

Canterbury-Bankstown Council

# STATEMENT OF ENVIRONMENTAL EFFECTS

## PROPOSED DUAL OCCUPANCY + SECONDARY DWELLINGS

NO. 34 HIGHLAND AVENUE BANKSTOWN NSW  
LOT 145 IN DP 7708



Prepared by **VIVI BUILDING DESIGN PTY LTD**  
Building Designer bdaa accredited, no 6602

December 2024 ( revision March 2025)

## **1 INTRODUCTION**

## **2 SITE ASSESSMENT**

### 2.1 Locality assessment

### 2.2 Site Description

#### 2.2.1 Surrounding development

## **3 PROPOSAL**

### 3.1 Description of proposal

### 3.2 Development statistics

## **4 PLANNING CONTROLS**

### 4.1 State Environmental Planning Policy (Sustainable Buildings) 2022

### 4.2 Canterbury-Bankstown Local Environmental Plan 2023

### 4.3 Canterbury-Bankstown Development Control Plan 2023

#### Objectives

#### Development controls

- Subdivision
- Storey limit (not including basements)
- Setback restrictions
- Side setbacks
- Private open space
- Access to sunlight
- Visual privacy
- Building design
- Car parking
- Landscape

## **5. REGULATION ASSESSMENT**

### 5.1. Likely impacts of the development – Build environment

### 5.2. Likely impacts of the development – Natural environment

### 5.3. Likely impacts of the development – Social and Economic

### 5.4. Likely impacts of the development – Hazards

## **6. SUMMARY**

## 1. INTRODUCTION

Vivi Building Design Pty Ltd prepare a Statement of Environmental Effects to support a development for the Proposed Dual Occupancy

The aims of this report are to:

Provide an assessment of the locality, subject site and applicable planning controls,

Describe the proposed development:

This Statement of Environmental Effects should be read in conjunction with the following supporting technical studies which are submitted under separate cover  
Architectural plans and perspectives prepared by Vivi Building Design Pty Ltd  
Site survey plan prepared by East West Surveyors Pty Ltd.

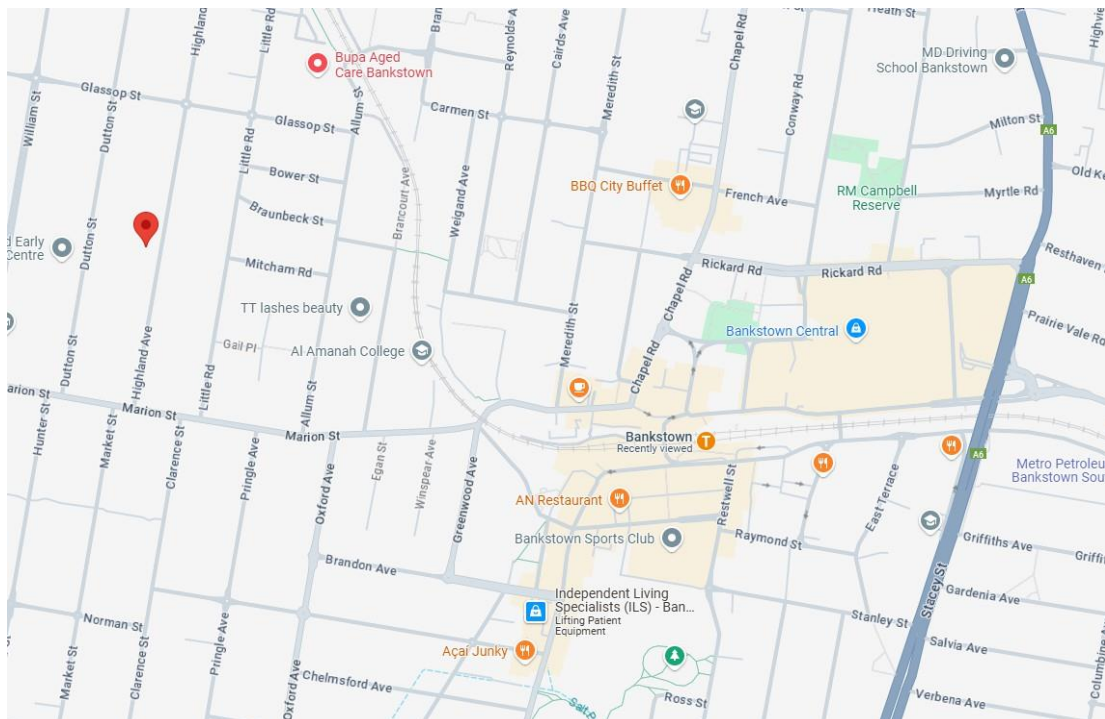
## 2. SITE ASSESSMENT

The subject site is located in the center of Bankstown, which is approximately 18 kilometres southwest of the Sydney CBD, in the City of Canterbury-Bankstown Council.

The site is located approximately 1,5 km west of the Bankstown CBD and Bankstown train station.

