

STATEMENT OF ENVIRONMENTAL EFFECTS

898-900 HENRY LAWSON DRIVE PICNIC POINT

Proposal: Construction of An attached Dual Occupancy with Torrens title subdivision, removal of 3 trees on proposed Lot 5 DP 17218 approved under DA-432/2024

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Note:

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1. Introduction

This Statement of Environmental Effects has been prepared for submission to the City of Canterbury Bankstown Council (CBC) for a development that is proposing the “Construction of an attached dual Occupancy with Torrens title Subdivision and the removal of three trees on proposed Lot 5 DP 17218 approved under DA-432/2024.” The development site is located at 898-900 Henry Lawson Drive Picnic Point, legally known as Lot 4/5 DP 17218.

The subject site is zoned R2 Low Density Residential pursuant to the Canterbury Bankstown Local Environmental Plan (CBLEP) 2023. The subject site has previously undergone a subdivision, approved under DA-432/2024. As a result of the subdivision the subject site is now approved to consist of two allotments legally known as Lot 4 DP 17218 and Lot 5 DP 17218. The proposed dual occupancy development with associated Torrens title subdivision will take place on proposed Lot 5.

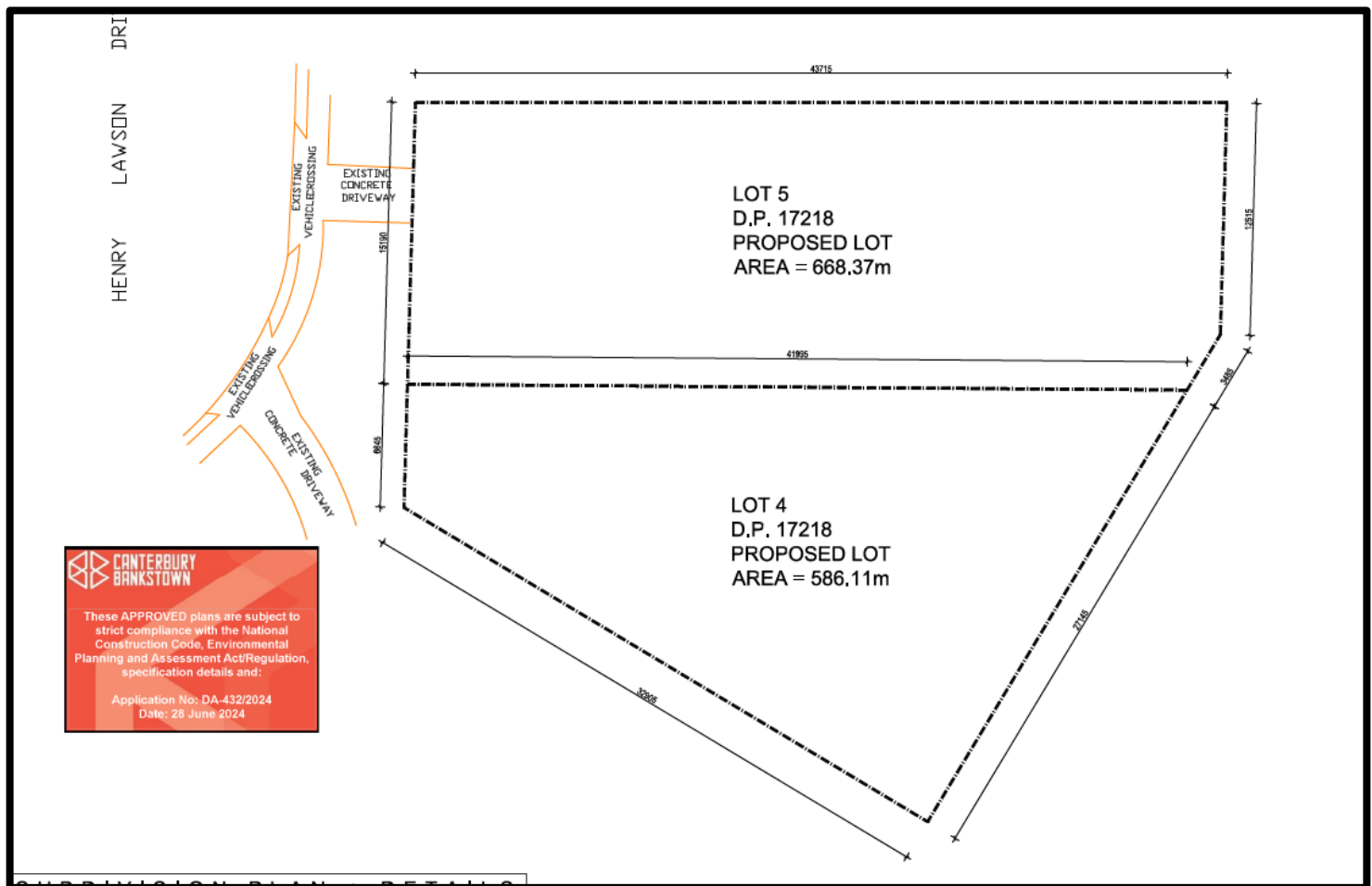


Figure 1: Approved subdivision plan (DA-432/2024)

This Statement of Environmental Effects provides a detailed assessment against the relevant development standards and the relevant development guidelines that are applicable to the site in accordance with the provisions of the Environmental Planning and Assessment Act 1979 (EP&A Act).

