

# STATEMENT OF ENVIRONMENTAL EFFECTS

FOR A LOW IMPACT RESIDENTIAL DEVELOPMENT AT

## **‘REVESBY’**

LOT 8 DP 24338  
8 HADDON CRESENT, REVESBY  
FOR  
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Prepared By  
**NLAS Designs**

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**REVISION CONTROL**

<b>Revision</b>	<b>Date</b>	<b>Comment</b>	<b>Approved</b>
A	May 25	Development Application	SK

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## STATEMENT OF ENVIRONMENTAL EFFECTS

### 1.0 INTRODUCTION

This Statement of Environmental Effects has been prepared by NLAS Designs to accompany the Development Application which includes the demolition of existing structure(s) and the construction of a Dual Occupancy with associated secondary dwellings at No. 8 Haddon Cres, Revesby ( Lot 8, DP24388)

The aim of the proposal is to develop the site as a low impact and low scale development sympathetic to it's surrounding context.

The objective of this statement is to outline the merits of the development proposal whilst demonstrating compliance with the provisions of relevant environmental planning instruments and development control plans applicable to the site.

The subject site falls within the land affected by both the Canterbury Bankstown Local Environmental Plan 2023 and the planning provisions set out in Canterbury Bankstown Development Control Plan, Chapter 5 –Residential Accommodation. 5.1 Former Bankstown LGA.

This statement is to be read in conjunction with the following plans and reports which form part of the Development Application documents:

- Architectural Plans Elevations and Sections, Floor Area calculations, Shadow diagrams + 3D renders
- Survey Plan prepared by C&A Surveyors
- Stormwater/Drainage proposal by Civil & Stormwater Engineering Services
- BASIX Certificate
- Landscape Plan prepared by Vision Dynamics
- Quantity Surveyor Report prepared by Construction Consultants Pty Ltd
- Construction Waste Management Plan ( Council Form )

## 2.0 THE SITE

The subject site has an area of 955m<sup>2</sup> square metres and located in Revesby which forms part of the City of Canterbury Bankstown local government area, New South Wales. Revesby, is a suburb located 22 kilometres south-west of the Sydney central business district and forms part of the South-western Sydney region.

The subject site is located at the end of a Cul-de-sac. The existing development surrounding the site is 1-2 storey residential homes. The subject site has a North East & South West aspect characterised by a minor change in grade from a high point of approximately RL29.3 metres (rear boundary) to a low point of 28.8 metres (front boundary).

The land is generally rectangular in shape and has a 15.24m street frontage along the eastern boundary and 61-68m to its northern and southern boundaries. The site is currently occupied with a two storey home and associated garage/shed structures. The proposal includes the demolition of all existing structure(s) and the construction of a Dual Occupancy with associated secondary dwellings to the rear of the property subject to Council Consent.

The proposed residential development will provide a high-quality outdoor environment with minimal impact on the amenity of the adjoining neighbours. The land does not include or comprise a critical habitat and it is not listed as a conservation area. No significant environmental features, threatened species or Aboriginal relics, identified under the Threatened Species Conservation Act, 1995, or the National Parks Act have been identified on the subject land.

The land is not located in a heritage conservation area under the provisions of the Canterbury Bankstown Local Environmental Plan 2023 and is not listed as a heritage item. The land is not affected by road widening, flood inundation or identified to be bush fire prone land.



Figure 1. Aerial view of subject site

### 3.0 PROPOSAL IN DETAIL

The subject site is located in Revesby, zoned R2 (Low Density Residential ) under Canterbury Bankstown Local Environmental Plan 2023. The site is approximately 955m<sup>2</sup> with a 15.24 metre street frontage. The site is generally flat and regular in shape and is located at the end of Haddon Crescent a Cul-de-sac street.

#### **Compliance with Canterbury Bankstown Local Environment Plan 2023**

##### **Part 2 Permitted & Prohibited development:**

##### **Objectives of Zone R2 Low Density Residential**

- 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

**Permitted with consent:** Dual Occupancies & Secondary Dwellings.

**Compliance :** The proposal complies with the objectives outlines above and the proposal uses are permissible under the R2 zoning.

