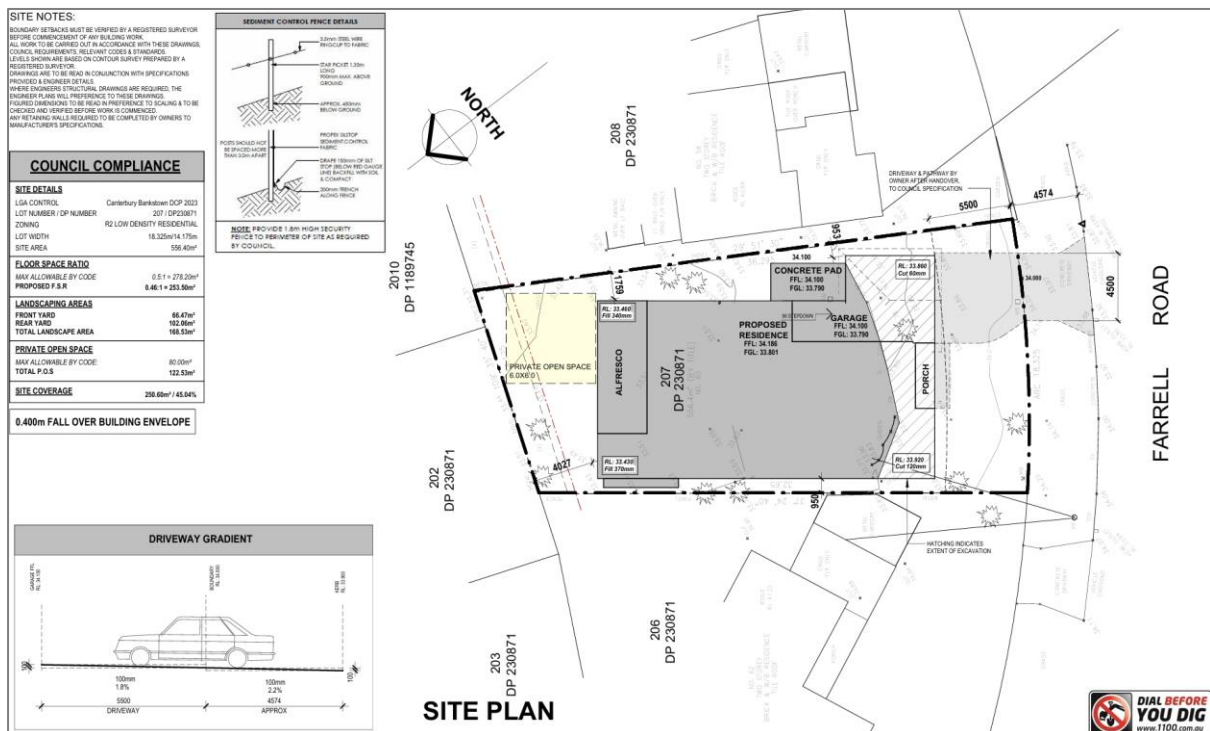


Figure 4: Proposed Site Plan

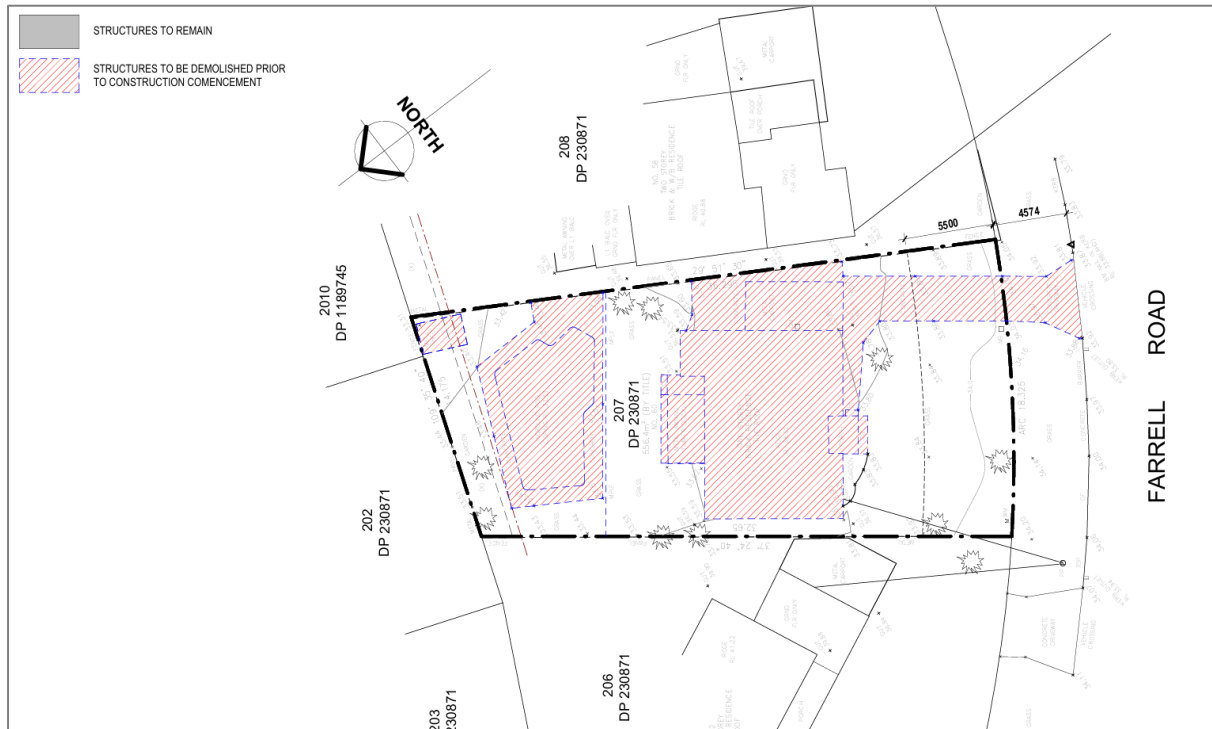


Figure 5: Proposed Demolition Plan

4.0 TOWN PLANNING ASSESSMENT

4.1 Environmental Planning and Assessment Act 1979

The Environmental Planning and Assessment Act 1979 (the Act) is the statutory planning instrument in New South Wales in which Council must use to assess development applications. In determining a development application, Council must take into consideration the following matters under Section 4.15 of the Act:

- a. *the provisions of:*
 - i. *any environmental planning instrument, and*
 - ii. *any proposed instrument that is or has been the subject of public consultation under this Act and that has been notified to the consent authority (unless the Director-General has notified the consent authority that the making of the proposed instrument has been deferred indefinitely or has not been approved), and*
 - iii. *any development control plan, and*
 - iv. *any planning agreement that has been entered into under section 93F, or any draft planning agreement that a developer has offered to enter into under section 93F, and*
 - v. *the regulations (to the extent that they prescribe matters for the purposes of this paragraph), and*
 - vi. *any coastal zone management plan (within the meaning of the Coastal Protection Act 1979), that apply to the land to which the development application relates,*
- b. *the likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality,*
- c. *the suitability of the site for the development,*
- d. *any submissions made in accordance with this Act or the regulations,*
- e. *the public interest.*

This Statement of Environmental Effects addresses the relevant provisions of the following planning instruments:

- Canterbury-Bankstown Local Environmental Plan 2023