3. Site and Locality

The subject site is identified as 898-900 Henry Lawson Drive Picnic Point, legally known as Lot 4/5 DP 17218. The subject site was zoned R2-Low Density Residential pursuant to the Canterbury Bankstown Local Environmental Plan (CBLEP) 2023.

The development site is currently benefited by a swimming pool and associated outbuildings. These structures will be demolished to activate the subdivision approval. The subject allotment is a regular shape with a corner splay at the rear at the south – west boundary. The subject site has an overall area of 668.37m², with a frontage of 15.19m to Henry Lawson Drive, an eastern side boundary of 43,708m, a western side boundary of 41,990m

and a southern rear boundary of 12.512m and a splay of 3.486m. The subject site has a slope across the site from the front to rear boundary of approximately 7m.

The surrounding locality is characterised by predominant medium and low-density housing, consisting of single detached dwellings and multi-dwelling developments. The development site is located in an R2 Low density zone and directly fronts Henry Lawson Drive (SP2 Road Infrastructure Facility) and within a close vicinity is a C1 National Parks and Nature Reserves zone.



Figure 2: Aerial view of the site identified as 898-900 HLD (source Nearmap Imagery 2025)

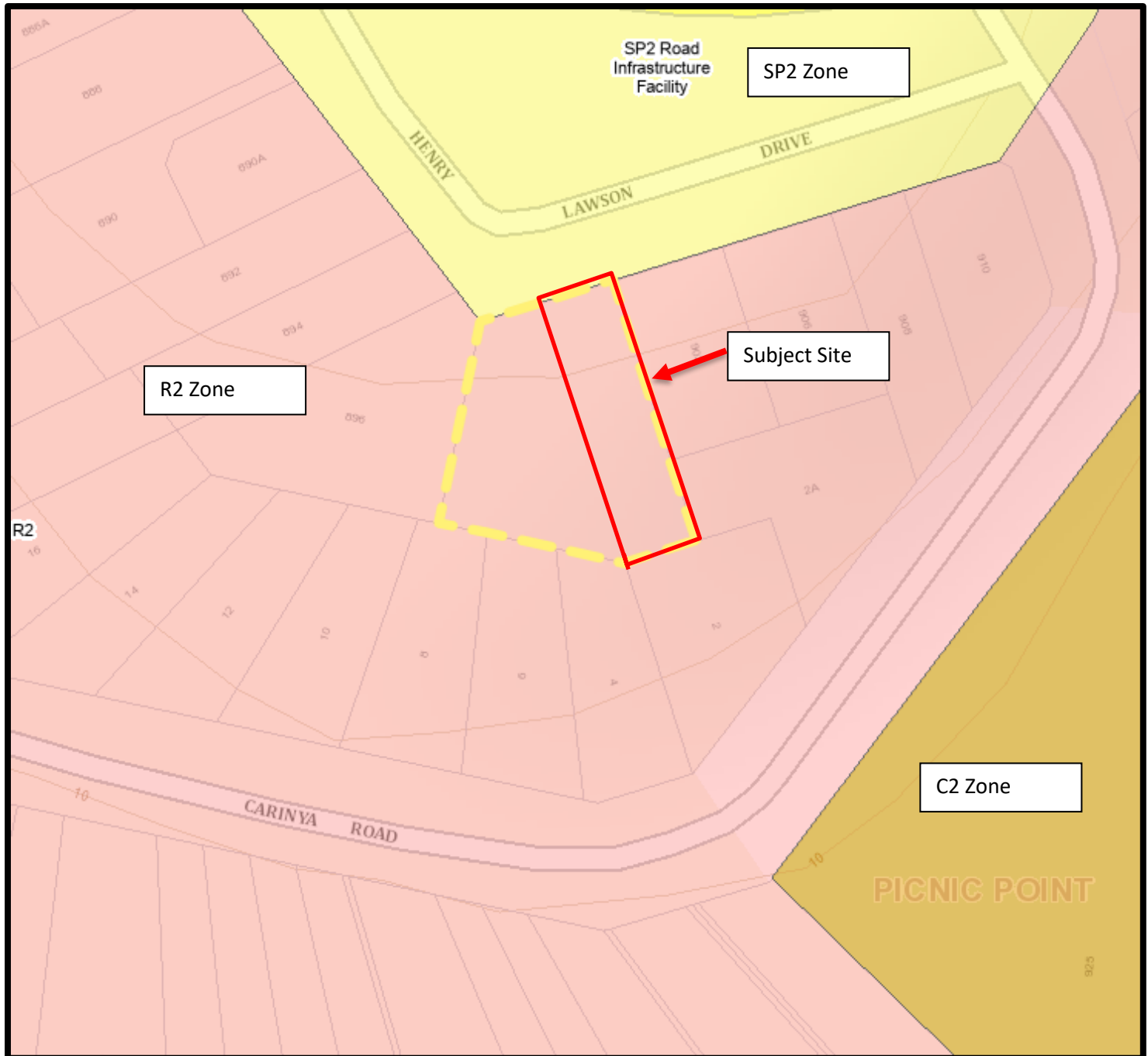


Figure 3: Zoning Map of the area - (source NSW Planning Portal – e-planning spatial viewer)

