
STATEMENT OF ENVIRONMENTAL EFFECTS

Demolition Existing Building, Tree removals, and Proposed Double Storey Dwelling With Detached Secondary Dwellings and Retaining walls with associated site work

AT

**#11, Robb Street, Revesby,
LOT-32 D.P 22184**

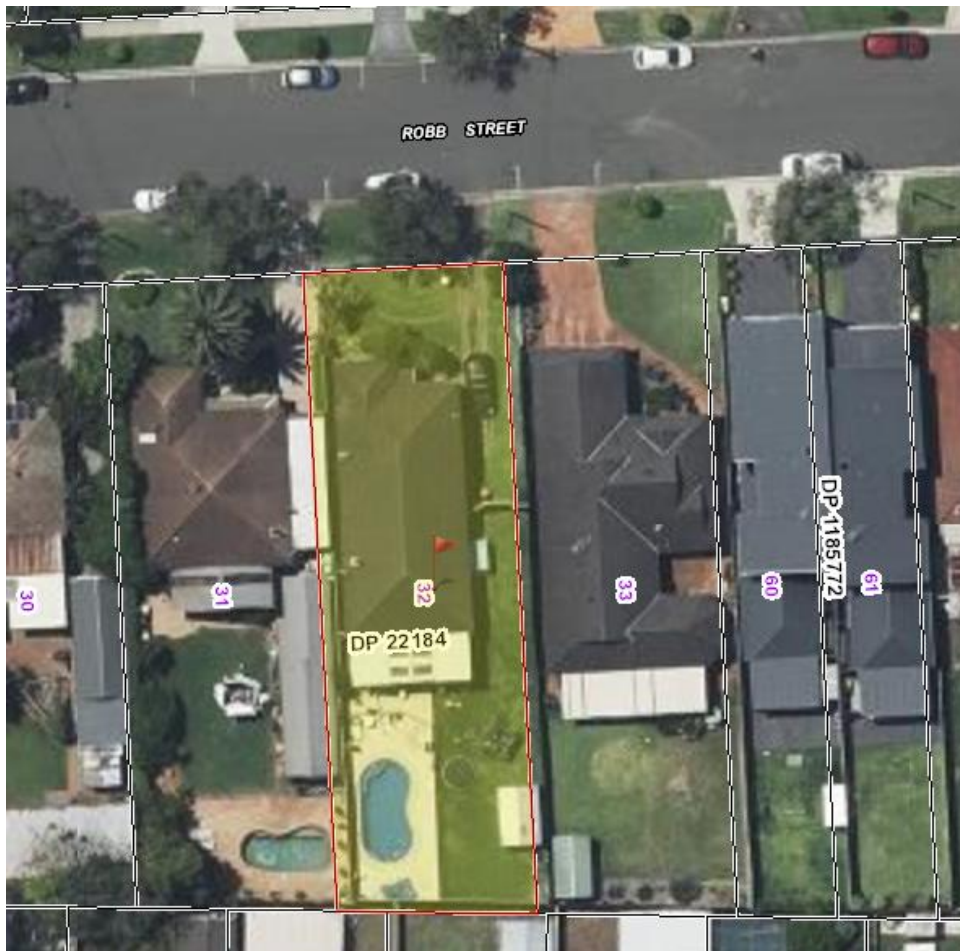
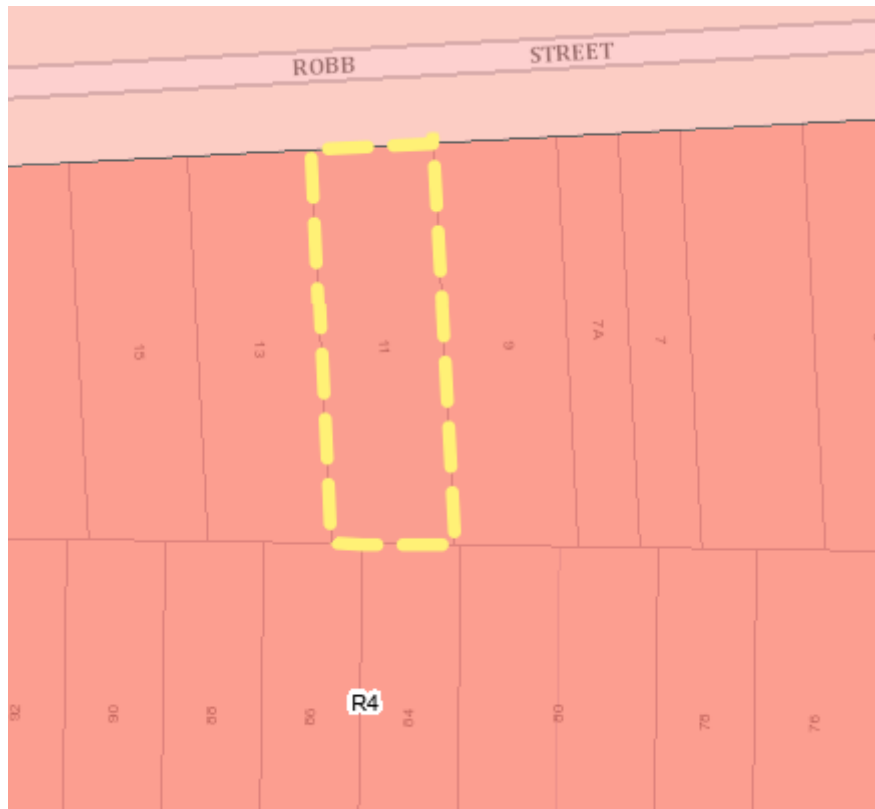


