

STATEMENT OF ENVIRONMENTAL EFFECTS

PARTIAL DEMOLITION OF EXISTING STRUCTURES
WITH ALTERATIONS AND ADDITIONS TO INCREASE
SIZE OF GROUND FLOOR, ADD FIRST FLOOR,
UPGRADE FACADE, ADD SWIMMING POOL AND
FRONT FENCE.

91 TOWNSEND STREET,
CONDELL PARK NSW 2200
LOT 74 / - / DP239591

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1 INTRODUCTION

This Statement of Environmental Effects (SEE) has been prepared to support a Development Application for the partial demolition of existing structures with alterations and additions to increase size of ground floor, add first floor, upgrade facade, add swimming pool and front fence. This SEE evaluates the proposed development for its compliance with the statutory controls embodied in various statutory planning instruments and demonstrates that the development is consistent with the aims and objectives of these instruments. In preparation of this document, consideration has been given to the following:

- The Environmental Planning and Assessment Act (1979) as amended.
- The Environmental Planning and Assessment Regulation.
- Canterbury-Bankstown Local Environmental Plan 2013 (CBLEP 2013).
- Canterbury-Bankstown Development Control Plan 2023 (CBDPC 2013).
- Canterbury Bankstown Draft Housing Strategy.
- Various State Environmental Planning Policies.

This report clearly and comprehensively addresses the statutory regime applicable to the application and demonstrates that the proposed development is complementary and compatible with the area. This SEE provides a description of the subject site and surrounds, an identification of the development proposed by this application and an assessment of the perceived impacts of this proposal for the matters contained within Section 4.15 of the Environmental Planning & Assessment Act, 1979 (EP&A Act), as amended. Specifically, this SEE provides the following information:

- **SECTION 2** provides a description of the subject site and surrounding locality.
- **SECTION 3** provides a detailed description of the proposed development.
- **SECTION 4** provides an assessment of the proposed development against the relevant planning objectives and controls in accordance with Section 4.15(1) of the EP&A Act.
- **SECTION 5** provides a summary and conclusion.

2 SITE ANALYSIS

2.1 CONTEXT ANALYSIS

The subject site at 91 Townsend Street, Condell Park is located within the Canterbury-Bankstown Council Local Government Area (LGA). Residential development within Condell Park is not defined by a single architectural style, but instead ranges from original dwellings to more contemporary developments. The past few years have seen many new homes being constructed in Condell Park and older dwellings undergoing extensive renovations. Future residential development in the locality is to preserve and enhance the landscape setting of the area and achieve compatibility with the established low to high density residential characteristic.

While the immediate area is characterised predominately by low to medium density residential development in the form of multi dwelling housing, dual occupancies and detached dwelling houses, the site is within close proximity to infrastructure such as schools, shops, transport and recreational facilities. As a result, the site is considered to be in an ideal location that enjoys ease of access to a variety of services that promote social and economic activity within Condell Park.

2.2 SITE ANALYSIS

The subject site is located at 91 Townsend Street, Condell Park and is legally defined as Lot 74 DP 239591. The site is arranged on a north-south tangent and is orientated to address the site frontage of Townsend Street to the North. The site is adjoined by detached single dwellings houses to the north, east and west and a school to the south. The site slopes downwards from the front boundary to the rear and from the western side boundary to the eastern side boundary. The aerial image below shows the orientation of the subject site and its location relative to surrounding properties.



Figure 1: Aerial View of Subject Site and Surrounding Properties

The site is rectangular in shape with a 17.17m frontage to Townsend Street, 32.435m eastern and western side boundaries and a 17.17m rear boundary. The total site area is 557.9m². The site presently contains a two storey dwelling house with hardstand parking in the site frontage and driveway access from Townsend Street. The existing dwelling house and driveway access are to be demolished under this application. Images of the subject site are shown below.

2.3 SITE IMAGES



Figure 2: View of Subject Site from Townsend Street.



Figure 3: Rear View of Subject Site.