3. Proposed Development

The amended development consists of:

“Construction of an attached dual Occupancy with Torrens title Subdivision and the removal of three trees.” The development consists of the following

- The subject site has previously undergone a subdivision, approved under DA-432/2024. As a result of the subdivision the subject site now consists of two allotments legally known as Lot 4 DP 17218 and Lot 5 DP 17218. The proposed dual occupancy development with associated Torrens title subdivision will take place on Lot 5.
- Unit 1 located on the western portion of the subject site consists of two storeys, the lower ground floor consists of an open dining and living area as well and laundry, further to this is an outdoor alfresco area

which is directly accessible from the living area. This level contains access to the primary private open space which also has a pool. The ground floor is the entry level of the dwelling, which contains a garage and front entrance. Upon entry there are two bedrooms and a bathroom, as well as a staircase leading to the third storey. The first floor contains a master bedroom, ensuite and attached balcony toward the southern boundary, overlooking the rear PPOS. There is also a bathroom and family area with an attached balcony toward the northern portion of the subject site that is directed toward the front of the dwelling.

- Unit 2 is established on the eastern portion of the subject site and resembles a similar design to unit 1. The lower ground floor and ground floor have a mirrored design and the aforementioned description can be read in order to explain the first two levels layout of unit 2. The only point of difference is on the first floor whereby this level contains a master bedroom, ensuite and attached balcony directed toward the southern boundary, overlooking the rear PPOS. There is also a bathroom and an additional bedroom with an attached balcony located at the northern portion of the subject site that is directed toward the front of the dwelling.