IMAGE SOURCE SIX MAPS

INTRODUCTION

This Statement of Environmental Effects (SEE) has been prepared for the applicant seeking an approval for construction of a **Double Storey Dwelling with Secondary Dwelling** at No. **11, Robb Street, Revesby, NSW**. The site is legally described as **Lot 32 D.P. 22184** and has an area of **747.3 sqm** and a frontage of 15.240m. The gradient of the site shows a moderate fall to Front left corner of the site, a difference of approximately 0.5m across the site. The gradient of the land is consistent with variation to the RL. The site is within zone R4- High Density Residential pursuant to the provisions of LEP.



SOURCE: Planning portal

This Statement accompanies architectural plans prepared by **Innovative Eco Designs**, Project Number **2502 810**, Issue A, and supporting documentation as required by Council.

This report assesses the proposed development against the relevant matters for consideration under Section 4.15 of the Environmental Planning and Assessment Act, 1979 and includes the following planning controls: -

- **CanterburyBankstown Local Environmental Plan 2023**
- **Canterbury-Bankstown Development Control Plan 2023 (Chapter 5.1 Former Bankstown LGA, Section 2)**
- **Canterbury-Bankstown Development Control Plan 2023 (Chapter 5.1 Former Bankstown LGA, Section 3)**
- **Canterbury-Bankstown Development Control Plan 2023(Chapter 5.1 Former Bankstown LGA, Section 11)Livable Housing Design Guidelines**

THE SITE AND SURROUNDING

The subject allotment is known as No. **11, Robb Street, Revesby, NSW** and is legally described as **Lot-32 D.P.22184**. The site has an area of **747.3m²**. The site is zoned **R4** – High Density Residential under the Local Environment Plan(2023). The property is neither in a heritage conservation area or heritage listed and nor is it located within close proximity to any such items.

The gradient of the site shows a fall towards front of the property, a difference of approximately 0.5m across the site. The gradient of the land is consistent with variation to the RL. The site has frontage of 15.240 m at the building line to Robb Street. Vehicular access to the site is achieved via Robb Street.

At present, the site has an Existing Single Storey house. The Single Storey house with swimming pool and shed which is completely demolished and removed to construct the new proposal.

The neighboring property is a Single Storey Brick House

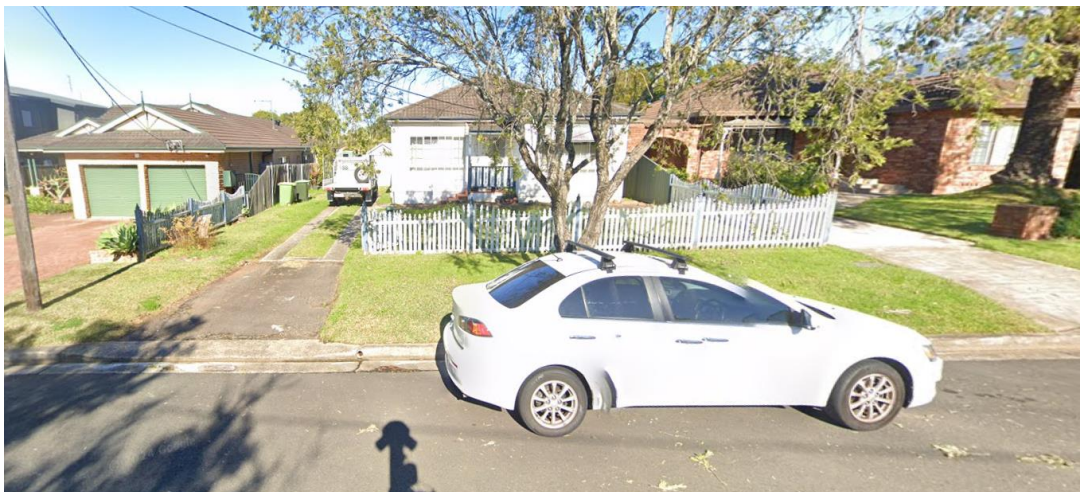


IMAGE SOURCE GOOGLE MAPS



IMAGE SOURCE GOOGLE MAPS

PROPOSED DEVELOPMENT

The proposed development involves

- Demolition of the existing single storey house , Swimming pool, shed
- Tree Removal
- Site works including cutting and filling. (Shown on architectural plans)
- Construction of a Double Storey Dwelling.
- Construction of Secondary Dwelling(granny) house.
- New Stormwater infrastructure (Stormwater Drainage plan provided)

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

GROUND FLOOR PLAN

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

- Porch
- Garage with storage
- Lounge
- One Bedroom with attached Ensuite & Walk-in
- Linen
- Powder
- Laundry
- Kitchen & Pantry
- Dining
- Family
- Storage Under Staircase
- Alfresco

Secondary Dwelling (Granny)

- Porch
- Lounge
- Two Bedroom with Robe
- Bath & Laundry
- Kitchen
- Alfresco

FIRST FLOOR PLAN

Proposed dwelling will be comprised of the following at First Floor Level

- One Bedroom with Robe and Study
- One bedroom with attached Shared Bathroom& Walk-in and opens onto Front Balcony as well
- One Bedroom with Attached Walk-in & Ensuite
- Master bedroom with attached Ensuite, Walk-in and Rear Balcony as well
- Rumpus
- Wetbar
- Linen