The following figure shows the location of the subject site in relation to the surrounding locality:

**Figure 1: Locality map - Source: Google Maps (2024)**



**Figure 2: Aerial site map** - Source: Six Maps (2024)



## **2.1 Site description**

The site is rectangular allotment known as 34 Highland Ave, Bankstown and is legally described as LOT 145 IN DP 7708 and is zoned R2 Low Density Residential. It is approximately 1214 m<sup>2</sup> in area and contains a single storey brick house.

### **2.2.1 Surrounding development**

#### ***Streetscape character and visual setting:***

The surrounding area is characterized by detached dwellings with varying styles in architecture including low pitched hipped or gabled roofs, standard setbacks, with buildings predominantly constructed of brick, timber or fibro. The front yards include landscaping and brick front fences.

#### ***Existing vegetation:***

Existing vegetation within the streetscape features a mix of grassed lawn, small planting and ornamental trees to the front yard of the north and west adjoining

allotments. The streetscape along the footpaths of Highland Avenue is characterised by a mix of small to medium trees with a small canopy.

***Topography:***

The site has a fall from the west to the east side of 1.2m at a 1.9% grade.

Form of adjacent buildings:

In the immediate area around the site are single storey and double storey detached dwellings with uniform front setbacks. The front yards include landscaping, established trees and a mix of open and brick fencing.

***Surrounding noise sources:***

The site is surrounded by residential used not being of a significant noise source.

### **3. THE PROPOSAL**

#### **3.1 Description of proposal**

This proposal seeks to demolish the existing buildings and construct new duplex dwellings with studios to the rear.

Construction of an attached double storey duplex house including:

**Ground floor**

Porch and entry

Family room

1 bedroom with ensuite

Stair

Lounge

Powder room

Living and dining with alfresco

Kitchen with walk-in pantry

Laundry

Single car garage

**First floor**

Family area with Study area

2 bedrooms with ensuites, walk-in robes, and balconies

1 bedroom

Common bathroom

**Construction of secondary dwellings**

Ground floor

Porch and entry

Living area and kitchen

1 bathroom

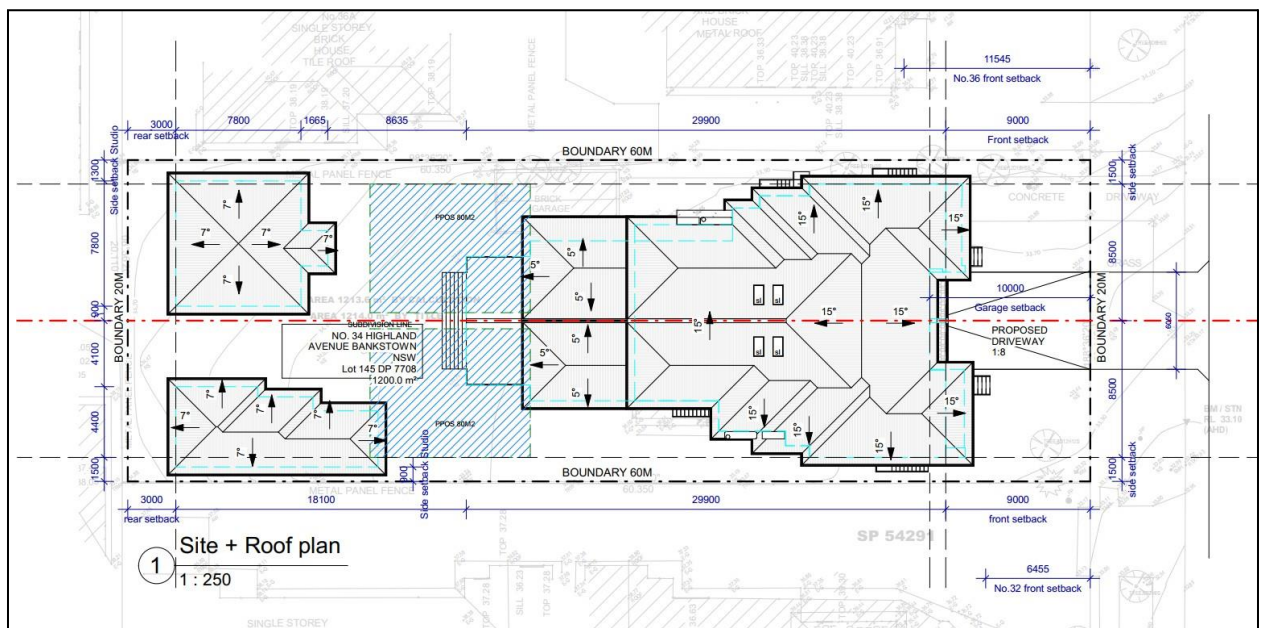
1 bedroom



### 3.2 Development statistics

Item	proposal
Site area	1214 m2
Gross floor area	602.6 m2
Floor space ratio	0.496 : 1
Private open space	80 m2
Height of building	8.77 m
Front setback (Highland Avenue)	9 m
side setback (main dwelling)	1.5 m
Rear setback (Ground floor of main dwelling)	25.1 m
Rear setback (First floor of main dwelling)	31.6 m
Rear setback (Secondary dwellings)	3 m
Landscape area	585 m2

## Site plan



## 4. PLANNING CONTROLS

### 4.1 State Environmental Planning Policy (Sustainable Buildings) 2022

Regulations under the Act have established a scheme to encourage sustainable residential development (The BASIX scheme). The application includes a BASIX certificate.