- Canterbury-Bankstown Development Control Plan 2023

A detailed Section 4.15 assessment is provided as part of this overall Statement of Environmental Effects and in Section 4.4 of this report.

4.2 Canterbury-Bankstown Local Environmental Plan 2023

The Canterbury-Bankstown Local Environmental Plan 2023 (LEP) is the principle local planning instrument that applies to the site.

4.2.1 Zoning & permissibility

The subject site is zoned as R2 Low Density Residential under the LEP. The objectives of the zone are as follows:

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

- *To allow for certain non-residential uses that are compatible with residential uses and do not adversely affect the living environment or amenity of the area.*
- *To ensure suitable landscaping in the low density residential environment.*
- *To minimise and manage traffic and parking impacts.*
- *To minimise conflict between land uses within this zone and land uses within adjoining zones.*
- *To promote a high standard of urban design and local amenity.*

The proposed dwelling house is permissible with consent in the zone. The site is located within a residential area which is designed for proposals of this nature. The site has access to the appropriate services required and is accessible from the existing road network. The proposed dwelling house is seen to be in line with the existing streetscape and surrounding built form and to meet the prescribed intent of the zone. Therefore, the proposal is seen as a desirable outcome for the subject site and will not adversely affect the amenity of the surrounding area.

4.2.2 Height of buildings (Clause 4.3)

The proposed dwelling house has a proposed building height that complies with the allowable maximum building height of 9m for the subject site under Clause 4.3 of the LEP.