COMPLIANCE WITH CANTERBURYBANKSTOWN

LOCAL ENVIRONMENTAL PLAN 2023

Clause	Proposal	Compliance
1.1 Name of Plan	This Plan is Canterbury Bankstown Local Environmental Plan 2023 .	
Aims of Plan (1) This Plan aims to make local environmental planning provisions for land in Bankstown in accordance with the relevant standard environmental planning instrument under section 3.20 of the Act. (2) The particular aims of this Plan are as follows— (aa) to protect and promote the use and development of land for arts and cultural activity, including music and other performance arts, (a) to manage growth in a way that contributes to the sustainability of Canterbury Bankstown and recognizes the needs and aspirations of the community, (b) to protect and enhance the landform and vegetation, especially foreshores and bushland, in a way that maintains the biodiversity values and landscape amenity of Canterbury Bankstown, (c) to identify, conserve and protect the Aboriginal, natural, cultural and built	The main aim of this application is to facilitate the housing choice/availability by constructing a double-storey dwelling with a Detached Secondary dwelling.	Yes

<p>heritage of Canterbury Bankstown,</p> <p>(d) to provide development opportunities that are compatible with the prevailing suburban character and amenity of residential areas of Canterbury Bankstown,</p> <p>(e) to restrict development on land that is sensitive to urban and natural hazards,</p> <p>(f) to provide a range of housing opportunities to cater for changing demographics and population needs,</p> <p>(g) to provide a range of business and industrial opportunities to encourage local employment and economic growth,</p> <p>(h) to create vibrant town centers by focusing employment and residential uses around existing centers and public transport,</p> <p>(i) to provide a range of recreational and community service opportunities to meet the needs of residents of and visitors to Canterbury Bankstown,</p> <p>(j) to achieve good urban design in terms of site layouts, building form, streetscape, architectural roof features and public and private safety,</p> <p>(k) to ensure activities that may generate intensive car usage and traffic are located near public transport that runs frequently to reduce dependence on cars and road traffic,</p> <p>(l) to consider the cumulative impact of development on the health of the natural environment and waterways and on the capacity of infrastructure and the road network,</p> <p>(m) to support healthy living and enhance the quality of life and the social well-being and amenity of the community,</p> <p>(n) to ensure development is accompanied by appropriate infrastructure,</p> <p>(o) to promote ecologically sustainable development.</p>		
Clause 1.3 – Land to which Plan applies	The subject site is land governed by the plan.	Yes
Clause 2.1 Land use zones The land use zones under this Plan are as follows— Residential Zones R1 General Residential R2 Low Density Residential R3 Medium Density Residential R4 High Density Residential	As discussed above, the proposed development satisfies the zone objectives and is a permissible land use i.e. double-story dwelling with Detached Secondary Dwellings with the development consent from the Council on the site.	Yes
4.1 Minimum subdivision lot Size The minimum lot size required is 450 m ² as per Lot size map	N/A	NA
Clause 4.3– Height of Buildings The maximum building height permissible is 13m	The Proposal has a maximum building height of less than 9m	Yes

Clause 4.4 – Floor space ratio 1:1	The Proposal site Floor space ratio is 428.68 sqm (57.36%)	Yes
Clause 5.6 Architectural roof features 1) The objectives of this clause are as follows— (a) to enable minor roof features to exceed the maximum height for a building, (b) to provide opportunities for architectural roof features that form an integral part of the building's design. (2) Development that includes an architectural roof feature that exceeds, or causes a building to exceed, the height limits set by clause 4.3 may be carried out, but only with development consent. (3) Development consent must not be granted to any such development unless the consent authority is satisfied that— (a) the architectural roof feature— i. comprises a decorative element on the uppermost portion of a building, and ii. is not an advertising structure, and iii. does not include floor space area and is not reasonably capable of modification to include floor space area, and iv. will cause minimal overshadowing, and (b) any building identification signage or equipment for servicing the building (such as plant, lift motor rooms, fire stairs and the like) contained in or supported by the roof feature is fully integrated into the design of the roof feature.	Roof features are contained within the prescribed building height	
Clause 5.10 – Heritage conservation	The subject site is not within heritage conservation or has a local/state heritage item that is listed.	N/A
5.11 Bush fire hazard reduction	The proposed site is clear of bush fire.	N/A
5.21 Flood planning	The proposed site is not flood-affected.	Yes

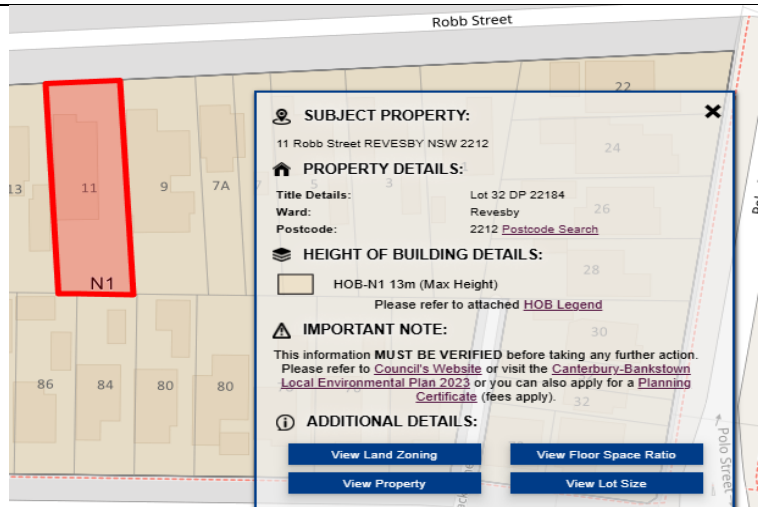
Canterbury Bankstown Local Environmental Plan 2023