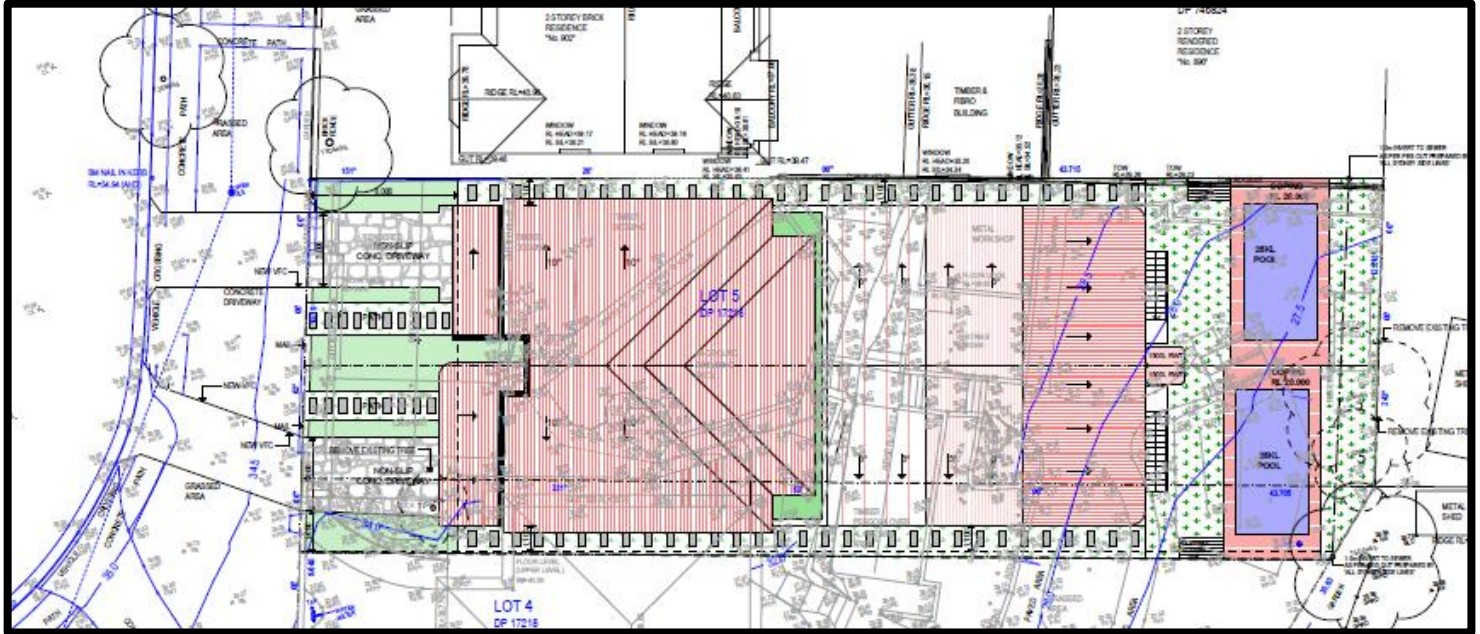


Figure 4: Site Plan

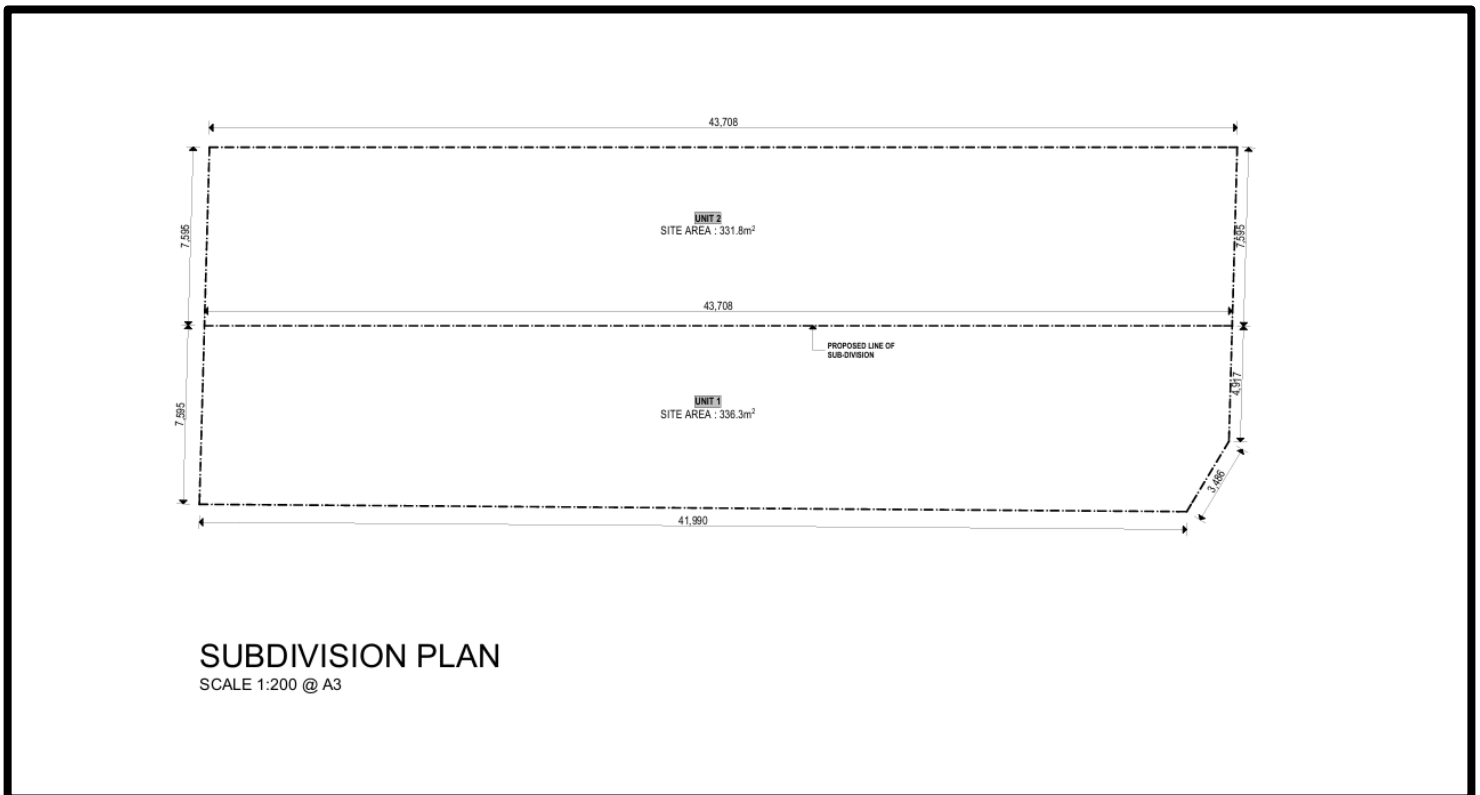


Figure 5: Subdivision Plan

4. Site Constraints

Site Constraint	Yes/No
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Bushfire	Yes The subject property has currently been identified as being within, or bounded by, bush fire prone land. As such, the development has been assessed against the requirements and principals (aim and objectives) as outlined in the NSW document 'Planning for Bush Fire Protection 2019'. As such a Bushfire report has been provided by Sydney Bushfire Consultants stating that construction that is in alignment with the report is can satisfy the aims and objectives of Planning for Bush Fire Protection 2019 that are considered relevant to the development under Section 100B NSW Rural Fires Act 1997 and Section 4.14 EP&A Act 1979.
Flooding	No
Heritage Items	No
Aboriginal heritage	No
Environmentally Significant Land	No
Threatened Species/ Flora/ Habitat/ Critical Communities	No
Acid Sulphate Soils	Yes – Class 5
Flight Paths	No
Railway Noise	No
Road Noise/ Classified Road	No

5. Section 4.15 Planning Assessment

The following planning instruments have been considered in the planning assessment of the subject Development Proposal

- (a) State Environmental Planning Policy (Biodiversity and Conservation) 2021 –Chapter 6, Waterway Catchment
- (b) State Environmental Planning Policy (Resilience and Hazards) 2021 – Chapter 4, Remediation of Land
- (c) State Environmental Planning Policy (Sustainable Buildings) 2022
- (d) Canterbury Bankstown Local Environmental Plan (CBLEP) 2023
- (e) Canterbury Bankstown Development Control Plan (CBDCP) 2023
 - Chapter 5, Part 5.1, Section 4 – Dual Occupancies & Section 13 Ancillary Development (Outdoor Structures)

(a) State Environmental Planning Policy (Biodiversity and Conservation) 2021

Chapter 6 – Waterway Catchment

The subject land is located within the Georges River Catchments and as such State Environmental Planning Policy (Biodiversity and Conservation) 2021 – Chapter 6, Catchment applies to the application. The SEPP generally aims to maintain and improve the water quality and river flows of the Georges River and its tributaries.