4.2.3 Floor space ratio (Clause 4.4)

The proposed dwelling house has a proposed floor space ratio of 0.455607:1 and therefore complies with the allowable maximum floor space ratio of 0.5:1 for the subject site under Clause 4.4 of the LEP.

4.2.4 Architectural roof features (Clause 5.6)

The proposed dwelling house does not have any architectural roof features projecting above the maximum building height under Clause 4.3, therefore Clause 5.6 of the LEP is not applicable.

4.2.5 Heritage conservation (Clause 5.10)

The site is not identified as a heritage item, and is not located within a heritage conservation area, therefore Clause 5.10 of the LEP is not applicable.

4.2.6 Flood planning (Clause 5.21) and Special flood considerations (Clause 5.22)

The subject site is not identified as being subject to flooding or flood planning controls, therefore Clauses 5.21 and 5.22 of the LEP are not applicable.

4.2.7 Acid sulfate soils (Clause 6.1)

The subject site is not affected by acid sulfate soils, therefore Clauses 5.21 and 5.22 of the LEP does not apply.

4.2.8 Earthworks (Clause 6.2)

There is a small amount of cut and fill proposed to complement the existing building platform and to suit the new proposed dwelling house, with the proposed earthworks not having a detrimental impact on the surrounding land. Appropriate measures will be put in place to ensure there will be no negative impacts. The proposed earthworks therefore comply with Clause 6.2 of the LEP.

4.2.9 Stormwater management and water sensitive urban design (Clause 6.3)

All stormwater collected will be appropriately managed and directed to a lawful point of discharge. Additionally, on-site retention and re-use of stormwater runoff will be provided throughout a rain water tank, which will be dimensioned as per DCP and BASIX requirements. Moreover, stormwater

management measures will be in place to ensure that no negative impacts on adjoining properties or environmental features will be resultant from the proposed development. Further to this, an appropriate erosion and sedimentation control plan (ESCP) will be in place which can be conditioned on the DA as considered appropriate. The subject site is not identified as being part of a flooding area or flood prone land. Please refer to attached material for further details on stormwater management.

4.2.10 Biodiversity (Clause 6.4)

The proposed dwelling house is responsive to the environmental values of the site and the proposed dwelling siting location aims to minimize site disturbance by adopting broadly the same building platform as the existing dwelling on site. Additionally, the subject site is not classified as having protected terrestrial biodiversity, threatened species or fauna corridors and no buffer zones are applicable to the subject site. Therefore, it is asserted that no negative effects will be delivered on significant flora and fauna species, or habitats as a result of this proposal. Moreover, no significant vegetation of high ecological value is proposed to be cleared in order to establish the proposed dwelling house, and complementary landscape is to be provided on the site, which is seen to contribute with biodiversity regrowth and possible future fauna corridors. Therefore, the proposal is seen to comply with Clause 6.4 of the LEP.

4.2.11 Riparian land and watercourses (Clause 6.5)

The proposed dwelling house is responsive to the environmental values of the site and the proposed dwelling siting location aims to minimise the site disturbance by limiting the amount of earthworks and vegetation disturbance required to suite the dwelling house. Native fauna and flora will not be unreasonably affected by the proposed development as vegetation impacts will be limited to the area required to establish the proposal and will not include the removal of significant vegetation of high ecological value. Appropriate measures to protect biodiversity will be put in place and a complementary landscape plan is to be provided on site which is seen to contribute to biodiversity regrowth and possible future fauna corridors. In addition, riparian lands and watercourses are not affected by the proposed development and therefore, the proposal is seen to comply with Clause 6.5 of the LEP.

4.3 Canterbury-Bankstown Development Control Plan 2023

The Canterbury-Bankstown Development Control Plan 2023 (DCP) is the planning instrument that provides comprehensive development controls for the local area. The relevant matters to be considered under the DCP for the proposed development are outlined below.

4.3.1 Chapter 2 – Site Considerations

Control / Objective	Compliance	Comments
Chapter 2.1 – Site Analysis	Complies	Please refer to attached plans package for further details.
Chapter 2.2 – Flood Risk Management	N/A	The site is identified as being affected by flooding.
Chapter 2.3 – Tree Management	Complies with intent	Some trees may be impacted by the proposed development. Vegetation removal is proposed only where necessary to establish the development. Please refer to attached material for further information in regards to the proposed tree works.
Chapter 2.4 - Pipeline Corridors	N/A	The site is not identified as being adjacent to a pipeline corridor.