Maximum Building Height (m)

J	9.0
K	10.0
L	11.0
N1	13.0
N2	14.0
O	16.0
P	17.0
Q1	19.0
Q2	20.0
S	23.0
T1	25.0
T2	26.0
T3	29.0
U1	30.0
U2	32.0
V1	35.0
V2	38.0
W	41.0
X	47.0
Y	53.0
Area 1	
Area 2	

Cadastre

Cadastre 01/02/19 © Canterbury Bankstown Council



<p>Maximum Floor Space Ratio (n:1)</p> <p>B 0.4 D 0.5 F 0.6 H 0.7 I 0.75 N 1 P 1.25 S1 1.5 S2 1.75 T 2 U 2.5 V 3 Y 4.5 Area 1 Area 2 Area 3 Area 4 Area 5 Area 6 Area 7</p> <p>Cadastre Cadastre 01/02/19 © Canterbury Bankstown Council</p>	
<p>Lot Size</p>	

Canterbury-Bankstown Development Control Plan 2023

(Amended August 2024)

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

Section 2- Dwelling Houses

S.No	Required	Proposed	Achieved
	Storey limit		
2.1	The storey limit for dwelling houses is two storeys.	2 storey	Yes
2.2	The siting of dwelling houses and landscape works must be compatible with the existing slope and contours of the site and any adjoining sites. Council does not allow any development that involves elevated platforms on columns; or excessive or unnecessary terracing, rock excavation, retaining walls or	Proposed dwelling is compatible.	Yes

	reclamation.		
	Fill		
2.3	Any reconstituted ground level on the site within the ground floor perimeter of dwelling houses must not exceed a height of 1m above the ground level (existing). For the purposes of this clause, the ground floor perimeter includes the front porch.	fill proposed with in the building footprint and is less than 1m.	Yes
2.4	Any reconstituted ground level on the site outside of the ground floor perimeter of dwelling houses must not exceed a height of 600mm above the ground level (existing) of an adjoining site. For the purposes of this clause, the ground floor perimeter includes the front porch.	No fill proposed outside the building footprint.	Yes
	Setback restrictions		
2.5	The erection of secondary dwellings is prohibited within 9 m of an existing animal boarding or training establishment.	No animal boarding or training establishment with in 9m.	N/A
	Street Setbacks		
2.6	The minimum setback for a building wall to the primary street frontage is: a) 5.5 m for the first storey (i.e. the ground floor); and b) 6.5 m for the second storey.	G.F.-7.01m FF. -7.01m	
2.7	The minimum setback to the secondary road frontage is: a) 3m for a building wall; and b) 5.5m for a garage or carport that is attached to the building wall.	No Secondary Road	N/A
	Side Setback		
2.8	For the portion of the building wall that has a wall height less than or equal to 7m, the minimum setback to the side and rear boundaries of the allotment is 0.9m.	G.F.Side-1m & 1.66m FF. Side-1m & 1.66m Rear-18.008m	Yes
2.9	For the portion of the building wall that has a wall height greater than 7m, the minimum setback to the side boundary of the site is 1.5m. Council may vary this requirement where a second storey addition to an existing dwelling house demonstrates it must use the ground floor walls for structural support.	N/A	N/A
2.10	The basement level must not project beyond the ground floor perimeter of the dwelling house. For the purposes of this clause, the ground floor perimeter includes the front porch.	No Basement	N/A
	Private Open Space		
2.11	Dwelling houses must provide a minimum 80m ² of private open space behind the front building line. This may be in the form of a single area or a sum of areas provided the minimum width of each area is 5m throughout.	222.11m ²	Yes
	Access to Sunlight		
2.12	At least one living area must receive a minimum 3 hours of sunlight between 8.00am and 4.00pm at the mid-winter solstice. Council may allow light wells and skylights to supplement this access to sunlight provided these building elements are not the primary source of sunlight to the living areas.	Living area face towards the North and have bigger windows which receive a minimum 3 hour of sunlight between 8.00am and 4.00pm at the mid-winter solstice	Yes

