

**STATEMENT OF ENVIRONMENTAL EFFECTS**

**FOR**

**ALTERATIONS AND ADDITIONS TO THE EXISTING  
DWELLING HOUSE INCLUDING NEW DETACHED  
SIGNLE STOREY SECONDARY DWELLING**

**AT**

**72 CENTAUR STREET, REVESBY  
(LOT 10 SEC J DP 1528)**

**PREPARED BY:  
URBAN PLANNING GROUP  
Planning and Development Consultants**

**MAY 2025**

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## CONTENTS

<b>1.0</b>	<b>INTRODUCTION</b>	<b>4</b>
<b>2.0</b>	<b>DESCRIPTION OF SITE &amp; SURROUNDS</b>	<b>5</b>
<b>3.0</b>	<b>THE PROPOSAL</b>	<b>8</b>
<b>4.0</b>	<b>PLANNING CONTROLS</b>	<b>9</b>
<b>5.0</b>	<b>SECTION 4.15 (1) ASSESSMENT</b>	<b>10</b>
<b>5.1</b>	<b>Section 4.15 (1) (A) - Statutory Considerations</b>	<b>10</b>
<b>5.1.1</b>	<b>Canterbury-Bankstown Local Environmental Plan 2023 (LEP)</b>	<b>10</b>
<b>5.1.2</b>	<b>Relevant State Environmental Planning Policies</b>	<b>18</b>
<b>5.1.3</b>	<b>Draft Environmental Planning Instruments</b>	<b>22</b>
<b>5.1.4</b>	<b>Canterbury-Bankstown Development Control Plan 2023 (DCP)</b>	<b>22</b>
<b>5.2</b>	<b>Section 4.15 (1) (B) – Impact of the Development</b>	<b>43</b>
<b>5.3</b>	<b>Section 4.15 (1) (C) – Suitability of the Site</b>	<b>44</b>
<b>5.4</b>	<b>Section 4.15 (1) (D) – Any Submission Made</b>	<b>44</b>
<b>5.5</b>	<b>Section 4.15 (1) (E) – The Public Interest</b>	<b>44</b>
<b>6.0</b>	<b>CONCLUSION</b>	<b>45</b>

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## **1.0 INTRODUCTION**

This Statement of Environmental Effects (SEE) accompanies a Development Application to Canterbury-Bankstown Council for the development consent to carry out alterations and additions to the existing dwelling house including new rear two storey addition and a detached secondary dwelling at No. 72 Centaur Street, Revesby.

This SEE will seek to address a number of issues relating to the proposal including a description of the subject site, the surrounding area and the proposal. The statutory and policy requirements within which the proposal is to be considered are then set out with an assessment of the environmental impact of the proposal, undertaking by reference to Section 4.15(1) of the Environmental Planning and Assessment Act, 1979, as amended.

This SEE must be read in conjunction with the architectural plans, dated 17 February 2025 and prepared by Enoch Building Design Pty Ltd accompanied by the subject application.

The assessment demonstrates that the proposed development would be acceptable in the context of all the relevant matters for consideration.

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## 2.0 DESCRIPTION OF SITE & SURROUNDS

The subject site is located on the western side of Centaur Street in Revesby. **Figure 1** is an aerial photograph of the subject site and surrounding area. **Figure 2** is a map showing the location of the subject site.