### 4.2 Canterbury-Bankstown Local Environmental Plan 2023

The subject site is zoned R2 Low Density Residential under Canterbury-Bankstown Local Environmental Plan 2023.

The objectives of the zone area 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 maintain the low density residential character of the area.

To ensure non-residential land uses are carried out in a way that minimised impacts on the amenity of a low density residential environment.

To provide a range of community facilities that serve the needs of people who live in, work in and visit the area.

To protect and enhance tree canopy, existing vegetation and other natural features.

The following table reviews the proposal against relevant planning controls contained within the LEP:

Item	Requirement	Proposal	Compliance
4.1 Permissible land use	Dwelling Houses are permissible in the R2 Low Density Residential Zone	Demolition of existing structures and construction of a new detached double storey dwelling with an attached studio.	✓
4.2 Height of buildings	Maximum height of 9 m	8.77 m	✓
4.4 Floor space ratio	0.5 : 1	0.496 : 1	✓
5.10 Heritage conservation	N/A	N/A	N/A

### 4.3 Canterbury-Bankstown Development Control Plan 2023

Canterbury-Bankstown Development Control Plan 2023 applies to the same area which Canterbury-Bankstown Local Environment Plan 2023 applies and came into effect on 2023.

The purpose of this DCP is to supplement the Canterbury-Bankstown LEP 2023 and provide more detailed provisions to guide development.

#### Objectives

To ensure the building form, building design and landscape of dual occupancies are compatible with the prevailing suburban character of the residential areas, particularly the single dwelling suburban character of the low density residential areas.

To ensure the building form and building design of dual occupancies provide appropriate amenity to residents in terms of private open space, access to sunlight and privacy.

To ensure the building form and building design of dual occupancies do not adversely impact on the amenity of neighbouring sites in terms of visual bulk, access to sunlight and privacy.

To ensure the building form of dual occupancies in the foreshore protection area preserves the existing topography, land and rock formations, and the unique ecology of natural bushland and mangrove areas.

To minimise the visual impact of off-street parking on the streetscape.

#### Development controls

<b><i>Subdivision</i></b>			
Item	Requirement	Proposal	Compliance
4.1 Subdivision requirements for dual occupancy	For development that establishes a dual occupancy and a secondary dwelling on the same allotment, the two dwellings forming the dual occupancy may be subdivided provided the minimum lot size is 450m <sup>2</sup> per dwelling.	The two dwellings forming the dual occupancy were subdivided with a lot size of 606.8m <sup>2</sup> per dwelling.	✓



<b>Storey limit (not including basements)</b>			
Item	Requirement	Proposal	Compliance
4.2 The Storey limit	The storey limit for dual occupancies is two storeys	The development is two storeys.	✓
4.3 The siting of dual occupancies and landscape	The siting of dual occupancies and landscaping must align with the existing slope and contours of both the site and adjacent properties. The council prohibits developments that involve elevated platforms on columns, excessive terracing, rock excavation, retaining walls, or land reclamation.	The siting of dual occupancies and landscaping must align with the existing slope and contours of both the site and adjacent properties. However, the Ground Floor has been raised an average of 1.5m above the natural high speed to meet the requirements of Stormwater System Flood Report.	✓
4.3b Wall height	<p>Maximum wall height is 7m (calculated from NGL to underside of the eave)</p> <p>Maximum wall height of the Secondary Dwellings are 3m (from NGL to underside of the eave)</p>	<p>Refer elevations and section DA10, DA11, DA13</p> <p>proposed maximum wall height is 7m for main house and 3m for granny</p>	✓

<p>4.4 Height restrictions for reconstituted ground levels</p>	<p>Any reconstituted ground level on the site must not exceed a height of 600mm above the ground level (existing) of an adjoining site except where:</p> <p>The dual occupancy is required to be raised to achieve a suitable freeboard in accordance with Chapter 2.2 of this DCP; or The fill is contained within the ground floor perimeter of the dual occupancy to a height no greater than 1 metre above the ground level (existing) of the site.</p>	<p>The Ground Floor has been raised an average of 1.5m above the natural high speed to meet the requirements of Stormwater System Flood Report. The building habitable area FFL is 35.3 for both Main house and Secondary Dwelling proposed. Garage FFL 34.8</p>	<p>✓</p>
--	---	--	----------

<b>Setback restrictions</b>			
Item	Requirement	Proposal	Compliance
4.5 Setback restrictions	The erection of dual occupancies is prohibited within 9 metres of an existing animal boarding or training establishment. Street setbacks	There are no animal boarding or training establishment in the area.	N/A

<b>Street setbacks</b>			
Item	Requirement	Proposal	Compliance
4.6 Setback to the primary street	5.5 metres for the first storey and 6.5 metres for the second storey.	9 metres for the first storey and 9 metres for the second storey.	✓
4.7 Setback to the secondary street	3 metres for a building wall and 5.5 metres for a garage or carport that is attached to the building wall	No secondary street	N/A