2.4 STREETScape ANALYSIS

The surrounding streetscape is predominately defined by single and two storey detached dwelling houses and dual occupancy developments in a variety of architectural styles, commensurate with the R2 – Low Density Residential zoning of the area. To the immediate west of the subject site at 89 Townsend Street, Condell Park is a one storey dwelling house of face brickwork construction with a pitched and tiled roof form and two single car garages. The adjoining site is shown at **Figure 4** below.



Figure 4: 89 Townsend Street, Condell Park.

To the immediate east of the subject site at 93 Townsend Street, Condell Park is a one storey dwelling home development in a front and back configuration. Both dwellings are of face brickwork construction with pitched and tiled roof forms. The adjoining dwelling is shown at **Figure 5** below.



Figure 5: 93 Townsend Street, Condell Park.

A review of the surrounding locality has identified that the predominant built form characteristics for new dwelling house developments in Condell Park is one storey built forms finished in a combination of face brickwork, architectural render or cladding construction with a variety of roof profiles. Developments range from traditional to contemporary architectural stylings, with many dwellings existing ground floor parking. The proposed development is reflective of the built form character of the locality through the bulk and massing of the building and the incorporation of traditional and contemporary design features.

3 PROPOSED DEVELOPMENT

This Development Application is made for the partial demolition of existing structures with alterations and additions to increase size on ground floor, add first floor, upgrade facade, add swimming pool and front fence on the site located at 91 Townsend Street, Condell Park. The proposed works are to be undertaken in accordance with the Architectural Plans submitted with this application. Specifically, the proposed development comprises the following works:

- Demolition of existing two storey dwelling house and driveway access.
- Removal of one non-significant tree.
- Construction of new two storey dwelling house with basement level.
- Construction of new swimming pool within rear setback.
- Comprehensive site landscaping in accordance with the requirements of the CBDCP 2023.

The intention of the proposed development is to achieve the development potential of the site and satisfy the housing, car parking and amenity needs of the residents. The proposed development will not adversely affect the adjoining land or open spaces in terms of overshadowing, views, privacy or visual intrusion. The final design of the development will significantly improve the sites presentation to the streetscape as a result of a traditional and sympathetic architectural design combined with aesthetic landscaping works to ensure the development is consistent with the existing and desired future characteristics of Townsend Street and the wider Condell Park locality.

3.1 DEMOLITION & TREE REMOVAL

To facilitate the proposed development, the existing dwelling house and driveway access on the site are to be demolished in accordance with the Demolition Plan submitted with this application. Consideration will be given to the re-use of materials at construction stage. The proposed development also involves the removal of one non-significant tree from the rear setback of the site, subject to Council approval.

3.2 PROPOSED LAND USE AND BUILT FORM

The proposal seeks development consent from Council for the construction of a two storey dwelling house with swimming pool in accordance with the Architectural Plans submitted with this application. This includes the following elements:

GROUND FLOOR LEVEL
Entry Feature Double Garage Butlers Pantry Laundry Kitchen Dining Living room Bathroom Bed 01 Bed 02 Alfresco Swimming Pool Pool Pump

FIRST FLOOR LEVEL
Front Balcony
Master Bedroom with ensuite and walk-in-wardrobe
Bedroom 04 with ensuite and walk-in-wardrobe
Bedroom 03
Bathroom
Rumpus with linen
Rear Balcony

The final development has the following site dimensions:

AREA	CALCULATION
Site Area	557.9m ²
Ground Floor GFA	144.59m ²
First Floor GFA	132.12m ²
Landscaping	227.25m ²
Private Open Space	122.92m ²

3.3 LANDSCAPING WORKS

As detailed on the Architectural Plans submitted with this application, the proposed development involves deep soil landscaping and vegetation within the front setback to Townsend Street, as well as the provision of landscaping along the side and rear boundaries of the site. A total of 227.25m² of landscaped area is proposed on the site, including 97.29m² within the site frontage. Landscape treatment is commensurate with the proposed works and will help to soften the appearance of the built form and hardstand areas, whilst contributing to the well-maintained landscape characteristic of the locality.