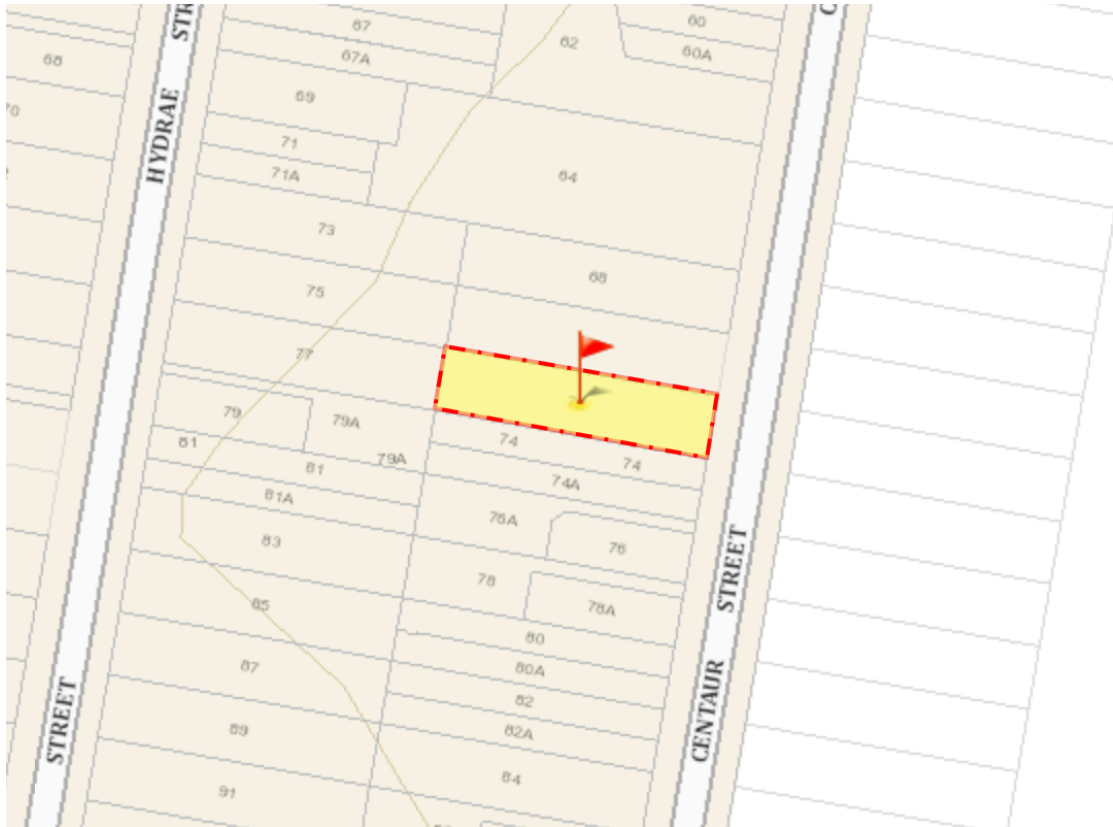
The site is currently occupied by a two storey dwelling house with a detached garage at the rear of the site. Access to the garage is available from the existing driveway along the northern side of the dwelling. The site is rectangular in shape and has a primary frontage width of 15.225m to Centaur Street, a side boundary length of 66.431m and an overall area of 1,012m<sup>2</sup>. **Figures 2 to 5** are the photos showing the existing dwelling house.

The existing development to the north at 70 Centaur Street is a multi-housing development consists of 3 x two storey dwellings. To the south at No. 74 Centaur Street is a pair of two storey semi-detached dwelling. To the rear is the rear yard of a multi-dwelling housing development fronting Hydrae Street.

The immediate locality is characteristic by predominantly low to medium density residential development comprising of one and two storey dwelling house, attached dual occupancies and multi-dwelling housing development with various architectural style.



**Figure 1: Aerial photo of the subject site and surrounding Area**  
(Source: Six Maps)



**Figure 2: Map showing the location of the subject site (marked with red flag)**

**Source: Six Maps**



**Figure 3: View of the subject property from Centaur Street (Source: Google)**





**Figure 4: View of the existing rear yard including detached garage**  
**(Source: Google)**



**Figure 5: Birdseye view of the subject site and surrounding properties**  
**(Source: Google)**

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### **3.0 THE PROPOSAL**

The proposal seeks consent for alterations and additions to the existing dwelling house including the construction of a new single storey detached secondary dwelling at the rear of the site.

The details of the proposed works are described as follows:

- Alterations and additions to the rear of the existing dwelling house including partial removal of the existing rear pergola, construction of a new two storey addition to the rear to accommodate new games room, gym room, home theatre and store room at ground floor level and study rooms, billiards room and bathrooms at first floor level.
- Demolition of the existing detached garages.
- Construction of a new single storey secondary dwelling containing two bedrooms and an open plan kitchen with dining and living area.

It should be noted that the primary intention of the proposed development is to minimise the impact to the existing dwelling house and hence the proposal is to construct a new addition to the rear of the existing dwelling.