<b>Side setbacks</b>			
Item	Requirement	Proposal	Compliance
4.8 Side boundary setback requirements for building walls	For the portion of the building wall that has a wall height less than or equal to 7 metres, the minimum setback to the side boundary of the site is 0.9 metre. Council may increase the minimum setback to	Proposal setback is 1.5 m	✓

	reduce any impact on the amenity of an adjoining dwelling.		
4.9 Side setback requirements for building walls over 7 meters in height	For the portion of the building wall that has a wall height greater than 7 metres, the minimum setback to the side boundary of the site is 1.5 metres.	Proposal setback is 1.5 m	✓
4.10 The minimum setback	The minimum setback between a dual occupancy and the side boundary must be clear of obstacles such as a hot water unit, waste storage area, storage shed and the like.	The minimum setback between a dual occupancy and the side boundary is clear.	✓
4.11	The basement level must not project beyond the ground floor perimeter of the dual occupancy.	No basement	N/A

<b>Private open space</b>			
Item	Requirement	Proposal	Compliance
4.12 Minimum of private open space	Dual occupancies must provide a minimum 80m <sup>2</sup> of private open space per dwelling behind the front building line. This may be in the form of a single area or a sum of areas per dwelling provided the minimum width of each area is 5 metres throughout.	The Proposal private open space is 80m <sup>2</sup> .	✓

<b>Access to sunlight</b>			
Item	Requirement	Proposal	Compliance
4.13 sunlight access requirement s for living areas in dwellings	At least one living area of each dwelling must receive a minimum three hours of sunlight between 8.00am and 4.00pm at the mid-winter solstice. Council may allow light wells and skylights to supplement this access to sunlight provided these building elements are not the primary source of sunlight to the living areas.	The living area of each dwelling receives a minimum three hours of sunlight between 8.00am and 4.00pm at the mid-winter solstice - Check Shadow Diagram.	✓
4.14 sunlight access and overshadow ing regulations for adjoining properties	At least one living area of a dwelling on an adjoining site must receive a minimum three hours of sunlight between 8.00am and 4.00pm at the mid-winter solstice. Where this requirement cannot be met, the development must not result with additional overshadowing on the affected living areas of the dwelling.	The living area of each dwelling receives a minimum three hours of sunlight between 8.00am and 4.00pm at the mid-winter solstice - Check Shadow Diagram.	✓
4.15 Sunlight access and overshadow ing regulations for private open space	A minimum 50% of the private open space required for each dwelling and a minimum 50% of the private open space of a dwelling on an adjoining site must receive at least three hours of sunlight between 9.00am and 5.00pm at the equinox. Where this requirement cannot be met for a dwelling on an adjoining site, the development must not result with additional overshadowing on the affected private open space.	The private open space required for each dwelling and a minimum 50% of the private open space of a dwelling on an adjoining site receives at least three hours of sunlight between 9.00am and 5.00pm at the equinox - Check	✓

		Shadow Diagram.	
4.16 Protection of solar energy systems from overshadowing	Development should avoid overshadowing any existing solar hot water system, photovoltaic panel or other solar collector on the site and neighbouring sites.	Development is not overshadowing any existing solar hot water system, photovoltaic panel or other solar collector on the site and neighbouring sites.	✓

<b>Visual privacy</b>			
Item	Requirement	Proposal	Compliance
4.17 Privacy and overlooking regulations for windows in residential developments	Where development proposes a window that directly looks into the living area or bedroom window of an existing dwelling, the development must: Offset the windows between dwellings to minimise overlooking; or provide the window with a minimum sill height of 1.5 metres above floor level; or ensure	The development provides the window with a minimum sill height of 1.5 metres above floor level or combine wall and frosted glass to ensure 1.5m height cannot be seen through.	✓

	the window cannot open and has obscure glazing to a minimum height of 1.5 metres above floor level; or use another form of screening to the satisfaction of Council.		
4.18 Privacy and overlooking regulations for windows facing private open space	Where development proposes a window that directly looks into the private open space of an existing dwelling, the window does not require screening where: the window is to a bedroom, bathroom, toilet, laundry, storage room, or other non-habitable room; or the window has a minimum sill height of 1.5 metres above floor level; or the window has translucent glazing to a minimum height of 1.5 metres above floor level; or the window is designed to prevent overlooking of more than 50% of the private open	The development provides the window with a minimum sill height of 1.5 metres above floor level or combine wall and frosted glass to ensure 1.5m height cannot be seen through.	✓



	space of a lower-level or adjoining dwelling.		
4.19 Design regulations for upper-floor balconies in dual occupancies	Council may allow dual occupancies to have an upper floor side or rear balcony solely where the balcony is not accessible from a living area or hallway, and the balcony design: Does not have an external staircase; and does not exceed a width of 1.5 metres throughout; and incorporates a form of screening to the satisfaction of Council such as partially recessing the balcony into the building.	The development has no rear or side balcony.	✓
4.20 Roof-top balconies	Council does not allow dual occupancies to have roof-top balconies and the like	The development has no roof-top balconies.	✓