3.4 SITE ACCESS AND CAR PARKING

The proposed dwelling house contains a double garage to provide for the on-site car parking needs of the residents. A new driveway is to be constructed to provide access to the development from Townsend Street. The creation of the proposed new driveway necessitates approval under the Roads Act 1993. Section 138(1) of the Roads Act 1993 requires consent to:

- a) *erect a structure or carry out a work in, on or over a public road, or*
- b) *dig up or disturb the surface of a public road, or*
- c) *remove or interfere with a structure, work or tree on a public road, or*
- d) *pump water into a public road from any land adjoining the road, or*
- e) *connect a road (whether public or private) to a classified road.*

Consent is therefore sought for the construction of the new driveway crossing to service the basement level garage of the proposed development.

3.5 PRIVATE OPEN SPACE

The proposed development has been designed to achieve numerical compliance with the CBDP 2023 requirements for private open space. 122.92m² of private open space is provided at the rear of the dwelling house in the form of an altered outdoor alfresco area, with additional landscaped open space and a swimming pool, and beyond. The proposed private open space area is accessed directly from the internal living area on the ground floor level, ensuring that the space acts as an extension of the open plan kitchen, living and dining area. The proposed location and configuration of private open space on the site will provide a high level of amenity for future occupants whilst retaining the privacy and solar access of neighbouring properties. Fencing and landscape elements within the side and rear setbacks of the site will provide a visual and acoustic buffer to nearby buildings.

3.6 EXTERNAL APPEARANCE AND DESIGN

The proposed development features a traditional architectural design incorporating some contemporary elements to compliment the varied built form characteristics of the locality. The façade features a projecting entry feature and first floor balcony, traditional window and door detailing, balustrades and columns, a pitched and varied tiled roof form and recessed basement level car parking to provide visual interest and articulation when viewed from the public domain. A range of materials are proposed including face brickwork, metal cladding and Colorbond roofing to provide further modulation. The proposed colour scheme assists in breaking up the visual bulk of the development and will ensure compatibility with the surrounding built and natural environment. A perspective image of the proposed development is shown below.



Figure 6: Proposed Development

4 PLANNING ASSESSMENT

4.1 CANTERBURY BANKSTOWN DRAFT HOUSING STRATEGY

The Canterbury Bankstown Draft Housing Strategy provides an overarching, city wide framework for the provision of housing across Canterbury Bankstown, aligning the approaches and strategies of the two former local government areas within the City. The Strategy identifies that new housing in Condell Park will provide a mix of dwelling types in a built form that is compatible with the local character. Additional housing will have good access to jobs and community facilities. The proposed development is consistent with the future desired character of Condell Park in providing a form of low impact residential development that retains the predominant built form characteristics of other dwelling house developments in the vicinity of the site and creates a respectful dialogue with adjoining properties. The location of the subject site ensures that the residents can take advantage of nearby public transport, shopping, services and medical facilities.

4.2 STATE ENVIRONMENTAL PLANNING POLICY (RESILIENCE AND HAZARDS) 2021

The new State Environmental Planning Policy (Resilience and Hazards) 2021 (Resilience and Hazards SEPP) consolidates three SEPPs and is effectively a house keeping measure and does not introduce any substantive changes to the legal provisions. Chapter 4 of the Resilience and Hazards SEPP introduces planning controls for the remediation of contaminated land and requires an investigation to be made if land contamination is suspected. A review of historical aerial images has revealed that the site has historically been used for residential purposes. No evidence of fill, mines, sheep dips, mixing sheds or contaminating industrial activities are known to have been located on the site from the review of site history. As such, the site is considered highly unlikely to be contaminated and is suitable for the proposed development in accordance with the provisions of Chapter 4.

4.3 STATE ENVIRONMENTAL PLANNING POLICY – SUSTAINABLE BUILDINGS (2022)

State Environmental Planning Policy – Sustainable Buildings (2022) (Sustainable Buildings SEPP) requires all residential development in New South Wales to achieve a minimum target for energy efficiency, water efficiency and thermal comfort. The proposed development has been assessed in accordance with the relevant provisions of the Sustainable Buildings SEPP. It is demonstrated on the BASIX Certificate submitted with this application that the proposal achieves the required rating for energy efficiency, water efficiency and thermal comfort.