4.3.2 Chapter 3 – General Requirements

Control / Objective	Compliance	Comments
Chapter 3.1 – Development Engineering Standards	Complies	<p>The proposal is designed in accordance with engineering requirements and complies with the minimum and maximum vehicular footway crossing width (between 2.75m and 5.5m) and design requirements for a dwelling house under the DCP. The proposed driveway is designed generally in a straight line to ensure that vehicular access to the garage parking spaces (or hardstand driveway space) is able to be achieved in a single motion without the need for manoeuvring. Additionally, the proposal ensures that clear sightlines are provided to ensure safety and visibility between vehicles on the driveway, pedestrians on the footway and vehicles on the road. Furthermore, vehicular access complies with AS2890.1.</p> <p>All stormwater collected will be appropriately managed and directed to a lawful point of discharge. Additionally, on-site retention and re-use of stormwater runoff will be provided throughout a rain water tank, which will be dimensioned as per DCP and BASIX requirements. Moreover, stormwater management measures will be in place to ensure that no negative impacts on adjoining properties or environmental features will be resultant from the proposed development. Further to this, an appropriate erosion and sedimentation control plan (ESCP) will be in place which can be conditioned on the DA as considered appropriate. The subject site is not identified as being part of a flooding area or flood prone land. Please refer to attached material for further details on stormwater management.</p>
Chapter 3.2 – Parking	Complies	<p>The proposal provides two covered car parking spaces in an appropriately sized double lockup garage, and addition hardstand parking space on the driveway for visitors. The proposal is therefore considered to comply with the minimum parking rate of two spaces per dwelling house. The proposed driveway allows for the shortest and most direct access over the nature strip and is designed with an appropriate width to service the double garage of the proposed dwelling house.</p>
Chapter 3.3 – Waste Management	Complies	<p>Waste will be managed appropriately as per the Waste Management Plan provided with the application, and compliance with the appropriate waste management procedures and requirements can be conditioned on the DA as considered</p>

Control / Objective	Compliance	Comments
		appropriate. Construction and demolition waste will also be managed appropriately as per the Waste Management Plan provided with the application. Adequate storage for waste is provided on site, incorporated with landscape design and site planning, easily transportable to the collection areas and designed to minimize amenity issues related with smells. Please refer to attached Waste Management Plan and site plan provided for further details on construction waste.
Chapter 3.4 – Sustainable Development	Complies	The proposed development is asserted to embrace and maximize the use of water efficient features, natural lighting, and natural cross ventilation and to minimise the energy consumption. Please refer to attached BASIX Certificate for further details.
Chapter 3.5 – Subdivision	N/A	Not proposed.
Chapter 3.6 – Signs	N/A	Not proposed.
Chapter 3.7 – Landscape	Complies with intent	The proposed landscape design is responsive and complementary to the bulk and scale of the proposed dwelling and existing vegetation on site. The proposed development minimises impacts on native vegetation and site disturbance by adopting the same building platform as the existing dwelling house on the site. Additionally, the proposed soil modifications are limited to the existing building platform and no adverse impact on existing vegetation or neighbours' amenity will be caused as a result of the proposed dwelling house. Therefore, it is asserted that the proposed landscape layout will sit well within the locality and provide a built form, scale and bulk that is compatible with existing dwellings in the surrounding vicinity. Please note that additional tree planting can be conditioned to the DA as is considered appropriate by Council. Please refer to attached landscape plan for further details.

4.3.3 Chapter 5 – Residential Accommodation (Chapter 5.1 Former Bankstown LGA)

Control / Objective	Compliance	Comments
Section 2 – Dwelling Houses		
2.1 Storey Limit	Complies	The proposal is for a single storey dwelling house plus an attic level and therefore complies with the two-storey limit.
2.2 Slope Compatibility	Complies	The proposal does not involve any of the following: <ul style="list-style-type: none"> • Elevated platforms on columns • Excessive or unnecessary terracing • Rock excavation • Retaining walls • Reclamation