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#### **4.0 PLANNING CONTROLS**

The proposal has been assessed in relation to compliance with the following relevant planning instruments:

- Environmental Planning and Assessment Act, 1979 (as amended)
- State Environmental Planning Policy (Sustainable Buildings) 2022
- State Environmental Planning Policy (Resilience and Hazards) 2021
- State Environmental Planning Policy (Biodiversity and Conservation) 2021
- State Environmental Planning Policy (Housing) 2021
- Canterbury-Bankstown Local Environmental Plan 2023
- Canterbury-Bankstown Development Control Plan 2023

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## **5.0 SECTION 4.15 (1) ASSESSMENT**

The following headings provide an assessment of the development application having regard to the relevant matters for consideration under Section 4.15 (1) of the Environmental Planning and Assessment Act, 1979.

### **5.1 Section 4.15 (1) (A) - Statutory Considerations**

#### **5.1.1 Canterbury-Bankstown Local Environmental Plan 2023 (LEP)**

The site is zoned R2 – Low Density Residential under the LEP. The proposed development is permissible with development consent.

The objectives of the R2 zone are as follows:

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

The proposal is considered to be consistent with the above objectives in that the character of the existing residential area will be maintained and the proposal will not result in any significant adverse impact upon the amenity of surrounding residential development or the character of the streetscape.

The following Clauses of the LEP are relevant to the subject application.

**Table 1: Relevant LEP Clauses**

<b>Clause</b>	<b>Required</b>	<b>Proposed</b>	<b>Compliance Yes/No/NA</b>
<b>2.7 – Demolition requires development consent</b>	The demolition of a building or work may be carried out only with development consent.	Refer to the demolition plan accompanied with the subject application.	Yes
<b>4.3 – Height of Buildings</b>	9m (max)	The overall height of the proposed two storey addition is approximately 8.7m. The overall height of the proposed secondary dwelling is approximately 5.2m.	Yes
<b>4.4 – Floor Space Ratio</b>	0.5:1 (max)	Proposed FSR = 0.493:1 or 499.3sqm	Yes
<b>5.4 - Controls relating to miscellaneous permissible uses</b>	(9) Secondary dwellings on land other than land in a rural zone If development for the purposes of a secondary dwelling is permitted under this Plan on land other than land in a rural zone, the total floor area of the dwelling, excluding any area used for parking, must not exceed whichever	The floor area of the proposed secondary dwelling is 59.9sqm.	Yes

	<p>of the following is the greater—</p> <p>(a) 60 square metres,</p> <p>(b) 10% of the total floor area of the principal dwelling.</p>		
<b>5.21 - Flood planning</b>	<p>(2) Development consent must not be granted to development on land the consent authority considers to be within the flood planning area unless the consent authority is satisfied the development—</p> <p>(a) is compatible with the flood function and behaviour on the land, and</p> <p>(b) will not adversely affect flood behaviour in a way that results in detrimental increases in the potential flood affectation of other development or properties, and</p> <p>(c) will not adversely affect the safe occupation and efficient evacuation of people or exceed the capacity of existing evacuation routes for the surrounding area</p>	<p>The proposed development has been designed to provide 500mm above the 1% AEP (100 year ARI) of 3.6AHD for the two storey addition to the rear of the existing dwelling house and 3.8AHD for the proposed secondary dwelling.</p>	Yes

	<p>in the event of a flood, and</p> <p>(d) incorporates appropriate measures to manage risk to life in the event of a flood, and</p> <p>(e) will not adversely affect the environment or cause avoidable erosion, siltation, destruction of riparian vegetation or a reduction in the stability of river banks or watercourses.</p> <p>(3) In deciding whether to grant development consent on land to which this clause applies, the consent authority must consider the following matters—</p> <p>(a) the impact of the development on projected changes to flood behaviour as a result of climate change,</p> <p>(b) the intended design and scale of buildings resulting from the development,</p> <p>(c) whether the development incorporates measures to minimise the risk to</p>		
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	<p>life and ensure the safe evacuation of people in the event of a flood,</p> <p>(d) the potential to modify, relocate or remove buildings resulting from development if the surrounding area is impacted by flooding or coastal erosion.</p>		
<b>6.1 – Acid Sulfate soils</b>	<p>Works within 500 metres of adjacent Class 1, 2, 3 or 4 land that is below 5 metres Australian Height Datum and by which the water table is likely to be lowered below 1 metre Australian Height Datum on adjacent Class 1, 2, 3 or 4 land.</p>	<p>In accordance with the Acid Sulfate Soil Map, the subject land is identified as Class 5 and does not involve works that is below 5m AHD and by which the water table is likely to be lowered below 1m AHD on adjacent Class 1, 2, 3 and 4 land.</p>	Yes
<b>6.2 - Earthworks</b>	<p>(2) Development consent is required for earthworks unless:</p> <p>(a) the earthworks are exempt development under this Plan or another applicable environmental planning instrument, or</p> <p>(b) the earthworks are ancillary to other development for which</p>	<p>The proposal involves excavation works to accommodate the footings for the new additions including the detached secondary dwelling. All earthworks will be carried out in accordance with the relevant standards and Council</p>	Yes