4.4 CANTERBURY-BANKSTOWN LOCAL ENVIRONMENTAL PLAN 2023

The Canterbury-Bankstown Local Environmental Plan 2023 (CBLEP 2023) is the principal planning instrument that governs all development within the Canterbury-Bankstown Council LGA. The objectives and provisions of the plan that relate to the proposed development are discussed below.

4.4.1 LAND USE ZONING

The subject site is zoned R2 - Low Density Residential under the CBLEP 2023. The proposed development achieves the objectives of the R2 zone by providing a form of low impact residential development to meet the housing demand of the locality. The proposed development does not require the removal of significant vegetation from the site and has been sensitively designed to respond to the natural topography of the land to minimise excavation around the property boundaries as far as practicable. The design of the development is in keeping with the residential characteristics of the locality and will significantly improve the sites presentation as a result of contemporary and sympathetic architectural design combined with appropriate landscaping works. The final development will set a desirable precedence for future development in Greenacre.

Dwelling house developments are permitted within the R2 zone with development consent from Council.

4.4.2 DEMOLITION

Clause 2.7 of the CBLEP 2023 requires that the demolition of a building or work may be carried out only with development consent. This document forms the written application for the demolition of all existing structures on the site in accordance with the Demolition Plan submitted with this application.

4.4.3 HEIGHT OF BUILDINGS

Clause 4.3 of the CBLEP 2023 requires that the height of a building on any land is not to exceed the maximum height shown for the land of the Height of Buildings Map. The maximum building height for the subject site is 8.5m. The proposed development has a maximum building height of less than 8.5m.

4.4.4 FLOOR SPACE RATIO

Clause 4.4 of the CBLEP 2023 requires that the maximum floor space for a building on any land is not to exceed the floor space ratio shown for the land on the Floor Space Ratio Map. The site is subject to a maximum floor space ratio of 0.5:1. The final development has a gross floor area of 276.71m² resulting in a floor space ratio of 0.49:1.

4.4.4 HERITAGE CONSERVATION

Clause 5.10 of the CBLEP 2023 states that development consent is required for any works impacting on a Heritage Item, Aboriginal object or Heritage Conservation Area identified on the Heritage Map. The subject site does not contain a Heritage Item or Aboriginal object and is not located within a Heritage Conservation Area.

4.4.5 BUSHFIRE HAZARD REDUCTION

Clause 5.11 of the CBLEP 2023 makes provision relating to the carrying out of development on bush fire prone land. The subject site is not located on bushfire prone land.

4.4.6 EARTHWORKS

Clause 6.2 of the CBLEP 2023 states that development consent is required for any earthworks on the site. The proposed development has been designed to follow the topography and natural features of the land. Excavation across the site is contained wholly within the proposed building envelope to facilitate the driveway, and the ground floor level predominately follows the existing ground level of the land which ultimately minimises the overall bulk and massing of the building when viewed from the streetscape and adjoining properties.

The objectives of Clause 6.2 are successfully achieved as follows:

- a) Proposed excavation is contained wholly within the building envelope and will not have a detrimental impact on environmental functions and processes, neighbouring land uses, cultural or heritage items or features of the surrounding land. The development has been sensitively designed to respond to the natural landform and avoid significant impacts to mature trees and vegetation on the site and surrounds that contribute to the scenic quality of the locality. The subject site does not contain any heritage items and is not located within an area of historical significance. The overall development will set a desirable precedence for future works in the area.
- b) The proposed earthworks are considered to be suitable and necessary in providing a functional and liveable floor plan and basement level, without compromising the quality of the natural environment or the privacy and amenity of adjoining properties.

The form and massing of the development, including height and overall bulk and scale, is considered to achieve a uniform integration with the characteristics of the streetscape. The proposed basement car parking configuration will not generate detrimental impacts to the environment. The proposed development scheme is highly compatible with, and sympathetic to, the site conditions and will positively contribute to the visual quality of the streetscape.