The proposed development involves a subdivision and construction of a dwelling and is unlikely to have a detrimental impact on the environmental quality of the Georges River Catchment and thus is consistent with the relevant objectives of the SEPP.

(b) State Environmental Planning Policy (Resilience and Hazards) 2021 – Chapter 4, Remediation of Land

In accordance with Clause 4.6(1) Council must not consent to the carrying out of any development on land unless it has considered whether the land is contaminated, and if the land is contaminated, it is satisfied that the land is suitable in its contaminated state (or will be suitable, after remediation) for the purpose for which the development is proposed to be carried out.

Due to the existing and surrounding residential uses there is nothing to indicate that the site would be affected by soil contamination. The site has been used for residential purposes for a prolonged and extended period of time, therefore would unlikely contain contaminated land.

With consideration to the above mentioned points there is no sufficient evidence to suggest that the land is contaminated and therefore a land contamination assessment is not considered to be necessary at this stage. Based on the conclusions above it is considered that the site is suitable for the proposed development and land use and has adequately addressed Clause 4.6(1) of the SEPP.

(c) State Environmental Planning Policy (Sustainable Buildings) 2022

Chapter 2 – Standards for Residential Development - BASIX

BASIX Certificates have been provided for the proposal. The BASIX certificates demonstrate that the development has incorporated sufficient energy and water saving protocols to demonstrate satisfactory compliance with the BASIX SEPP.

(d) Canterbury Bankstown Local Environmental Plan (CBLEP) 2023

(i) Zoning

The subject site is zoned R2-Low Density Residential, pursuant to the CBLEP 2023.

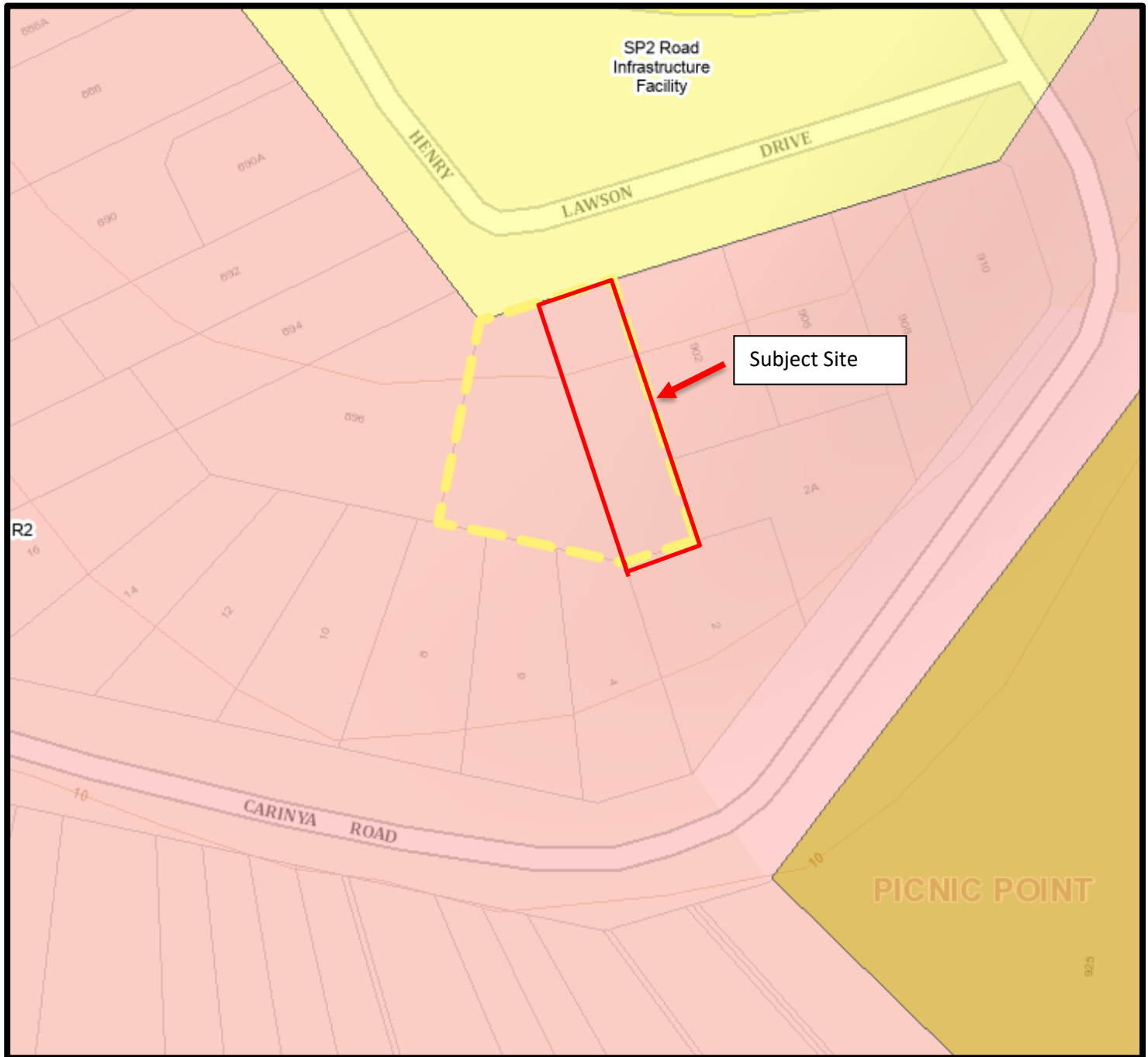


Figure 5: Zoning Map – (Source NSW DPI e-planning spatial viewer)