	development consent has been given.	requirements and will not result in any detrimental effect on the existing drainage patterns and soil stability in the locality. In addition, the proposed earthworks will not restrict the likely future redevelopment of the land.	
<b>6.3 - Stormwater management and water sensitive urban design</b>	(3) Development consent must not be granted to development on land to which this clause applies unless the consent authority is satisfied that the development— (a) is designed to maximise the use of water permeable surfaces on the land having regard to the soil characteristics affecting on-site infiltration of water, and (b) includes, if practicable, on-site stormwater retention for use as an alternative supply to mains water,	Refer to the stormwater management design accompanied with the subject application.	Yes

	<p>groundwater or river water, and</p> <p>(c) avoids significant adverse impacts of stormwater runoff on the land on which the development is carried out, adjoining properties and infrastructure, native bushland and receiving waters, or if the impact cannot be reasonably avoided, minimises and mitigates the impact, and</p> <p>(d) includes riparian, stormwater and flooding measures, and</p> <p>(e) is designed to incorporate the following water sensitive urban design principles—</p> <p>(i) protection and enhancement of water quality, by improving the quality of stormwater runoff from urban catchments,</p> <p>(ii) minimisation of harmful impacts of urban development on water balance and on surface and</p>		
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	<p>groundwater flow regimes,</p> <p>(iii) integration of stormwater management systems into the landscape in a way that provides multiple benefits, including water quality protection, stormwater retention and detention, public open space and recreational and visual amenity.</p>		
<b>6.9 - Essential services</b>	<p>Development consent must not be granted to development unless the consent authority is satisfied that the following services that are essential for the development are available or that adequate arrangements have been made to make them available when required—</p> <p>(a) the supply of water,</p> <p>(b) the supply of electricity,</p> <p>(c) the disposal and management of sewage,</p> <p>(d) stormwater drainage or on-site conservation,</p>	<p>The subject site is currently occupied by an existing dwelling house with access to all essential services.</p>	<p>Yes</p>

	(e) waste management, (f) suitable vehicular access.		
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## 5.1.2 Relevant State Environmental Planning Policies

### 5.1.2.1 State Environment Planning Policy (Sustainable Buildings) 2022 (SEPP BASIX)

The relevant details are provided in the table below:

**Table 2: Relevant provisions of the SEPP BASIX**

Description	Proposal	Compliance Yes/No/NA
<p><b>Chapter 2 Standards for residential development—BASIX</b></p> <p><b>2.1 Standards for BASIX development and BASIX optional development</b></p> <p>(1) Schedule 1 sets out the standards that apply to BASIX development referred to in paragraphs (a) and (b) of the definition of BASIX development in the Environmental Planning and Assessment Regulation 2021.</p> <p>(2) Schedule 2 sets out the standards that apply to—</p> <p>(a) BASIX development referred to in paragraph (c) or (d) of the definition of BASIX development in the Environmental Planning and Assessment Regulation 2021, and</p> <p>(b) BASIX optional development if the development application or the application for a complying development certificate was accompanied by a BASIX certificate.</p> <p>(3) The standard specified in Schedule 2, section 4 extends to a swimming pool or spa that has a capacity of less than 40,000L if the swimming pool or spa is part of development</p>	<p>Refer to the BASIX Certificate accompanied with the subject application.</p>	Yes



<p>referred to in paragraph (c) of the definition of BASIX development in the Environmental Planning and Assessment Regulation 2021.</p> <p>(4) A standard specified in Schedule 1 or 2 does not apply to development involving a heritage item or in a heritage conservation area to the extent that the Planning Secretary is satisfied that the development is not capable of achieving a standard because of other development controls that apply.</p> <p>(5) Development consent must not be granted to development to which the standards specified in Schedule 1 or 2 apply unless the consent authority is satisfied the embodied emissions attributable to the development have been quantified.</p>		
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#### 5.1.2.2 State Environmental Planning Policy (Resilience and Hazards) 2021