Control / Objective	Compliance	Comments
		Therefore, the proposal complies with 2.2.
2.3 Reconstituted Ground Level (within Perimeter)	Complies	Reconstituted ground level is limited and will not exceed 1m within the perimeter of the dwelling house.
2.4 Reconstituted Ground Level (outside Perimeter)	Complies	Reconstituted ground level is limited and will not exceed 0.6m outside the perimeter of the dwelling house.
2.5 Setbacks to Animal Boarding or Training Establishment	Complies	The proposed dwelling house is more than the minimum 9m from the nearest animal boarding or training establishment.
2.6 Primary Street Setback	Complies	<u>Front setback:</u> The proposed dwelling house is setback 5.5m from the primary frontage and therefore complies with the applicable front setback requirement.
2.7 Secondary Street Setback	N/A	The subject site does not have frontage to a secondary street.
2.8 Side Setbacks (<7m Wall Height)	Complies	The proposal has a left site setback of 0.95m and a right side setback of 0.953m and therefore complies with the 0.9m requirement for up to 7m wall height.
2.9 Side Setbacks (>7m Wall Height)	N/A	The proposed dwelling does not include walls with height greater than 7m from existing ground level.
2.10 Basement Encroachment	N/A	The proposal does not involve a basement.
2.11 Private Open Space	Complies	The proposal provides 122.53m ² of private open space behind the building line and complies with the minimum 5m dimension in the DCP. The private open space will be appropriately designed to provide high levels of amenity and is in accordance with the DCP.
2.12 Access to Sunlight (Subject Site); 2.13 Access to Sunlight (Neighbouring Sites) 2.14 Access to Sunlight (Private Open Space) 2.15 Access to Sunlight (Solar Hot Water System)	Complies	The proposed dwelling house is designed in such a way that allows solar access to habitable areas, recreational space and private open spaces on the site and on neighbouring sites. In addition, the proposal will not unnecessarily negatively impact on solar access to the adjoining dwelling due to distance from the adjoining dwelling and orientation. Please refer to the material attached to this DA for further details.
2.16 Visual Privacy (Windows) 2.17 Visual Privacy (POS) 2.18 Visual Privacy (Side / Rear Balconies) 2.19 Visual Privacy (Roof Top Balconies)	Complies	The proposal will not have any adverse visual impacts dwelling has been designed to achieve great visual privacy in regards to adjoining dwellings. Direct views from the attic level of the dwelling are prevented to ensure no overlooking to the common areas or private open space of any adjoining dwelling houses as window/s for the attic level are only proposed on the front façade of the dwelling (with skylights to illuminate the rear portion

Control / Objective	Compliance	Comments
		of the attic). Please note that additional privacy measures can be conditioned to the DA where council considers it to be appropriate.
2.20 Rooftop Pitch	N/A	The proposed dwelling house has a rooftop pitch of 30 degrees and therefore complies with the 35 degree limit.
2.21 Attics	Complies with intent – variation requested	The proposed development is for a single storey dwelling with an attic level. The attic consists of a small upstairs living space at the front and a bedroom at the rear. The proposed upstairs living room is technically not a bedroom or study room, however it is nevertheless considered appropriate for use as an attic. Considering that the attic window at the front of the dwelling overlooks the street, the proposed upstairs living room will be able to contribute to passive onlooking far more effectively than a study or bedroom could. Additionally, sunlight is primarily provided through skylights there are no windows provided on the sides or rear of the attic and therefore the presence of room with higher habitability / foot traffic will be able to overlook the street effectively and will also not pose any impact to the amenity or privacy of neighbouring dwellings and residents. Furthermore, the proposed attic will be appropriately integrated into the roof area of the building and does not give the appearance of an additional storey. It is for the above reasons that the proposed attic design warrants favourable consideration from Council.
2.22 Dormers	N/A	The proposed attic design does not include any dormers.
2.23 Foreshore Areas	N/A	The site is not within the foreshore protection area.
2.24 Land Bounded by Birdwood Road, Bellevue Avenue and Rex Road	N/A	Site is not within land bounded by Birdwood Road, Bellevue Avenue &/or Rex Road.
2.25 Car Space Arrangement	Complies	The proposed garage is in line with the front building line and therefore parking spaces (which are behind the garage door) are behind the dwelling's front building line.
2.26 Single Carport	N/A	Not proposed.
2.27 Garage Prominence	Complies	The proposed double garage is in line with the front building line and it therefore not in a prominent location. Additionally, the width of the garage door accounts for only approximately 33% of the total width of the front façade and is therefore considered to be a minor feature of the façade.
2.28 Garages (>2 spaces)	N/A	Only two car spaces are proposed within this application.