2.13	At least one living area of a dwelling on an adjoining allotment must receive a minimum 3 hours of sunlight between 8.00am and 4.00pm at the mid-winter solstice. Where this requirement cannot be met, the development must not result with additional overshadowing on the affected living areas of the dwelling.	adjoining dwelling receives 3 hour sunlight in family area around 8-12 pm .	Yes
2.14	A minimum 50% of the private open space required for the principal dwelling on the allotment and a minimum 50% of the private open space of a dwelling on an adjoining allotment must receive at least 3 hours of sunlight between 9.00am and 5.00pm at the equinox. Where this requirement cannot be met for a dwelling on an adjoining allotment, the development must not result with additional overshadowing on the affected private open space.	Both principal dwelling and adjoining dwelling Private open space receive 3hr sunlight between 9-5pm	Yes
2.15	Development should avoid overshadowing any existing solar hot water system, photovoltaic panel or other solar collector on the site and neighbouring sites.	Adjoining dwelling does not have a photovoltaic panel.	N/A
Visual Privacy			
2.16	Where development proposes a window that directly looks into the living area or bedroom window of an existing dwelling, the development must: <ul style="list-style-type: none"> a) offset the windows between dwellings to minimize overlooking; or b) provide the window with a minimum sill height of 1.5 m above floor level; or c) ensure the window cannot open and has obscure glazing to a minimum height of 1.5 m above floor level; or d) use another form of screening to the satisfaction of Council. 	The proposed dwelling and existing adjoining dwelling window does not intersect each other. As Adjoining properties are single storey dwelling and proposed development is double storey. Proposed first floor level window have minimum 1.5m above floor level.	Yes
2.17	Where development proposes a window that directly looks into the private open space of an existing dwelling, the window does not require screening where: <ul style="list-style-type: none"> a) the window is to a bedroom, bathroom, toilet, laundry, storage room, or other non-habitable room; or b) the window has a minimum sill height of 1.5 m above floor level; or c) the window has translucent glazing to a minimum height of 1.5 m above floor level; or d) the window is designed to prevent overlooking of more than 50% of the private open space of a lower-level or adjoining dwelling. 	The proposed dwelling window sill height is 1.5m above floor level.	Yes
2.18	Council may allow dwelling houses to have an upper floor side or rear balcony solely where the balcony is not accessible from a living area or hallway, and the balcony design: <ul style="list-style-type: none"> a) does not have an external staircase; and b) does not exceed a width of 1.5 m throughout; and c) incorporates a form of screening to the satisfaction of Council such as partially recessing the balcony into the building. 	Rear Balcony is only accessible from Master Bedroom and have privacy screen on both side of the balcony	Yes
2.19	Council does not allow dwelling houses to have roof-top balconies and the like.	Does not have any roof-top balconies	N/A
Building design			
2.20	The maximum roof pitch for attached secondary dwellings is 35 degrees.	18 degrees.	Yes

2.21	<p>Council may allow attached secondary dwellings to have an attic provided the attic design:</p> <ul style="list-style-type: none"> a) accommodates no more than two small rooms (for the purposes of a bedroom and/or study) and a bathroom plus an internal link to the storey below; and b) ensures the attic does not give the external appearance of a storey. 	No attic proposed.	N/A
2.22	<p>The design of domers must:</p> <ul style="list-style-type: none"> a) be compatible with the form and pitch of the roof; and b) must not project above the ridgeline of the main roof; and c) must not exceed a width of 2 m; and d) the number of dormers must not dominate the roof plane. 	No Domers designed.	
2.23	Development in the foreshore protection area (refer to map in Appendix 1) must use non-reflective materials that are compatible with the natural characteristics and colours of the area (such as olive green, grey and dark brown).		
Building design (Car parking)			
2.24	<p>Development on land bounded by Birdwood Road, Bellevue Avenue and Rex Road in Georges Hall must:</p> <ul style="list-style-type: none"> (a) comply with the road pattern shown in Appendix 2; and (b) ensure vehicle access from Balmoral Crescent to land at 107–113 Rex Road in Georges Hall is provided for no more than 10 dwellings as shown in Appendix 3. 	N/A	N/A
2.25	<p>Development must locate the car parking spaces behind the front building line with at least one covered car parking space for weather protection. Despite this clause, Council may allow one car parking space to locate forward of the front building line provided:</p> <ul style="list-style-type: none"> (a) the car parking space forward of the front building line is uncovered and located in a stacked arrangement on the driveway in front of the covered car parking space; and (b) the covered car parking space is setback a minimum 6 m from the primary and secondary street frontages. 	<p>Double Garage Proposed.</p> <p>(2 covered car space proposed behind the building line)</p>	Yes
2.26	<p>Despite clause 2.25, Council may consider a single carport forward of the front building line of an existing dwelling house solely where:</p> <ul style="list-style-type: none"> (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 	N/A	N/A

	design that is compatible with the dwelling house		
2.27	Where development proposes a garage with up to two car parking spaces facing the street, Council must ensure the garage architecturally integrates with the development and does not dominate the street facade.	Garage is architecturally integrated with the upper storey with covered balcony, rooms and other architectural features	Yes
2.28	Where development proposes a garage with more than two car parking spaces facing the street, Council must consider the architectural merit of the development and may allow the garage provided: (a) the building is at least two storeys in height, and (b) the garage is architecturally integrated with the upper storey by: (i) ensuring the garage does not project more than 3 m forward of the upper storey street facade; and (ii) designing a covered balcony, rooms or other architectural features of the upper storey to extend over the garage roof. This clause prevails where there is a numerical inconsistency with another clause in this chapter of the DCP.	Only 2 Car space	N/A
Landscaping			
2.29	Development must retain and protect any significant trees on the allotment and adjoining allotments. To achieve this clause, the development may require a design alteration or a reduction in the size of the dwelling house.	As New Crossover is proposed so due to this the tree must be removed.	N/A
2.30	Development must landscape the following areas on the site by way of trees and shrubs with preference given to native vegetation endemic to Canterbury-Bankstown (refer to the Landscape Guide for a list of suitable species): (a) a minimum 45% of the area between the dwelling house and the primary street frontage; and (b) a minimum 45% of the area between the dwelling house and the secondary street frontage; and (c) plant at least one 75 litre tree between the dwelling house and the primary street frontage (refer to the Landscape Guide for a list of suitable trees in Canterbury-Bankstown); and (d) for development in the foreshore protection area (refer to map in Appendix 1), plant native trees with a mature height greater than 12m adjacent to the waterbody.	57.03m ² (53.38%) landscape area forward building line 75litre tree is proposed in front of the house.	Yes