The relevant details of this SEPP are provided in the table below:

**Table 3: Relevant provisions of the SEPP Resilience and Hazards**

Description	Proposal	Compliance Yes/No/NA
<p><b>Chapter 2 Coastal Management</b></p> <p>The aim of this Policy is to promote an integrated and coordinated approach to land use planning in the coastal zone in a manner consistent with the objects of the <i>Coastal Management Act 2016</i> including the management objectives for coastal management areas.</p>	<p>The site is not mapped as being within a coastal environment area on the Coastal Management Map.</p>	<p>N/A</p>

<p><b>Chapter 4 Remediation of Land</b></p> <p>The object of this Chapter is to provide for a Statewide planning approach to the remediation of contaminated land. The aims are to promote the remediation of contaminated land for the purpose of reducing the risk of harm to human health or any other aspect of the environment.</p>	<p>Pursuant to Clause 4.6(1) considerations, the subject site has been historically used for residential purposes. As such, it is unlikely to contain any contamination and further investigation is not warranted in this case.</p>	<p>Yes</p>
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### 5.1.2.3 State Environmental Planning Policy (Housing) 2021

The relevant details of this SEPP are provided in the table below:

**Table 4: Relevant provisions of the SEPP Housing**

Section from the Housing SEPP		Compliance (Yes/No)
<p><b>Part 1 - Secondary Dwellings</b></p>	<p><b>Division 1 Preliminary</b></p> <p><b>49 Definition</b></p> <p>In this Part—</p> <p><b><i>development for the purposes of a secondary dwelling</i></b> includes the following—</p> <p>(a) the erection of, or alterations or additions to—</p> <p>(i) a secondary dwelling, or</p> <p>(ii) an ancillary structure within the meaning of Schedule 1,</p> <p>(b) alterations or additions to a principal dwelling for the purposes of a secondary dwelling.</p> <p><b><i>residential zone</i></b> means the following land use zones or an equivalent land use zone—</p> <p>(a) Zone R1 General Residential,</p> <p>(b) Zone R2 Low Density Residential,</p> <p>(c) Zone R3 Medium Density Residential,</p> <p>(d) Zone R4 High Density Residential,</p>	<p>Yes</p>

	(e) Zone R5 Large Lot Residential.	
	<b>50 Application of Part</b> This Part applies to development for the purposes of a secondary dwelling on land in a residential zone if development for the purposes of a dwelling house is permissible on the land under another environmental planning instrument.	Yes
	<b>51 No subdivision</b> Development consent must not be granted for the subdivision of a lot on which development has been carried out under this Part.	Yes
	<b>Division 2 Secondary dwellings permitted with consent</b> <b>52 Development may be carried out with consent</b> (1) Development to which this Part applies may be carried out with consent. (2) Development consent must not be granted for development to which this Part applies unless— (a) no dwellings, other than the principal dwelling and the secondary dwelling, will be located on the land, and (b) the total floor area of the principal dwelling and the secondary dwelling is no more than the maximum floor area permitted for a dwelling house on the land under another environmental planning instrument, and (c) the total floor area of the secondary dwelling is— (i) no more than 60m <sup>2</sup> , or (ii) if a greater floor area is permitted for a secondary dwelling on the land under another environmental planning instrument—the greater floor area.	Yes. The floor area of the proposed secondary dwelling is approximately 59.9sqm and complies with the maximum floor space ratio allowed for the subject site.

	<p><b>53 Non-discretionary development standards—the Act, s 4.15</b></p> <p>(1) The object of this section is to identify development standards for particular matters relating to development for the purposes of a secondary dwelling that, if complied with, prevent the consent authority from requiring more onerous standards for the matters.</p> <p>Note—</p> <p>See the Act, section 4.15(3), which does not prevent development consent being granted if a non-discretionary development standard is not complied with.</p> <p>(2) The following are non-discretionary development standards in relation to the carrying out of development to which this Part applies—</p> <p>(a) for a detached secondary dwelling—a minimum site area of 450m<sup>2</sup>,</p> <p>(b) the number of parking spaces provided on the site is the same as the number of parking spaces provided on the site immediately before the development is carried out.</p>	Yes
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### 5.1.3 Draft Environmental Planning Instruments

None applicable.