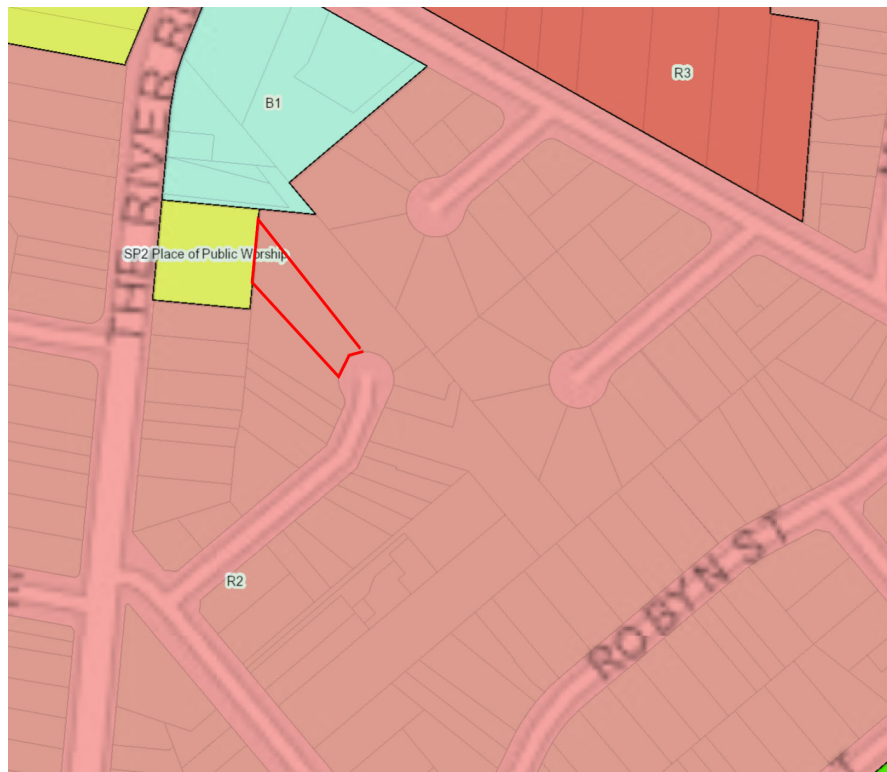


Figure 2 - Land Zoning Map Sheet LZN\_002 – Bankstown Council LEP 2015



The site is currently occupied with a two storey home and associated garage structures. To the north boundary there is an existing multi- housing development 7 Haddon Crescent and to the southern boundary is an existing single storey dwelling 9 Haddon Crescent. (Refer to Figure 3). There are a number of existing dual occupancy properties located in close proximity to the subject site including 3, 4, 6 & 10 Haddon Cres.

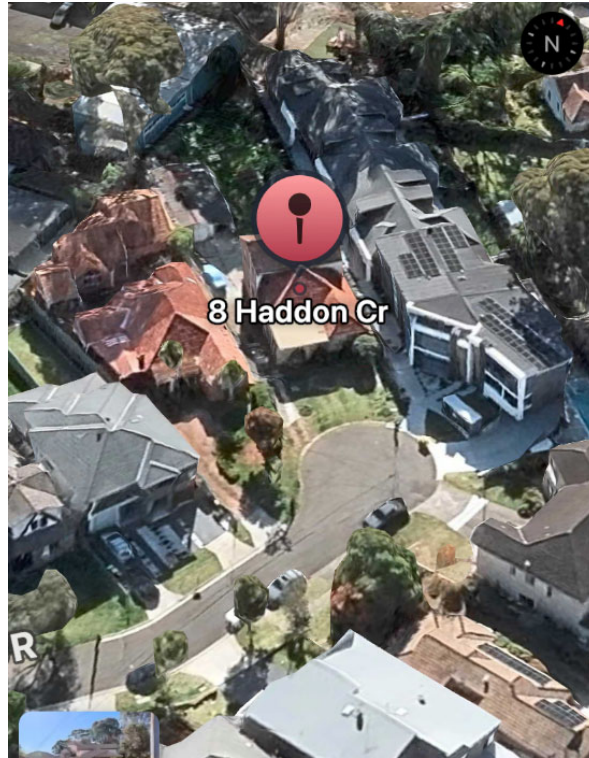


Figure 3. Context Plan. (Subject site and neighbouring dwellings)



Figure 4. No 10 Haddon Cres, Revesby (Existing Dual Occupancy)



Figure 5. No:6, 4 & 3 Haddon Cres, Revesby ( Existing Dual Occupancies)

The proposed dual occupancy on the subject site is in keeping with the character and locality of the immediate area. The proposal is consistent with Council's definition of dual occupancy and the prevailing low density character of the suburban neighbourhood.

Vehicular access and entry is proposed from Haddon Crescent. Each dwelling will be accommodated with 1 allocated car parking spaces in the form of a garage with adequate parking space for an additional vehicular space in front of the garages. Garages have been setback in accordance with Council's front setback controls ( 5.5m). The proposed secondary dwellings at the rear of the property are both 1 bedroom granny flats and no parking provision has been provided for these dwellings on site.

Dedicated entry pathways are provided to each lot from the front boundary integrated with landscape, fencing and mailboxes. Deep soil zones are provided to the front of Lot 1 & 2 for sufficient landscaping and accommodating council's requirement for a 75L tree to the front of the building line (refer to Landscape plan appended to Development Application).