4.5 CANTERBURY-BANKSTOWN DEVELOPMENT CONTROL PLAN 2023

The Canterbury-Bankstown Development Control Plan 2023 (CBDPC 2023) provides more detailed objectives and controls to guide the form of development across the Canterbury-Bankstown LGA. The development achieves the objectives for dwelling house developments under the CBDPC 2023 in the following ways:


- The final development ensures that there is adequate space for the building envelope, suitable setbacks to adjoining residential land, landscaped areas, open space, driveways, vehicle manoeuvring areas and the like.
- The proposed building design is highly compatible with the surrounding streetscape and the prevailing suburban character of the residential area.
- The final building design ensures a high level of amenity for the future residents in terms of private open space, access to sunlight and privacy.
- The proposed development will not adversely impact on the amenity of neighbouring properties in terms of visual bulk, access to sunlight and privacy.


The table below provides a compliance assessment of the proposed development against the relevant controls of the CBDPC 2023.

CANTERBURY-BANKSTOWN DEVELOPMENT CONTROL PLAN 2023

PART 2.3 – TREE MANAGEMENT		
DCP CONTROL	ASSESSMENT	COMPLIANCE
TREE MANAGEMENT		
A person must not cut down, fell, uproot, kill, poison, ringbark, burn or otherwise destroy, lop or otherwise remove a substantial part of any prescribed tree defined in clause 2.3 or carry out excavation and earthworks within the tree protection zone except with a permit from Council and subject to any conditions specified in the permit.	The proposed development does not require the removal of significant trees or vegetation. One non-significant tree is proposed to be removed from the site subject to Council approval.	Yes
PART 3.2 – PARKING		
OFF-STREET PARKING RATES		
Dwelling houses: <ul style="list-style-type: none"> 2 car spaces per 3 or more bedrooms 	Sufficient on-site car parking is proposed within the double garage.	Yes
ACCESS DRIVEWAY WIDTH AND DESIGN		
The location of driveways to properties should allow the shortest, most direct access over the nature strip from the road.	A new driveway is proposed at the site frontage of Townsend Street within a suitable location to provide direct access to the double garage.	Yes
The appropriate driveway width is dependent on the type of parking facility, whether entry and exit points are combined or separate, the frontage road type and the number of parking spaces served by the access facility.	The proposed driveway has a width of 3.16-5.6m to suitably service the double garage whilst retaining on-street car parking space within the site frontage.	Yes
Driveway widths for existing dwellings and extensions to the existing properties are assessed on their merits.	Not applicable.	N/A
BASEMENT PARKING		
Design and integrate basement parking so as not to accentuate the scale or bulk of a building, or detract from the streetscape or front setback character.	N/A	N/A
Optimise opportunities for deep soil, active street frontages, and good streetscape design, and minimise loss of street parking.	N/A	N/A
CHAPTER 5 – RESIDENTIAL ACCOMODATION 5.1 FORMER BANKSTOWN LGA		

STOREY LIMIT (NOT INCLUDING BASEMENTS)		
The storey limit for dwelling houses is two storeys	The proposed development is two storeys in form.	Yes
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 reclamation.	The proposed development has been designed to follow the natural topography of the land. As demonstrated by the Architectural Plans, the ground floor level predominately follows the natural ground level. Excavation to facilitate the ground floor level is contained to the rear of the dwelling house and will not be perceivable from the site frontage or adjoining properties. The visible garage door has been carefully positioned on the site where it follows the existing topography of the land to ensure the least visual impact. The development has been located on unconstrained land and will not generate adverse environmental impacts.	Yes
FILL		
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 on the site is not proposed to exceed 1m.	Yes
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.	Proposed excavation is contained wholly within the building envelope and will not encroach into the property boundaries.	Yes
SETBACK RESTRICTIONS		
The erection of dwelling houses is prohibited within 9m of an existing animal boarding or training establishment.	The subject site is not located within 9m of an existing animal boarding or training establishment.	Yes
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.	The proposed development is setback 7.64m on the ground floor level and 8.94m on first floor level.	Yes
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.	Not applicable.	N/A
SIDE SETBACKS		
For the portion of the building wall that has a wall height less than or equal to 7m, the minimum setback to the side boundary of the site is 0.9m.	The proposed setback is 0.9m on the ground from the side boundary. The side setback on first floor is increased to 1.5m with majority of wall height less than or equal to 7m with minor encroachment. Ensuring sides are not built right up to the neighbours.	No