### 5.1.4 Canterbury-Bankstown Development Control Plan 2023 (DCP)

The DCP provides the detailed design intent, performance criteria and controls for various types of development within Canterbury-Bankstown Local Government Area including residential accommodation. The proposal's compliance and non-compliances with the relevant DCP controls are summarised below including the relevant table:

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## **Chapter 2.2 Flood Risk Management – Former Bankstown LGA (All Flood Risk Sites)**

As noted above, the proposed development has been designed to minimise potential flood risks by ensuring the proposed floor levels of the new two storey additions and new secondary dwelling are provided with 500mm freeboard above the 1% AEP (1 in 100year) flood level.

## **Chapter 3.2 Parking**

The existing garages fronting Centaur Street remains unaltered. No additional parking is provided or required for the proposed secondary dwelling.

## **Chapter 3.3 Waste Management**

The existing waste bin area remains unaltered.

## **Chapter 3.7 Landscape**

The existing landscape area remains largely unaltered and no removal of existing trees required as part of the proposed development.

**Table 4: Relevant DCP controls**

<b>Chapter 5 – Residential Accommodation Chapter 5.1 – Former Bankstown LGA Section 2 – Dwelling Houses</b>			
	<b>Requirement</b>	<b>Proposed</b>	<b>Compliance (Yes/No/NA)</b>
<b>Section 2 – Dwelling Houses</b>	2.1 The storey limit for dwelling houses is two storeys.	The proposed addition to the rear of the existing dwelling house is two storey in height.	Yes
	2.2 The siting of dwelling houses and landscape works must be compatible	The proposed rear additions have been designed to remain compatible	Yes



	<p>with the existing slope and contours of the site and any adjoining sites.</p> <p>Council does not allow any development that involves elevated platforms on columns; or excessive or unnecessary terracing, rock excavation, retaining walls or reclamation.</p>	<p>with the existing slope and contours of the site and adjoining land.</p> <p>No excavation other than for the required footings to support the proposed development is proposed.</p>	
	<p>2.5 The erection of dwelling houses is prohibited within 9m of an existing animal boarding or training establishment.</p>	<p>Not applicable as there is no animal boarding or training establishment in the vicinity of the subject site.</p>	<p>N/A</p>
	<p>2.6 The minimum setback for a building wall to the primary street frontage is:</p> <p>(a) 5.5m for the first storey (i.e. the ground floor); and</p> <p>(b) 6.5m for the second storey.</p>	<p>The existing front setback remains unaltered.</p>	<p>N/A</p>
	<p>2.8 For the portion of the building wall that has a wall height less than or equal to 7m, the minimum setback to</p>	<p>The overall wall height is less than 7m and the side setback of the proposed rear addition is 1.5m</p>	<p>Yes</p>

	the side boundary of the site is 0.9m.	from the southern side boundary and 3.555m from the northern side boundary.	
	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.	Not applicable.	N/A
	2.11 Dwelling houses must provide a minimum 80m <sup>2</sup> 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.	Approximately 125sqm of private open space is provided at the rear of the site to be shared by the principal and secondary dwellings.	Yes

	<p>2.12 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.</p>	<p>The existing living area within the front portion of the existing dwelling house will continue to receive at least 3 hours of direct sunlight between 8am and 4pm at the mid-winter solstice.</p>	<p><input checked="" type="checkbox"/> Yes</p>
	<p>2.13 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.</p>	<p>The north facing living room window of No. 74 Centaur Street will continue to receive the same level of direct sunlight from 8am onwards till 1pm.</p>	<p>Yes</p>

	<p>2.14 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.</p>	<p>As shown on the shadow diagrams, at least 50% of the private open space of the subject and adjoining sites will continue to receive at least 3 hours of direct sunlight between 9am and 3pm at the mid-winter solstice, which means the private open space will get equal or greater amount of direct sunlight between 9am and 5pm at the equinox.</p>	<p>Yes</p>
	<p>2.15 Development should avoid overshadowing any existing solar hot water system, photovoltaic panel or other solar collector on the site and neighbouring sites.</p>	<p>It appears no solar panels have been installed on the roof of No. 74 Centaur Street.</p>	<p>N/A</p>
	<p>2.16 Where development proposes a window that directly looks</p>	<p>All habitable room windows and rear balcony at first floor level are</p>	<p>Yes</p>