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

Section 3- Secondary Dwellings

S.No	Required	Proposed	Achieved
	Lot size		
3.1	A secondary dwelling is permissible on a site with a minimum lot size of 450m ²	747.3m ²	Yes
	Site cover		

3.2	<p>Council must not consent to development for the purpose of secondary dwellings unless:</p> <ul style="list-style-type: none"> a) the total floor area of the principal dwelling and the secondary dwelling is no more than the maximum floor area allowed for a dwelling house on the land under an environmental planning instrument and b) the total floor area of the secondary dwelling is no more than 60m² or, if a greater floor area is permitted in respect of a secondary dwelling on the land under an environmental planning instrument, that greater floor area. 	54.29m ²	Yes
Storey limit (not including basements)			
3.3	The storey limit for attached secondary dwelling is two storeys	N/a	N/a
3.4	The storey limit for detached secondary dwelling is single storey and the maximum wall height is 3m	3m	Yes
3.5	The siting of secondary dwellings and landscape works must be compatible with the existing slope and contours of the site and any adjoining sites. Council does not allow any development that involves elevated platforms on columns; or excessive or unnecessary terracing, rock excavation, retaining walls or reclamation	The dwelling is Compatible	Yes
Fill			
3.6	Any reconstituted ground level on the site within the ground floor perimeter of secondary dwellings must not exceed a height of 1m above the ground level (existing). For the purposes of this clause, the ground floor perimeter includes the front porch.	Fill is proposed within the building footprint and is less than 1m.	Yes
3.7	Any reconstituted ground level on the site outside of the ground floor perimeter of secondary dwellings must not exceed a height of 600mm above the ground level (existing). For the purposes of this clause, the ground floor perimeter includes the front porch.	No fill proposed outside the building footprint.	Yes
Setback restrictions			
3.8	The erection of secondary dwellings is prohibited within 9m of an existing animal boarding or training establishment.	No animal boarding or training establishment within 9m.	Yes
Street setbacks			
3.9	<p>The minimum setback for a building wall to the primary street frontage is:</p> <ul style="list-style-type: none"> a) 5.5m for the first storey (i.e. the ground floor); and b) 6.5m for the second storey. 	N/a	Yes
3.10	<p>The minimum setback to the secondary road frontage is:</p> <ul style="list-style-type: none"> a) 3m for a building wall; and b) 5.5m for a garage or carport that is attached to the building wall. 	No Secondary Road	N/A
Side setbacks			
3.11	For the portion of the building wall that has a wall height less than or equal to 7 m, the minimum setback to the side and rear boundaries of the allotment is 0.9 metre.	G.F.Side-1m & 3.81 m Rear-0.93m	Yes
3.12	For the portion of the building wall that has a wall height greater than 7m, the minimum setback to the side boundary of the site is 1.5m. Council may vary this requirement where a second storey addition to an existing dwelling house demonstrates it must	N/A	N/A

	use the ground floor walls for structural support.		
Private Open Space			
3.13	Secondary dwellings must not result in the principal dwelling on the site having less than the required landscaped area and private open space	Principal dwelling have more than required landscape and private open space	Yes
Access to Sunlight			
3.14	At least one living area must receive a minimum 3 hours of sunlight between 8.00am and 4.00pm at the mid-winter solstice. Council may allow light wells and skylights to supplement this access to sunlight provided these building elements are not the primary source of sunlight to the living areas.	Living area face towards the North and have bigger windows which receive a minimum 3 hour of sunlight between 8.00am and 4.00pm at the mid-winter solstice	Yes
3.15	At least one living area of a dwelling on an adjoining allotment must receive a minimum 3 hours of sunlight between 8.00am and 4.00pm at the mid-winter solstice. Where this requirement cannot be met, the development must not result with additional overshadowing on the affected living areas of the dwelling.	adjoining dwelling receives 3 hour sunlight in family area around 8-12 pm .	Yes
3.16	A minimum 50% of the private open space required for the principal dwelling on the allotment and a minimum 50% of the private open space of a dwelling on an adjoining allotment must receive at least 3 hours of sunlight between 9.00am and 5.00pm at the equinox. Where this requirement cannot be met for a dwelling on an adjoining allotment, the development must not result with additional overshadowing on the affected private open space.	All principal dwelling, secondary dwelling and adjoining dwelling Private open space receive 3hr sunlight between 9-5pm	Yes
Visual Privacy			
3.17	Where development proposes a window that directly looks into the living area or bedroom window of an existing dwelling, the development must: <ul style="list-style-type: none"> e) offset the windows between dwellings to minimize overlooking; or f) provide the window with a minimum sill height of 1.5 m above floor level; or g) ensure the window cannot open and has obscure glazing to a minimum height of 1.5 m above floor level; or h) use another form of screening to the satisfaction of Council. 	Secondary dwelling is single storey so its does not overlook adjoining properties	Yes
3.18	Where development proposes a window that directly looks into the private open space of an existing dwelling, the window does not require screening where: <ul style="list-style-type: none"> e) the window is to a bedroom, bathroom, toilet, laundry, storage room, or other non-habitable room; or f) the window has a minimum sill height of 1.5 m above floor level; or g) the window has translucent glazing to a minimum height of 1.5 m above floor level; or h) the window is designed to prevent overlooking of more than 50% of the private open space of a lower-level or adjoining dwelling. 	Secondary dwelling is single storey so its does not overlook adjoining properties	Yes
3.19	Council may allow dwelling houses to have an upper floor side or rear balcony solely where the balcony is not accessible from a living area or hallway, and the balcony design: <ul style="list-style-type: none"> d) does not have an external staircase; and e) does not exceed a width of 1.5 m throughout; and f) incorporates a form of screening to the satisfaction of Council such as partially recessing the balcony into the building. 	Secondary dwelling is single storey so its does not overlook adjoining properties	Yes