<b>Building design</b>			
Item	Requirement	Proposal	Compliance
4.21 Demolish all existing dwellings.	Development for the purpose of dual occupancies must demolish all existing dwellings (not including any heritage items) on the site.	Development for the purpose of dual occupancies will demolish all existing dwellings	✓
4.22 Design guidelines for dual occupancies	The design of dual occupancies must ensure: the street facade of dual occupancies (attached) adopt an asymmetrical design to provide each dwelling with an individual identity when viewed from the street; or the street facade of dual occupancies (attached) or dual occupancies (detached) incorporate architectural elements that are compatible with the asymmetrical appearance of neighbouring dwelling houses, particularly where a pattern is established by a group of adjoining dwelling houses; and the front	The street facade of dual occupancies (attached) or dual occupancies (detached) incorporate architectural elements like Porch, Balcony... that are compatible with the asymmetrical appearance of neighbouring dwelling houses, particularly where a pattern is established by a group of adjoining dwelling houses.	✓

	<p>porch and one or more living area or bedroom windows to each dwelling face the street; and the garage, driveway and front fence do not dominate the front of the building and front yard; and the two dwellings on a corner site each face a different frontage.</p>		
4.23 The maximum roof pitch	The maximum roof pitch for dual occupancies is 35 degrees	The maximum roof pitch for dual occupancies is 15 degrees	✓
4.24 Attic design regulations for dual occupancies	Various requirements	No Attic	N/A
4.25 Dormer design regulations	Various requirements	No Dormer	N/A
4.26 Material and design requirements for development in the foreshore protection area	Development in the foreshore protection area (refer to map in Appendix 1) must use non-reflective materials that are compatible with the natural characteristics and colours of the area.	The project is not located in the foreshore protection area	N/A

<b><i>Building design (car parking)</i></b>			
Item	Requirement	Proposal	Compliance
4.27 Development requirements for land in Georges Hall	Development on land bounded by Birdwood Road, Bellevue Avenue and Rex Road in Georges Hall must: comply with the road pattern shown in Appendix 2; and ensure vehicle access from Balmoral Crescent to land at 107–113 Rex Road in Georges Hall is provided for no more than 10 dwellings as shown in Appendix 3.	The project is not located in Georges Hall	N/A
4.28 Car parking design and location requirements for development	Development must locate the car parking spaces behind the front building line with at least one covered car parking space for weather protection. Despite this clause, Council may allow one car parking space per dwelling	The proposal house have single garage.	✓

	to locate forward of the front building line provided: the car parking space forward of the front building line is uncovered and located in a stacked arrangement on the driveway in front of the covered car parking space; and the covered car parking space is setback a minimum 6 metres from the primary and secondary street frontages		
4.29 Garage design and placement requirements for development	Where development proposes a garage with up to two car parking spaces facing the street, Council must ensure the garage architecturally integrates with the development and does not dominate the street facade. Council does not permit internal stacked or tandem garages.	The garage architecturally integrates with the development and does not dominate the street facade.	✓
4.30 Garage design and integration for developments with more than two car parking spaces	Where development proposes a garage with more than two car parking	The proposal house have single garage.	✓

	spaces facing the street, Council must consider the architectural merit of the development and may allow the garage provided.		
--	---	--	--

<b>Landscape</b>			
Item	Requirement	Proposal	Compliance
4.31 Tree preservation in development	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 dual occupancy.	Development retain and protect all significant trees on the site and adjoining sites.	✓
4.32 Landscaping and vegetation requirements for development	Development must landscape the following areas on the site by way of trees and shrubs with preference given to native vegetation endemic to Canterbury-Bankstown (refer to the Landscape Guide for a list of suitable species): a minimum 45% of the area between the dual occupancy and the primary street frontage; and a minimum 45% of the area between the dual occupancy and the secondary street frontage; and plant at least one 75 litre tree between the dual occupancy and the	The proposal landscape has over 45% of the area between the dual occupancy and the primary street frontage, one 75 litre tree between the dual occupancy and the primary street frontage.	✓

	<p>primary street frontage (refer to the Landscape Guide for a list of suitable trees in CanterburyBankstown); andfor development in the foreshore protection area (refer to map in Appendix 1), plant native trees with a mature height greater than 12 metres adjacent to the waterbody.</p>		
--	--	--	--

## 5. REGULATION ASSESSMENT

As previously discussed in Section 4, Canterbury-Bankstown Local Environmental Plan (DCP) 2023 applies to development proposed on the subject site.

The tables in Section 4 outline the relevant provisions and the specific development controls and provisions area discussed in further in this Section. The demolition of existing structures and construction of a new dual occupancies with detached studios are considered to satisfy all relevant development controls.

### 5.1. Likely impacts of the development – Build environment

#### 5.1.1. *Site analysis, site design and streetscape*

The subject site is located in the center of Bankstown, which is approximately 18 kilometres southwest of the Sydney CBD, in the City of Canterbury-Bankstown Council.

The site is located approximately 1,5 km west of the Bankstown CBD and Bankstown train station.

The site is rectangular allotment known as No. 34 Highland Avenue Bankstown Nsw and is legally described as LOT 145 IN DP 7708 and is zoned R2 Low Density Residential. The site have the main frontage to Highland Avenue of 20m. It is approximately 1214m<sup>2</sup> in area and contains dual occupancy and detached studios.