	<p>into the living area or bedroom window of an existing dwelling, the development must:</p> <p>(a) offset the windows between dwellings to minimise overlooking; or</p> <p>(b) provide the window with a minimum sill height of 1.5m above floor level; or</p> <p>(c) ensure the window cannot open and has obscure glazing to a minimum height of 1.5m above floor level; or</p> <p>(d) use another form of screening to the satisfaction of Council.</p>	<p>provided with appropriate privacy measures such as raised sill height and privacy screens.</p>	
	<p>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:</p> <p>(a) the window is to a bedroom, bathroom, toilet,</p>	<p>See comments above.</p>	<p>Yes</p>



	<p>laundry, storage room, or other non-habitable room; or</p> <p>(b) the window has a minimum sill height of 1.5m above floor level; or</p> <p>(c) the window has translucent glazing to a minimum height of 1.5m above floor level; or</p> <p>(d) the window is designed to prevent overlooking of more than 50% of the private open space of a lower-level or adjoining dwelling.</p>		
	<p>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:</p> <p>(a) does not have an external staircase; and</p> <p>(b) does not exceed a width of 1.5m throughout; and</p>	See comments above	Yes

	(c) incorporates a form of screening to the satisfaction of Council such as partially recessing the balcony into the building.		
	2.19 Council does not allow dwelling houses to have roof-top balconies and the like.	Not applicable	N/A
	2.20 The maximum roof pitch for dwelling houses is 35 degrees.	The roof pitch of the proposed addition is 20 degree.	Yes
	2.21 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 applicable	N/A

	<p>2.22 The design of dormers must:</p> <p>(a) be compatible with the form and pitch of the roof; and</p> <p>(b) must not project above the ridgeline of the main roof; and</p> <p>(c) must not exceed a width of 2m; and</p> <p>(d) the number of dormers must not dominate the roof plane.</p>	Not applicable	N/A
	<p>2.29 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.</p>	The proposal does not involve removal of existing trees.	N/A
	<p>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-</p>	<p>The landscape area within the front setback zone remains unaltered.</p> <p>The entire area between the main dwelling house and the proposed</p>	Yes

	<p>Bankstown (refer to the Landscape Guide for a list of suitable species):</p> <p>(a) (b) (c)</p> <p>(d)</p> <p>a minimum 45% of the area between the dwelling house and the primary street frontage; and a minimum 45% of the area between the dwelling house and the secondary street frontage; and 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 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>secondary dwelling is provided with appropriate landscaping.</p>	
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<b>Section 3 – Secondary Dwellings</b>	3.1 A secondary dwelling is permissible on a site with a minimum lot size of 450m.	The subject site area is 1,012sqm.	Yes
	3.2 Council must not consent to development for the purpose of secondary dwellings unless: (a) (b) 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 the total floor area of the secondary dwelling is no more than 60m <sup>2</sup> 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.	As noted above, the floor area of the proposed secondary dwelling is 59.9sqm.	Yes

	3.3 The storey limit for attached secondary dwellings is two storeys.	The proposed secondary dwelling is single storey.	Yes
	3.4 The storey limit for detached secondary dwellings is single storey and the maximum wall height is 3m.	The overall wall height is up to 3.63m.	<p>Partial non-compliance.</p> <p>The non-compliance is due to the need to increase the floor level to comply with the flood risk requirement. Notwithstanding, the non-compliance is relatively minor and with the setbacks proposed from the side and rear boundaries, the potential impact on the adjoining neighbours would be minimised.</p>
	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	The proposed secondary dwelling is to be built above the existing ground levels.	Yes

	involves elevated platforms on columns; or excessive or unnecessary terracing, rock excavation, retaining walls or reclamation.		
	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.	Not applicable	N/A
	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) of an adjoining site. For the purposes of this clause, the ground floor perimeter	Not applicable	N/A

	includes the front porch.		
	3.8 The erection of secondary dwellings is prohibited within 9m of an existing animal boarding or training establishment.	Not applicable	N/A
	3.9 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 secondary dwelling is located at the rear of the site.	N/A
	3.10 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
	3.11 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 site is 0.9m.	The proposed secondary dwelling is setback at least 1.2m from the northern side boundary and 920mm from the rear boundary.	Yes



	3.12 For the portion of the building wall that has a wall height greater than 7m, the minimum setback to the side and rear boundaries of the site is 1.5m.	Not applicable	N/A
	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.	The proposal remain compliance with the landscape area and private open space controls.	Yes
	3.14 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 proposal provides a west facing window to the living area of the proposed secondary dwelling. Additional skylight can be provided if required by Council.	Yes
	3.15 At least one living area of a dwelling on an adjoining site must receive a minimum	As noted previously, the living area of the adjoining site will continue to	Yes