(ii) Permissibility

The subject site has previously undergone a subdivision, approved under DA-432/2024. As a result of the subdivision the subject site now consists of two allotments legally known as Lot 4 DP 17218 and Lot 5 DP 17218.

The proposed development consists of 2 distinct elements, both of which are permissible pursuant to the CBLEP 2023. Firstly, the proposal involves “subdivision”. Subdivision is a permissible form of development pursuant to Clause 2.6 of the CBLEP 2023. Clause 2.6 of the CBLEP 2023 states the following;

2.6 Subdivision—consent requirements

(1) Land to which this Plan applies may be subdivided, but only with development consent.

Notes—

1

*If a subdivision is specified as **exempt development** in an applicable environmental planning instrument, such as this Plan or State Environmental Planning Policy (Exempt and Complying Development Codes) 2008, the Act enables it to be carried out without development consent.*

2

*Part 6 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 provides that the strata subdivision of a building in certain circumstances is **complying development**.*

Comment: Development consent is being sought pursuant to Clause 2.6(1)

(2) Development consent must not be granted for the subdivision of land on which a secondary dwelling is situated if the subdivision would result in the principal dwelling and the secondary dwelling being situated on separate lots, unless the resulting lots are not less than the minimum size shown on the Lot Size Map in relation to that land.

Note—

*The definition of **secondary dwelling** in the Dictionary requires the dwelling to be on the same lot of land as the principal dwelling.*

Comment: The development site does not contain a secondary dwelling and therefore is not inconsistent with Clause 2.6(2).

Based on the assessment of Clause 2.6 above, subdivision is a permissible form of development in this instance and can be proposed.

Secondly, the proposal involves the “Construction of an attached dual Occupancy with Torrens title Subdivision and the removal of three trees.” This is best defined as a “*Dual Occupancy*”. Dwelling Houses are permissible with consent in the R2 Zone, as indicated in the extract from the CBLEP 2023 below.

3 Permitted with consent

*Bed and breakfast accommodation; Building identification signs; Business identification signs; Car parks; Centre-based child care facilities; Community facilities; **Dual occupancies**; Dwelling houses; Early education and care facilities; Environmental facilities; Environmental protection works; Exhibition homes; Flood mitigation works; Group homes; Health consulting rooms; Home businesses; Oyster aquaculture; Places of public worship; Pond-based aquaculture; Recreation areas; Respite day care centres; Roads; Secondary dwellings; Semi-detached dwellings; Tank-based aquaculture*

(iii) Objectives of the Zone

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.

Comment: The development is consistent with the applicable objectives of the R2 zone in that it is providing for a development that will facilitate for the housing needs of the community in a low-density residential environment. The proposal contributes to the variety of housing types within the surrounding low-density environment.

The proposal has been designed to ensure a high level of residential amenity is maintained for surrounding residents and potential future residents of the proposed development. The development has given careful consideration of the design and ensured that solar access and privacy impacts to adjoining sites is not diminished by the proposal.

The development has been designed to comply with all development standards and is of a bulk and scale that is consistent with the existing and future character of the area, particular when having regard to the streetscape and design character created by the two adjoining dual occupancy developments.

(iv) Summary of the Development Standards Applicable under the CBLEP 2023

Development Provision	Requirement	Proposed
4.1A Minimum lot sizes and special provisions for dual occupancies	Development consent must not be granted to development for the purposes of dual occupancies on a lot in Zone R2 on land identified as "Area 1" on the <u>Clause Application Map</u> unless— (a) the lot is at least— (i) for dual occupancies (attached)—500m ² (b) the width of the lot at the front building line is at least— (i) for dual occupancies (attached)—15m, and (c) each dwelling will	Yes The are is identified as being Area 1. The subject lot has an overall area of 668.37m ² The width of the lot at the front building line is 15.19m, and each dwelling will have a frontage to Henry Lawson Drive.