The surrounding area is characterised by detached dwellings with varying styles in architecture including low pitched hipped or gabled roofs, standard setbacks, with buildings predominantly constructed of brick, timber or fibro. The front yards include landscaping and brick front fences.



The site is identified as being affected by flood. A civil engineering strategy has been developed for the building which provides a best fit solution within the constraints of the existing landform, the building and the proposed architectural layout.

The building represents a contemporary development, characterized by a facade that seamlessly integrates a variety of materials, including plastered brick walls and finishes in shades of grey and white. A serene side garden, surrounded by lush grass, enhances the tranquility of the back location. The tall, expansive windows allow an abundance of natural light to illuminate the interior while contributing to the building's striking and elegant aesthetic. The garage door, crafted from natural metal, complements the overall modern style of the house. This development harmoniously blends with the existing architectural landscape in the surrounding area.

Item	Proposal
Front setback (Highland Avenue)	9m
Side setback	1.5m
Rear setback	3m

#### ***5.1.2. Height, Bulk and scale***

The built form is appropriate for a residential setting. The main building is double storey to a building height of less than 9m as permitted by the Canterbury-Bankstown LEP2023. The built form is consistent with the adjoining and adjacent dwellings along the streetscape and the locality.

The building orientation and layout ensures visual privacy and minimises potential noise and overlooking impacts on neighbours. This achieved by the location and size of doors and windows relative to the location of adjoining dwellings private open space, living rooms and bedrooms. The building proposes the ground floor ceiling height of 2.75m and the first floor ceiling height of 2.6m. The studio proposes the ceiling height of 2.7m.

The windows locations provide adequate light and cross flow ventilation throughout without the need for reliance on mechanical ventilation or harsh lighting and improving the overall energy efficiency of the building.

#### ***5.1.3 Access, servicing, parking and traffic***

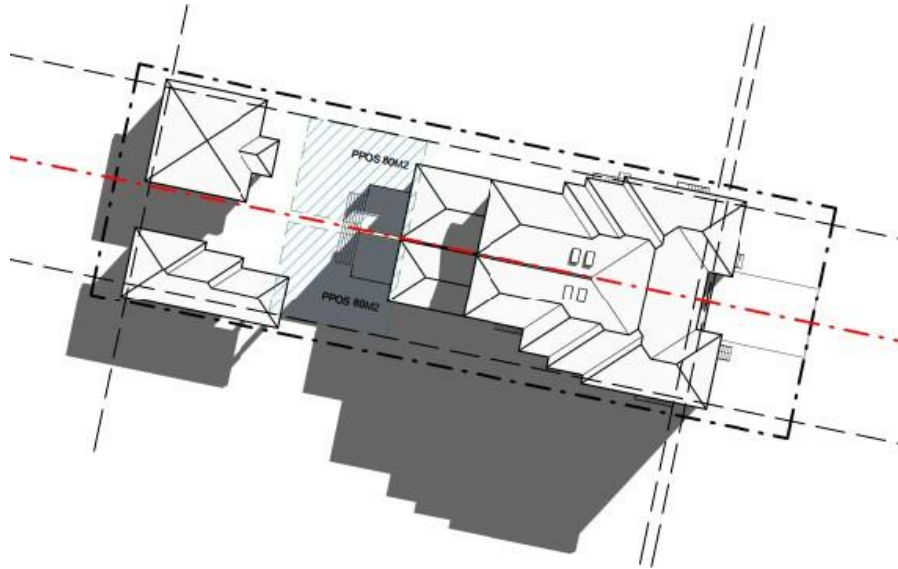
The access remains unchanged to the site from Highland Avenue. The building has a double garage in front for parking.

#### **5.1.4 Sunlight and shadow**

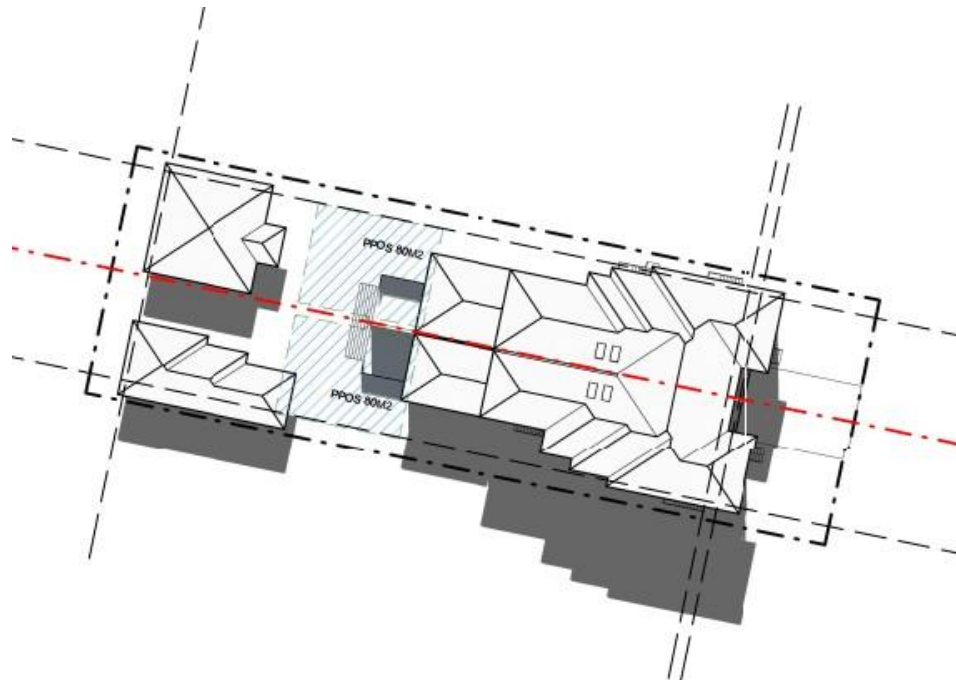
The door and window placement for cross ventilation for the proposed dwelling and the use of skylights for increased natural lighting. Therefore reducing reliance of mechanical ventilation and harsh lighting and improving the overall energy efficiency of the building.