	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.	receive at least 3 hours of sunlight between 8am and 4pm at the mid-winter solstice.	
	3.16 A minimum 50% of the private open space required for the principal dwelling on the site 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	As shown on the shadow diagrams, at least 50% of the private open space of the subject and adjoining sites will continue to receive at least 3 hours of direct sunlight between 9am and 3pm at the mid-winter solstice, which means the private open space will get equal or greater amount of direct sunlight between 9am and 5pm at the equinox.	Yes

	the affected private open space.		
	3.17 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 secondary dwelling is single storey in height and is unlikely to overlook into the neighbouring properties. Notwithstanding, additional privacy measures can be provided if required.	Yes
	3.18 Where development proposes a window that directly looks into the private open space of an existing	See comments above.	Yes

	<p>dwelling, the window does not require screening where:</p> <p>(a) the window is to a bedroom, bathroom, toilet, laundry, storage room, or other non-habitable room; or</p> <p>(b) the window has a minimum sill height of 1.5m above floor level; or</p> <p>(c) the window has translucent glazing to a minimum height of 1.5m above floor level; or</p> <p>(d) the window is designed to prevent overlooking of more than 50% of the private open space of a lower-level or adjoining dwelling.</p>		
	<p>3.19 Council may allow attached secondary dwellings 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>	Not applicable	N/A

	<p>(a) (b) does not have an external staircase; and does not exceed a width of 1.5m throughout; and</p> <p>(c) incorporates a form of screening to the satisfaction of Council such as partially recessing the balcony into the building.</p>		
	3.20 Council does not allow secondary dwellings to have roof-top balconies and the like.	Not applicable	N/A
	3.21 The maximum roof pitch for attached secondary dwellings is 35 degrees.	The roof pitch of the proposed secondary dwelling is 20 degree.	Yes
	<p>3.22 Council may allow attached secondary dwellings to have an attic provided the attic design:</p> <p>(a) accommodates no more than two small rooms (for the purposes of a bedroom and/or study) and a bathroom plus an</p>	Not applicable	N/A

	internal link to the storey below; and (b) ensures the attic does not give the external appearance of a storey.		
	3.23 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 applicable	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.	The roof pitch of the proposed secondary dwelling is 20 degree.	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	Not applicable	N/A

	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.	Not applicable	N/A
	3.27 Secondary dwellings must not result in the principal dwelling on the site having less than the required car parking spaces.	The existing car parking spaces for the principal dwelling remain unaltered.	Yes
	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.	The proposal does not involve removal of existing trees.	Yes

## 5.2 Section 4.15 (1) (B) – Impact of the Development

The proposal will not result in any adverse impact upon the amenity of the adjoining development and the character of the streetscape.

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### **5.3 Section 4.15 (1) (C) – Suitability of the Site**

The proposed development is permissible in the R2 – Low Density Residential zone under Canterbury-Bankstown Local Environmental Plan 2023. There are no environmental constraints on the site that would impede the proposal or render it unsuitable for the site.

### **5.4 Section 4.15 (1) (D) – Any Submission Made**

None applicable.

### **5.5 Section 4.15 (1) (E) – The Public Interest**

The proposal will not give rise to any significant environmental impacts on adjoining properties in terms of excessive overshadowing, loss of visual and acoustic privacy, or views and will not adversely impact the visual amenity and character of the streetscape. Accordingly, the proposal is considered to be in the public interest.



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## **6.0 CONCLUSION**

The proposed development has been assessed against the provisions of Section 4.15 (1) of the Environmental Planning and Assessment Act, 1979 and all relevant environmental planning instruments.

The proposal is permissible pursuant to Canterbury-Bankstown Local Environmental Plan 2023 and is consistent with the relevant objectives of R2 – Low Density Residential zone and has also been designed to comply with the relevant assessment criteria of the Canterbury-Bankstown Development Control Plan 2023.

The proposal will not result in any significant adverse impacts upon the character of the locality and the amenity of the neighbouring residential properties in terms of overshadowing, loss of privacy and views, or visual bulk and scale.

Having regard to the merits of the proposal and in the absence of any adverse environmental impacts upon the amenity of the adjoining development and character of the locality, the proposal is considered appropriate and is submitted to Council for favourable consideration.