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.	The proposed development is setback 1.5m on the ground floor from the side boundary. 	Yes
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.	N/A	N/A
PRIVATE OPEN SPACE		
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.	122.92m ² of private open space is provided at the rear of the dwelling house in the form of a new outdoor alfresco area, with additional landscaped open space and a swimming pool, and beyond. The proposed private open space area is accessed directly from the internal living area on the ground floor level, ensuring that the space acts as an extension of the open plan kitchen, living and dining area. The proposed location and configuration of the private open space on the site will provide a high level of amenity for future occupants whilst retaining the privacy and solar access of neighbouring properties. Fencing and landscape elements within the side and rear setbacks of the site will provide a visual and acoustic buffer to nearby buildings.	Yes
ACCESS TO SUNLIGHT		
At least one living area 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 proposed development has orientated living areas to the north to ensure these spaces receive maximum solar access.	Yes
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 Shadow Diagrams submitted with this application demonstrate that sufficient solar access is maintained to adjoining properties.	Yes
A minimum 50% of the private open space required for the dwelling house 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 Shadow Diagrams submitted with this application demonstrate that a high level of solar access is achieved to the private open space area of the proposed dwelling house due to its northerly configuration. Sufficient solar access is maintained to the private open space areas of adjoining properties.	Yes
Development should avoid overshadowing any existing solar hot water system, photovoltaic panel or other solar collector on the site and neighbouring sites.	The proposed development will not result in unreasonable overshadowing.	Yes
VISUAL PRIVACY		

Where development proposes a window that directly looks into the living area or bedroom window of an existing dwelling, the development must: a) offset the windows between dwellings to minimise overlooking; or b) provide the window with a minimum sill height of 1.5m above floor level; or c) ensure the window cannot open and has obscure glazing to a minimum height of 1.5m above floor level; or d) use another form of screening to the satisfaction of Council.	The proposed development is setback a minimum of 1.5m from the side property boundaries. The generous setback distances will ensure that windows to the ground and first floor level do not provide for direct overlooking of adjoining properties. Further, windows to the first floor level have been carefully designed, sited and feature increased sill heights where necessary to avoid direct view into habitable windows of adjoining buildings.	Yes
Where development proposes a window that directly looks into the private open space of an existing dwelling, the window does not require screening where: 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 1.5m above floor level; or c) the window has translucent glazing to a minimum height of 1.5m 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.	Due to the generous setback distances to the side and rear property boundaries as well as the design and configuration of first floor windows discussed above, windows will not provide for unreasonable overlooking of neighbouring private open space areas. 	N/A
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: a) does not have an external staircase; and b) does not exceed a width of 1.5m throughout; and c) incorporates a form of screening to the satisfaction of Council such as partially recessing the balcony into the building.	The proposed rear balcony maintains a setback of 1.5m to the side property boundaries and 11.568m to the rear boundary. The balcony does not contain an external staircase and has a width of 1.5m throughout. By achieving a 1.5m setback to the side boundaries, visual privacy issues for the rear balcony as mitigated.	Yes
Council does not allow dwelling houses to have roof-top balconies and the like.	Not proposed.	N/A
BUILDING DESIGN		
The maximum roof pitch for dwelling houses is 35 degrees.	A varied pitched roof form is proposed, with a maximum pitch of 21.26 degrees.	Yes
Council may allow dwelling houses 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.	Not proposed.	N/A
The design of dormers must: 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.	Not proposed.	N/A
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).	Not applicable.	N/A