The private open space is placed at the north to receive a minimum of three hours sunlight between 9am and 3pm on 21 June.

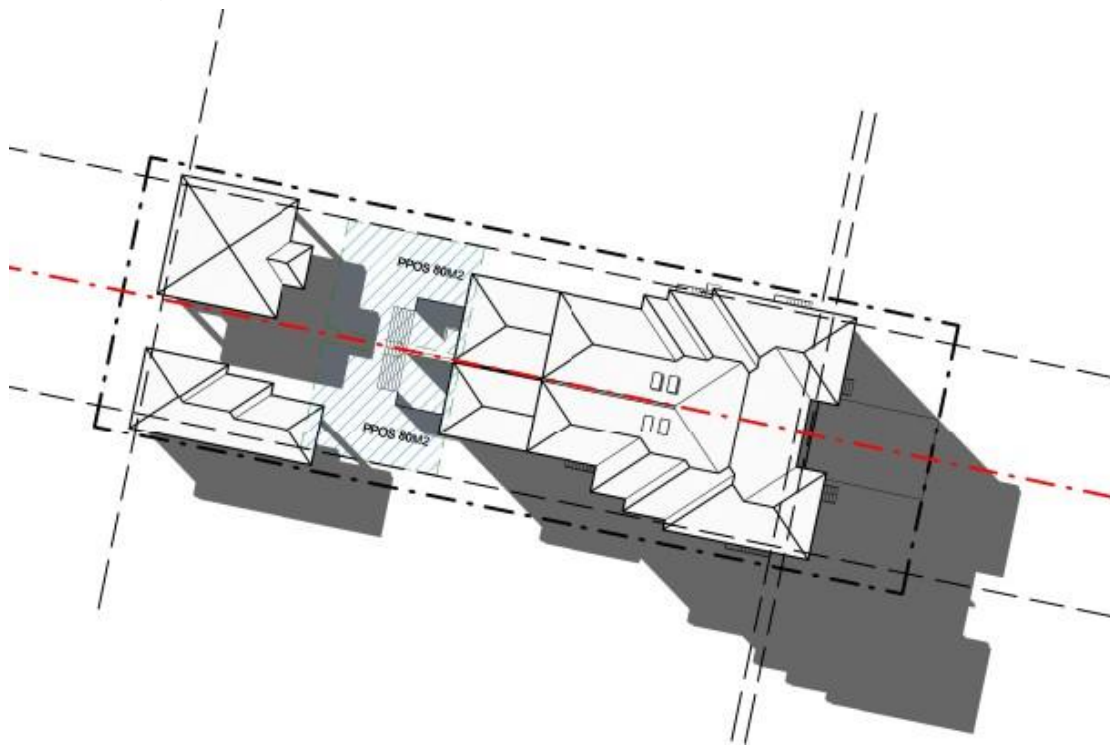
Shadow diagram 9am:



Shadow diagram 12pm:



Shadow diagram 15pm:



#### 5.1.5. Views

Optimize views to Highland Avenue by windows.

#### 5.1.6. Visual privacy

The building layout ensures visual privacy and minimises potential overlooking impacts on neighbours by considering window fenestration relative to the location of adjoining dwellings private open space, living rooms and bedrooms.

Locate windows and use frosted glass alongside so windows do not provide direct and close views into the windows of other dwellings, particularly those of living areas.