	<p>have a frontage to a road.</p> <p>(3) Development consent must not be granted to the subdivision of a dual occupancy in Zone R2 on land identified as "Area 1" on the <u>Clause Application Map</u> unless each resulting lot will be at least—</p> <p>(a) for dual occupancies (attached)—250m², and</p>	<p>Each resultant lot will have an area in excess of 250m²</p> <p>Dwelling 1: 336.3m²</p> <p>Dwelling 2: 331.8m²</p>
4.3 Height of Buildings	<p>Max Height 9m</p> <p>Max Wall Height 7m</p>	Complies
4.4 Floor Space Ratio	Max FSR 0.5:1	<p><u>Dwelling Lot 1</u></p> <p>0.495:1</p> <p><u>Dwelling Lot 2</u></p> <p>0.5:1</p>

(i) **Canterbury Bankstown Development Control Plan (CBDCP) 2023**

An assessment against the applicable guidelines of the CBDCP 2023, specifically Chapter 5, Section 4, is provided below;

CBDCP 2023 – Chapter 5 Residential Accommodation		
Section 5.1 – Former Bankstown LGA – Section 4 Dual Occupancies		
Control	Required	Complies
Subdivision	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 ² per dwelling.	<p>Yes</p> <p>The proposed development involves dual occupancy alone and has provided the required resultant lot sizes for subdivision as per 4.1A of the CBLEP 2023</p>
Storey limit (not including basements)	The storey limit for dual occupancies is two storeys.	<p>Yes</p> <p>As per the architectural plans, the design provides</p>

Fill		for a lower and upper ground floor still forming the same storey and a first-floor level. The proposed development has a partially broken up storey given the significant slope of the site and the avoidance of fill over 1m.
	The siting of dual occupancies, 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.	Yes The proposed development adheres to the natural topography of the site.
	Any reconstituted ground level on the site within the ground floor perimeter of dual occupancies 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.	Yes The design as stated above provides for a proposed development that aligns with the slope and topography of the site, thus avoiding fill in excess of 1m.
	Any reconstituted ground level on the site outside of the ground floor perimeter of dual occupancies 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.	Noted
Setback Restrictions	The erection of dual occupancies is prohibited within 9m of an existing animal boarding or training establishment	N/A
Street setbacks	The minimum setback for a building wall to the primary street frontage is: (a) 5.5m for the first storey (i.e. the ground floor); and (b) 6.5m for the second storey.	Yes The lower ground floor provides a front setback of 12.318m and a ground/first-floor setback of 6.500m.
	The minimum setback to the secondary street frontage is: (a) 3m for a building wall; and (b) 5.5m for a garage or carport that is attached to the building wall	N/A
Side setbacks	The minimum setback for a building wall to the side boundary of the site is 0.9m. Council may increase the minimum setback to reduce any impact on the amenity of an adjoining dwelling or to avoid the drip line of a tree on an adjoining site.	Yes Side setbacks of 1.100m have been provided.

	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 intended outcome is to provide a clear path at all times for residents and visitors to access the rear yard and/or carry out maintenance works.	Yes The side boundaries are void of any form of obstacles and has been provided with pavers to ensure a clear path.
	The basement level must not project beyond the ground floor perimeter of the dual occupancy. For the purposes of this clause, the ground floor perimeter includes the front porch.	Noted
Private Open Space	Dual occupancies must provide a minimum 80m ² 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 5m throughout	Yes POS will be at the rear of each dwelling. Dwelling 1 = POS 93m ² Dwelling 2 = POS 95m ²
Access to sunlight	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.	Yes A living area in each dwelling will receive the necessary sunlight amidst the winter solstice, as per the shadow analysis provided in the architectural plans.
	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.	Yes Adjoining dwellings will receive necessary sunlight, as the proposed development will not result in overshadowing.
	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.	Yes This has been considered and complies as per the shadow diagrams.
	Development should avoid overshadowing any existing solar hot water system, photovoltaic panel or other solar collector on the site and neighbouring sites.	Noted
Visual Privacy	Where development proposes a window that directly looks into the living area or	Yes The windows have been

	<p>bedroom window of an existing dwelling, the development must:</p> <ol style="list-style-type: none"> offset the windows between dwellings to minimise overlooking; or provide the window with a minimum sill height of 1.5m above floor level; or ensure the window cannot open and has obscure glazing to a minimum height of 1.5m above floor level; or use another form of screening to the satisfaction of Council. 	<p>situated to avoid directly looking into other dwellings, notwithstanding the necessary privacy precautions are in place in accordance with appropriate window sill heights.</p>
	<p>Where development proposes a window that directly looks into the private open space of an existing dwelling, the window does not require screening where:</p> <ol style="list-style-type: none"> 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 1.5m above floor level; or the window has translucent glazing to a minimum height of 1.5m above floor level; or the window is designed to prevent overlooking of more than 50% of the private open space of a lower-level or adjoining dwelling. 	<p>Yes</p> <p>The windows at the rear of the dwelling that overlook into POS have window sill heights above 1.5m and privacy screening where necessary.</p>
	<p>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:</p> <ol style="list-style-type: none"> does not have an external staircase; does not exceed a width of 1.5m throughout; and 	<p>Yes</p> <p>As per the plans, a rear balcony is being proposed in accordance with the master bedrooms of each dwelling. Thus, the balcony is accessible from the master bedroom. The balcony is 1.5m width and a 4.6m depth with</p>