BUILDING DESIGN (CAR PARKING)		
Development on land bounded by Birdwood Road, Bellevue Avenue and Rex Road in Georges Hall must: 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.	Not applicable.	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 to locate forward of the front building line provided: 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.	Car parking is located with the double garage that sits on the current existing level and integrated with the building design. The garage has minimal visual impact on the streetscape.	N/A
Despite clause 2.25, Council may consider a single carport forward of the front building line of an existing dwelling house solely where: a) there is no existing garage on the site; b) there is no side or rear vehicle access to the site; c) the site does not contain a heritage item or is not within a heritage conservation area or local character area; d) the site is in the vicinity of existing, approved carports on adjacent sites that are forward of the front building line; e) the maximum width of the single carport is 3m; f) it is of a simple posted design, with no side panel infill; g) there is no solid panel lift or roller shutter door proposed; h) the carport is setback a minimum 1m from the primary and secondary street frontages; i) the carport achieves a high quality design and has a roof design that is compatible with the dwelling house.	Not proposed.	N/A
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.	The visible garage door to the ground floor level has been carefully positioned on the site where the existing land architecturally integrates with the development	Yes
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:	Not proposed.	N/A

<p>i. ensuring the garage does not project more than 3 metres 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. 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 dwelling house.	The proposed development requires the removal of one non-significant tree from the front setback of the site. Street trees within the site frontage are to be retained. The development involves comprehensive site landscaping that will contribute to the landscape and visual quality of the streetscape.	Yes
<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 dwelling house and the primary street frontage; and</p> <p>b) a minimum 45% of the area between the dwelling house and the secondary street frontage; and</p> <p>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</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>	A total of 227.25m ² of landscaped area is proposed, including 97.29m ² within the site frontage. Landscape treatment is commensurate with the proposed works and will help to soften the appearance of the built form and hardstand areas, whilst contributing to the well-maintained landscape characteristic of the locality.	Yes
SWIMMING POOLS AND SPAS		
Swimming pools and spas must be located behind the front building line	The proposed swimming pool is located at the rear of the site.	Yes
The minimum setback between the waterline of swimming pools/spas and the site boundary is 1 metre.	The proposed swimming pool is setback 1m from the side boundary and 4.23m from the rear boundary.	Yes
<p>Where Council allows swimming pools/spas within 30m of the high water mark of the Georges River and its tributaries:</p> <p>a) the maximum height of the swimming pool/spa is 300mm measured above the ground level (existing); and</p> <p>b) the swimming pool/spa fence must be an open style fence</p>	Not applicable.	N/A

5 CONCLUSION

The proposed development at 91 Townsend Street, Condell Park involves the partial demolition of existing structures with alterations and additions to increase size of ground floor, and first floor, upgrade facade, add swimming pool and front fence. The intention of the proposed works is to achieve the development potential of the site and provide a form of low impact residential development that is in keeping with the built form characteristics of the streetscape and will contribute to the demand for housing in Condell Park.

The impact of the proposed development has been assessed in accordance with the provisions of Section 4.15 of the EP&A Act and is found to be satisfactory. The proposal has also been assessed against the relevant provisions of the Canterbury-Bankstown Local Environmental Plan 2023 (CBLEP 2023) and the Canterbury-Bankstown Development Control Plan 2023 (CBDP 2023) and is considered to be appropriate for the subject site for the following reasons:

- The proposed development has been sensitively designed to complement the established characteristics of buildings on the surrounding streetscape. The development features a traditional design incorporating a projecting entry feature and first floor balcony, integrated double garage, varied roof profile and a range of architectural finishes that work together seamlessly to provide articulation and visual interest.
- The proposed development provides a sufficient amount of landscaped open space and is in accordance with zoning to reflect the well-maintained landscaped setting of the area and maintain a high level of amenity and visual privacy on the site and for adjoining properties.
- The proposed development complies with the relevant guiding objectives and provisions for dwelling house development under the CBLEP 2023 including land use zoning, maximum building height, floor space ratio and earthworks.
- The proposed development complies with the guiding principles of the CBDP 2023 including car parking and access, building form and setback distances, landscaped area, solar access and private open space.

The site is therefore considered to be suitable for the proposed development and will generally have acceptable environmental, social and economic impacts on the immediate area. The proposal is unlikely to result in adverse impacts on the amenity of the locality and accordingly, the proposal is considered to be in the public interest and worthy of Council's support.