3.20	Council does not allow dwelling houses to have roof-top balconies and the like.	Does not have any roof-top balconies	N/A
Building design			
3.21	The maximum roof pitch for attached secondary dwellings is 35 degrees.	15 degrees	Yes
3.22	Council may allow attached secondary dwellings to have an attic provided the attic design: <ul style="list-style-type: none"> c) accommodates no more than two small rooms (for the purposes of a bedroom and/or study) and a bathroom plus an internal link to the storey below; and d) ensures the attic does not give the external appearance of a storey. 	No attic proposed.	N/A
3.23	The design of domers must: <ul style="list-style-type: none"> e) be compatible with the form and pitch of the roof; and f) must not project above the ridgeline of the main roof; and g) must not exceed a width of 2 m; and h) the number of dormers must not dominate the roof plane. 	No Domers designed.	N/a
3.24	The maximum roof pitch for detached secondary dwellings is 25 degrees. An attic or basement is not permitted as part of the dwelling.	15 degrees	Yes
3.25	Development in the foreshore protection area (refer to map in Appendix 1) must use non-reflective materials that are compatible with the natural characteristics and colours of the area (such as olive green, grey and dark brown).		
3.26	The change of use of outbuildings to secondary dwellings must comply with the National Construction Code.	Its proposed as a secondary dwelling as per NCC	Yes
Building design			
3.27	Secondary dwellings must not result in the principal dwelling on the site having less than the required car parking spaces.	Principal dwelling achieve car park spaces	Yes
Landscape			
3.28	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 secondary dwelling	No tree with in the site	Yes

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

Section 11- Livable housing

Silver Level

1	Dwelling access		
	Performance Statement: -There is a safe, continuous, step-free pathway from the street entrance and/or		

	parking area to a dwelling entrance that is level.		
a.	<p>Provide a safe, continuous, step-free pathway from the frontboundary of the property to an entry door to the dwelling.</p> <p>This provision does not apply where the average slope 1:14</p>	Site gradually slope to the front corner and access will be easily achievable	Complies
b.	<p>The path of travel referred to in</p> <p>(a) should have a minimum clearwidth of 1000mm and have:</p> <ul style="list-style-type: none"> i. no steps; ii. an even, firm, slip resistant surface; iii. a crossfall of not more than 1:40; iv. a maximum pathway slope of 1:14 <p>Where ramps are required they should have landings providedat no greater than 9m for a 1:14 ramp and no greater than 15m for ramps steeper than 1:20. Landings should be no less than 1200mm in length.</p>	Access to the main door is from porch	Complies
c.	<p>The path of travel referred to in</p> <p>(a) may be provided via anassociated car parking space for the dwelling. Where a car parkingspace is relied upon as the safe and continuous pathway to thedwelling entrance, the space should incorporate:</p> <ul style="list-style-type: none"> i. minimum dimensions of at least 3200mm (width) x 5400mm(length); ii. an even, firm and slip resistant surface; and iii. a level surface (1:40 maximum gradient, 1:33 maximumgradient for bitumen). 	<p>Double garage is provided for car parking</p> <p>(6.00x5.96)</p>	Complies
d.	<p>A step ramp may be incorporated at an entrance doorway where there isa change in height of 190mm or less. The step ramp should provide:</p> <ul style="list-style-type: none"> i. a maximum gradient of 1:10 ii. a minimum clear width of 1000mm (please note: width shouldreflect the pathway width) iii. a maximum length of 1900mm 	Accessible Entrance is from porch	Complies
e.	Where a ramp is part of the pathway, level landings no less than 1200mm in length, exclusive of the swing of the door or gate than opens onto them, must be provided at the head and foot of the ramp.	Landing is not required	N/A
2	Dwelling entrance		