	c. incorporates a form of screening to the satisfaction of Council such as partially recessing the balcony into the building.	necessary privacy screens to accommodate privacy.
	Council does not allow dual occupancies to have roof-top balconies and the like.	Yes Proposed balconies will not roof-top.
Building Design	Development for the purpose of dual occupancies must demolish all existing dwellings (not including any heritage items) on the site.	N/A Subject site does not contain existing dwellings.
	The design of dual occupancies must ensure: a. 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 b. 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 c. the front porch and one or more living area or bedroom windows to each dwelling face the street; and d. the garage, driveway and front fence do not dominate the front of the building and front yard; and e. the two dwellings on a corner site each face a different frontage.	Yes The front faced offer asymmetry and architectural design elements that provide distinction between the two dwellings. The development offers an overall seamless finish and clean design that will align with existing street. Further to this, the front porch, living area and at least one bedroom of each dwelling are orientated toward the street. The garage and driveway will not result in street domination given the simplicity of the materiality used for these elements of the development.
	The maximum roof pitch for dual occupancies is 35 degrees.	Yes Roof pitch does not exceed 35 degrees.
	Council may allow dual occupancies to have an attic provided the attic design: a. accommodates no more than two small rooms (for the purposes of a bedroom and/or study) and a bathroom plus an internal link to the storey below; and b. ensures the attic does not give the external appearance of a storey.	N/A
	The design of dormers must:	N/A

	<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 2m; and d. the number of dormers must not dominate the roof plane. 	
	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).	N/A
Building Design (Car Parking)	Development on land bounded by Birdwood Road, Bellevue Avenue and Rex Road in Georges Hall must: <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
	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 to locate forward of the front building line provided: <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 metres from the primary and secondary street frontages. 	<p>Yes</p> <p>Car parking provisions have been considered with the allocation of a garage to each dwelling which is 6m from the street frontage.</p>
	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.	<p>Yes</p> <p>Grage is for the purposes of 1 car.</p>
	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	N/A

	<p>a. the building is at least two storeys in height, and</p> <p>b. the garage is architecturally integrated with the upper storey by:</p> <p>(i) ensuring the garage does not project more than 3m forward of the upper storey street facade; and</p> <p>(ii) designing a covered balcony, rooms or other architectural features of the upper storey to extend over the garage roof.</p> <p>This clause prevails where there is a numerical inconsistency with another clause in this chapter of the DCP.</p>	
Landscape	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.	Noted
	<p>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):</p> <p>a. a minimum 45% of the area between the dual occupancy and the primary street frontage; and</p> <p>b. a minimum 45% of the area between the dual occupancy and the secondary street frontage; and</p> <p>c. plant at least one 75 litre tree between the dual occupancy and the primary street frontage (refer to the Landscape Guide for a list of suitable trees in Canterbury-Bankstown); and</p> <p>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.</p>	<p>Yes</p> <p>235.7m² of deep soil landscaping is being provided for within front and rear setback. Further to this the proposal is seeking the removal of three tree, which will be compensated for through the planting of 2 tree as per the required 75 litre tree.</p>

CBDCP 2023 – Chapter 5 Residential Accommodation		
Section 5.1 – Former Bankstown LGA – Section 13 Ancillary Development (Outdoor Structures)		
Control	Required	Complies
Swimming Pools and Spas	Swimming pools and spas must locate behind the front building line.	<p>Yes</p> <p>Each dwelling is a proposing a pool in the rear POS.</p>

	The minimum setback between the waterline of swimming pools/spas and the site boundary is 1 metre.	Yes
	Where Council allows swimming pools/spas within 30m of the high-water mark of the Georges River and its tributaries: (a) the maximum height of the swimming pool/spa is 300mm measured above the ground level (existing); and (b) the swimming pool/spa fence must be an open style fence.	Provided Yes This has been provided for

(a) Section 4.15(1)(a)(iii) –Any Planning Agreement or Draft Planning Agreement

There is no planning agreement or draft planning agreement applying to the site.

(b) Section 4.15(1)(a)(iv) –The Regulations

The applicable provisions of the *Environmental Planning and Assessment Regulation 2021* has been considered in the assessment of this application and it is considered the proposal is consistent with the EP&A Regulation 2021.

(c) Section 4.15(1)(b) – The Likely Impacts of the Development

It is considered that the proposal will have limited impacts on the existing and future character of the locality. The proposal provides for a development that will easily cater for a suitable residential development that will not compromise the amenity of the surrounding locality. The proposal provides for lot sizes well in excess of the minimum lot size and has demonstrated it can accommodate a built form and dwelling designs that is consistent with the objectives and intent of the current development standards under the CBLEP 2023 and relevant guidelines of the CBDP 2023.

(d) Section 4.15(1)(c) – The Suitability of the Site for the Development

The subject development is permissible in the zone and the proposal satisfies the key planning controls for site as detailed above and is generally considered to be suitable for the site. The development has been designed to limit the amenity impacts on adjoining developments and has demonstrated that the amenity impacts on adjoining sites are already pre-existing and are not exacerbated by the development.

7. Conclusion

The application has been assessed against the relevant provisions of the EP&A Act 1979, applicable development standards of the CBLEP 2023 and guidelines contained with the CBDP 2023. It is considered the development proposing the “C Construction of an attached dual Occupancy with Torrens title Subdivision and the removal of three trees on proposed Lot 5 DP 17218 approved under DA-432/2024” at 898-900 Henry Lawson Drive, legally known as Lot 4/5 DP 17218 is a suitable form of development consistent with the development standards applicable to the site and is a development form that is consistent with the existing and future character of the area.

The proposal provides for a development that is consistent with the prevailing subdivision pattern and predominant building form in the immediate locality and is consistent with the objectives of the R2 – Low Density zone applicable to the site.