Control / Objective	Compliance	Comments
2.29 Tree Retention	Complies with intent	The proposal retains all trees that would not be impacted by the development footprint. Tree removal is proposed only where necessary to establish the development. The site does not contain any significant or large trees and does not include any trees of high ecological / retention value. Please refer to the material provided with this application for further details.
2.30 Landscaping	Complies	The proposed landscaping complies with the minimum 45% required forward of the building line. The proposal provides complementary landscaping and vegetation to facilitate biodiversity regrowth on the site. It is to be noted that additional tree planting and or species requirements can be conditioned to the DA where considered appropriate. Please refer to the material provided with this application for further details.

4.4 Section 4.15 Assessment

In determining a development application, the consent authority must take into consideration a number of matters under Section 4.15 of the Environmental Planning and Assessment Act 1979. This assessment is shown in the below table:

Evaluation	Assessment
<p>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:</p> <p>a) the provisions of:</p> <ul style="list-style-type: none"> (i) any environmental planning instrument, and (ii) any proposed instrument that is or has been the subject of public consultation under this Act and that has been notified to the consent authority (unless the Secretary has notified the consent authority that the making of the proposed instrument has been deferred indefinitely or has not been approved), and (iii) any development control plan, and (iiia) any planning agreement that has been entered into under section 93F, or any draft planning agreement that a developer has offered to enter into under section 93F, and 	<p>a) The proposal aligns with the relative matters of the LEP and DCP as per the compliance assessment in this Statement of Environmental Effects. The proposal is seen to generally satisfy the objectives of the relative planning controls and is seen as a desirable outcome for the subject site.</p>

Evaluation	Assessment
<p>(iv) the regulations (to the extent that they prescribe matters for the purposes of this paragraph), and</p> <p>(v) any coastal zone management plan (within the meaning of the Coastal Protection Act 1979), that apply to the land to which the development application relates,</p> <p>b) the likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality,</p> <p>c) the suitability of the site for the development,</p> <p>d) any submissions made in accordance with this Act or the regulations,</p> <p>e) the public interest.</p>	<p>b) The proposal will not have any negative impacts on any surrounding dwellings as the proposed siting and design of the dwelling house and associated works is seen to be a desirable outcome. Appropriate sedimentation, waste management and noise controls will be in place which can be conditioned on the DA as considered appropriate. The proposal will not adversely impact any significant environmental aspects of the surrounding area and is seen as a desirable outcome from an economic and social perspective as part of on-going investment and development.</p> <p>c) The site is located within a residential area which is designed for proposals of this nature. The site has access to the appropriate services required and is accessible from the existing road network. The proposal has been designed to suite the site constraints and is seen to meet the objectives of the relevant planning controls.</p> <p>d) As per the DCP requirements, the development application may be placed on public exhibition to invite submissions, and if applicable Council will assess these accordingly.</p> <p>e) The proposal is in the public interest as it satisfies the objectives of the relevant planning controls.</p>

4.5 Other Considerations

4.5.1 Amenity

The proposal will not have any negative amenity impacts on the surrounding area or adjoining dwellings as the proposed siting and design of the dwelling house and associated works is seen to be compatible with the built form of the surrounding area in terms of height, bulk and scale.

4.5.2 Sedimentation Control

Appropriate sedimentation controls will be in place which can be conditioned on the DA as considered appropriate.

4.5.3 Noise and Vibration

The proposal is not expected to cause any adverse acoustic impacts and compliance with the acoustic requirements of the DCP and any other relevant acoustic requirements and construction hours can be conditioned on the DA as considered appropriate.

4.5.4 Landscaping

The proposal incorporates landscaping to the subject site and is seen as a desirable outcome.

4.5.5 Social and Environmental Impact

The proposal will not adversely impact any significant environmental aspects of the surrounding area and is seen to be a desirable outcome from an economic and social perspective as part of on-going investment and development.

4.5.6 Waste Management

Waste will be managed appropriately as per the Waste Management Plan provided with the application, and compliance with the appropriate waste management procedures and requirements can be conditioned on the DA as considered appropriate.

4.5.7 BCA Compliance

The proposed works will be capable of complying with the BCA which will be part of a detailed assessment prior to the issue of a Construction Certificate and can be conditioned on the DA as considered appropriate.

5.0 CONCLUSION

This Statement of Environmental Effects has reviewed the proposed dwelling house and associated works to the subject site. It is considered that the proposed works, which are permissible with consent, are appropriate for the subject site. The proposal is not expected to have any adverse impacts on the surrounding natural or built environment. Ultimately the proposal complies with the intent and design objectives of the relevant planning controls and represents ongoing investment in the area. For these reasons it is seen that the proposed development should receive full development consent subject to reasonable and relevant conditions.