	Performance Statement:-There is at least one level (step-free) entrance into the dwelling to enable home occupants to easily enter and exit the dwelling.	Accessible Entrance is from the Porch	Complies
a.	The dwelling should provide an entrance door with - i. a minimum clear opening width of 820mm (see Figure 2(a)); ii. a level (step-free) transition and threshold (maximum vertical tolerance of 5mm between abutting surfaces is allowable provided the lip is rounded or beveled); and iii. reasonable shelter from the weather	The proposed entrance is from the Porch which have 1.5m door	Complies
b.	A level landing area of at least 1200mm x 1200mm should be provided at the level (step free) entrance door. A level landing area at the entrance door should be provided on the arrival side of the door (i.e. the external side of the door) to allow a person to safely stand and then open the door.	No landing needed	N/A
c.	Where the threshold at the entrance exceeds 5mm and is less than 56mm, a ramped threshold may be provided (see Figure 1(b)).	The porch has ramped threshold to the dwelling to provide step-free	Complies
d.	The level (step-free) entrance should be connected to the safe and continuous pathway as specified in Element 1.	There is no step inside the house.	Complies
3	Internal doors & corridors		
	Performance Statement:-Internal doors and corridors facilitate comfortable and unimpeded movement between spaces.		
a.	Doorways to rooms on the entry level used for living, dining, bedroom, bathroom, kitchen, laundry and sanitary compartment purposes should provide: i. a minimum clear opening width of 820mm (see Figure 2(a)); and ii. a level transition and threshold (maximum vertical tolerance of 5mm between abutting surfaces is allowable provided the lip is rounded or beveled).	All internal doors are 820 mm wide	Complies
b.	Internal corridors/passageways to the doorways	Corridor is 1380mm	Complies

	referred to in (a) should provide a minimum clear width of 1000mm. * Corridor widths should be measured as described in Clause 6.3 of AS 1428.1 – 2009	wide in the house	
4	Toilet		
	Performance Statement:-The ground (or entry) level has a toilet to support easy access for home occupants and visitors.		Complies
	Dwellings should have a toilet on the ground (or entry) level that provides: i. a minimum clear width of 900mm between the walls of the bathroom if located in a separate room; and ii. a minimum 1200mm clear circulation space forward of the toilet pan exclusive of the swing of the door in accordance with Figure 3(a). iii. The toilet pan should be located in the corner of the room (if the toilet is located in a combined toilet /bathroom) to enable installation of grab rails at a future date. Reinforcement guidelines for walls in bathrooms and toilets are found in element 6.	The proposed toilet on the ground floor level complies all the points Grab rails can be installed as the toilet	Complies
5	Shower		
	Performance Statement:-The bathroom and shower is designed for easy and independent access for all home occupants.		
	One bathroom should feature a slip resistant, hobless shower recess. Shower screens are permitted provided they can be easily removed at a later date.	Hob less showers noted on the plans	Complies
	The shower recess should be located in the corner of the room to enable the installation of grab rails at a future date.	The proposed shower is located on the corner, and grab rail is proposed	Complies
	For hobless specification please see Australian Standard AS3740-3.6. Reinforcement guidelines for walls in bathrooms and toilets are found in element 6.	Noted	Noted
6	Reinforcement of bathroom & toilet walls		

	Performance Statement:-The bathroom and toilet walls are built to enable grab rails to be safely and economically installed.	Noted	Noted
	Except for walls constructed of solid masonry or concrete, the walls around the shower, bath (if provided) and toilet should be reinforced to provide a fixing surface for the safe installation of grab rails.		
	The walls around the toilet are to be reinforced by installing: i. c in accordance with Figure 6(a); or ii. sheeting with a thickness of at least 12mm in accordance with Figure 6(b).	Noted	Noted
	The walls around the bath are to be reinforced by installing: i. noggings with a thickness of at least 25mm in accordance with Figure 7(a); or ii. sheeting with a thickness of at least 12mm in accordance with Figure 7(b).	Noted	Noted
	The walls around the hobless shower recess are to be reinforced by installing: i. noggings with a thickness of at least 25mm in accordance with Figure 8(a); or ii. sheeting with a thickness of at least 12mm in accordance with Figure 8(b).	Noted	Noted
7	Internal stairways		
	Performance Statement:-Where installed, stairways are designed to reduce the likelihood of injury and also enable safety pathway.		
	Stairways in dwellings must feature: i. a continuous handrail on one side of the stairway where there is a rise of more than 1m.	Hand rail is provided next to the staircase	N/A
8	Kitchen space		
	Performance Statement:-The kitchen space is designed to support ease of movement between fixed benches and to support		

	easy adaptation.		
	No requirements.	N/A	N/A
9	Laundry space		
	Performance Statement:-The laundry space is designed to support ease of movement between fixed benches and to support easy adaptation.		
	No requirements.	N/A	N/A
10	Ground (or entry level)bedroom space		
	Performance Statement:-There is a space on the ground (or entry) level that can be used as a bedroom		
	No requirements.	N/A	N/A
11	Switches and PowerPoints		
	Performance Statement:-Light switches and PowerPoints are located at heights that are easy to reach for allhome occupants.		
	No requirements.	N/A	N/A
12	Door and tap hardware		
	Performance Statement:-Home occupants are able to easily and independently open and close doors and safelyuse tap hardware.		
	No requirements.	N/A	N/A
13	Family/living room space		
	Performance Statement:-The family/living room features clear space to enable the home occupant to move in andaround the room with ease.		
	No requirements.	N/A	N/A
14	Window sills		
	Performance Statement:-Windows sills are installed at a height that enables		

	home occupants to view the outdoor space from either a seated or standing position.		
	No requirements.	N/A	N/A
15	Flooring		
	Performance Statement:-Floor coverings are slip-resistant to reduce the likelihood of slips, trips and falls in the home.		
	No requirements.	N/A	N/A

CONCLUSION

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

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

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

BHAVNA SHARMA