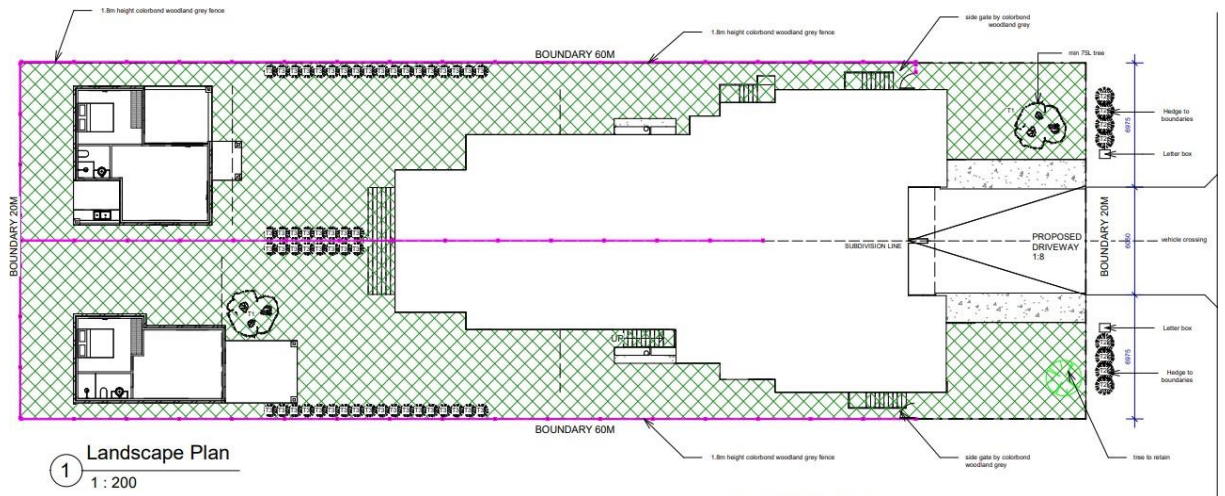
#### 5.1.7. Landscaping

A Landscape Plan has been prepared and is submitted under separate cover.

LANDSCAPE AREA		
FRONT LANDSCAPE	92.1 m <sup>2</sup>	16%
BACK LANDSCAPE	492.9 m <sup>2</sup>	84%
Grand total	585.0 m <sup>2</sup>	100%

SITE AREA CALCULATION		
Name	Area	%
ALFRESCO	32.0 m <sup>2</sup>	2.7%
BUILDING	466.1 m <sup>2</sup>	39.0%
DRIVEWAY	60.5 m <sup>2</sup>	5.1%
GREEN	21.5 m <sup>2</sup>	1.8%
LANDSCAPE	585.0 m <sup>2</sup>	48.9%
PORCH	6.6 m <sup>2</sup>	0.6%
WALKWAY	24.4 m <sup>2</sup>	2.0%
Grand total	1196.1 m <sup>2</sup>	100.0%

## Landscape Plan



## PLANTING SCHEDULE

Symbol	Botanica name	Common name	Mature size	Quantity	
				UNIT1	UNIT2
T1	Acacia benervia	Myall wattle	5m	1	1
T2	Hebe "Purple haze"	Hebe cultivar purple	1m	4	4
T3	Daphne "Eternal Fragrance"	Daphne cultivar	0.7m	18	18
T4	Escallonia "Iveyi"	White escallonia	2.5m	0	0

### 5.1.8. BCA and Australian Standards

The development proposes the demolition of an existing dwelling and construction of new DUAL OCCUPANCY class 1 with attached double garage. The proposed development is supported by the relevant consultant reports and compliance can be ensured through a condition of consent.

### 5.1.9. Waste management

The demolition of existing structures and construction of the proposed development will minimise waste where possible and all waste will be sent to a licenced waste transfer facility. A waste management plan is included with the application.

## **5.2. Likely impacts of the development – Natural environment**

### ***5.2.1. Landform, cut and fill***

There will be no excavation proposed for the dwelling. The proposal has been designed to minimise cut with a raised floor level above the natural ground level on piers that are not dissimilar to the existing dwelling. The demolition plan provides sediment and erosion control measures to prevent sedimentation to the west north/downslope adjoining sites.

### ***5.2.2 Tree removal and retention***

There are no trees to be removed as part of this application. There are no trees that require protection as part of the proposed works.

### ***5.2.3 Stormwater drainage***

A concept stormwater plan is included with the application.

### ***5.2.4 Soils, Erosion, and sedimentation***

There will be no soil or erosion and sediment impact as a result of the proposal. The application is supported by erosion and sediment control measures detailed with the demolition plan.

### ***5.2.5 Endangered flora and fauna***

No endangered flora or fauna are impacted by the proposal.

## **5.3 Likely impacts of the development – Social and Economic**

### ***5.3.1 Safety and social impact***

The proposal is for the demolition of an existing residence and construction of new dwelling. The site is located with a low-density residential area and the proposed construction is of a residential use. The proposed development will not cause any impact on safety and social issues.

## **5.4 Likely impacts of the development – Hazards**

### ***5.4.1 Soil instability, subsidence, slip, mass movement***

The subject site is not known to contain and subsidence or land slip issues.

#### ***5.4.3 Flooding, tidal inundation***

The design site is situated within a flood zone; however, it has been engineered with an elevated base to maintain unobstructed water flow, ensuring that the natural hydrology of the area remains unaffected.

#### ***5.4.4 Bushfire***

The site is not located in a bushfire prone area. The proposed development will not increase the risk of bushfire or create a fire hazard to nearby developments.

#### ***5.4.5 Contamination***

The land is not considered be at risk of being contaminated given its long-term use as a residential development.

### **6. SUMMARY**

The subject site is zoned R2 Low Density Residential and dwelling houses are permissible with this zone with consent.

The proposal is permissible with development consent and performs favourably in relation to the relevant aims, objectives and development standards of the relevant environmental planning instruments and associated development control plan.

The proposed development is consistent with Section 4.15 of the Environmental Planning and Assessment Act 1979 and Regulations 2021 and should be supported.

***Vivi Building Design Pty Ltd***