Rear yards are oriented to the northwest to maximise solar access with ample P.O.S provided at ground level exceeding Council's minimum **80m<sup>2</sup>** requirement per dwelling. Living, dining and bedrooms open directly to the rear yards with Alfresco Living of the main living areas. Bi-fold/stacker doors are proposed to the rear of the development to encourage indoor and outdoor living where the alfresco area is an extension of the main living areas. Internal courtyard introduced to Lot 1 & 2 help create a connection to the outdoors while bringing more light and air inside. These areas contribute to the PPOS for each dwelling & Deep Soil.

Buildings setbacks comply with Council minimum rear and side setbacks providing good building separation between neighbouring properties. A pedestrian access way is proposed to each dwelling. Landscaping will complement the entry experience to each home through the means of planter beds and planter boxes integrated into the built form.



## Part 4.1A Minimum lot sizes and special provisions for dual occupancies

### Objectives:

- to ensure lots are large enough to accommodate proposed dwellings, setbacks to adjoining land, private open space and landscaped areas, driveways and vehicle manoeuvring areas,
- to ensure lots are large enough to protect special attributes, including natural or cultural features, heritage items, heritage conservation areas, trees and natural topographical features,
- to minimise the likely adverse impact of development on the amenity of the area

### Applicable Controls:

(2) 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 Clause Application Map unless—

- the lot is at least—
  - for dual occupancies (attached)—500m<sup>2</sup>, and
  - for dual occupancies (detached)—700m<sup>2</sup>, and
- the width of the lot at the front building line is at least—
  - for dual occupancies (attached)—15m, and
  - for dual occupancies (detached)—20m, and
- each dwelling will have a frontage to a road.

**Compliance:** The proposal achieves compliance with the above LEP control. The subject site has a site area of 955m<sup>2</sup> and a width of 15.24m with each dwelling consisting of a frontage to Haddon Crescent.

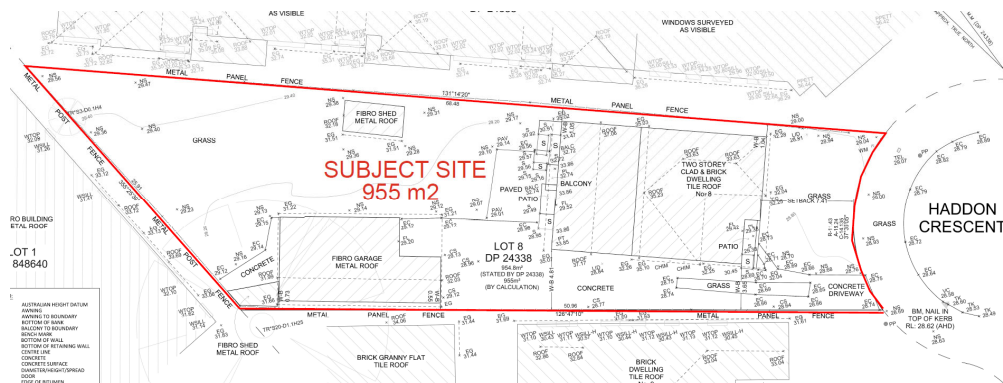


Figure 6. – Site area of subject site is 955m<sup>2</sup> in accordance with latest survey plan provided by C&A surveyors.

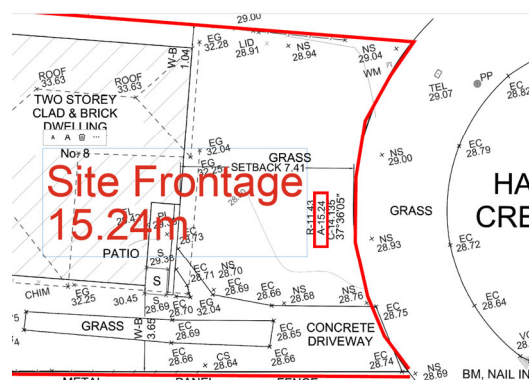


Figure 7 – The Subject site has a site frontage of 15.24m as identified on the survey Plan prepared by C&A Surveyors

(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 Clause Application Map unless each resulting lot will be at least—

- (a) for dual occupancies (attached)—250m<sup>2</sup>, and
- (b) for dual occupancies (detached)—350m

**Compliance:** The proposal achieves compliance with the above LEP control. The site is proposed to be subdivided into 2 lots. Each lot will have a site area greater than 250m<sup>2</sup>. Refer to indicative subdivision plan appended to DA submission

### 4.3 Height of buildings

(1) The objectives of this clause are as follows—

- (a) to establish the height of development consistent with the character, amenity and landform of the area in which the development will be located,
- (b) to maintain the prevailing suburban character and amenity by limiting the height of development to a maximum of 2 storeys in Zone R2,
- (c) to provide appropriate height transitions between development, particularly at zone boundaries,
- (d) to minimise overshadowing to existing buildings and open space,
- (e) to minimise the visual impact of development on heritage items and heritage conservation areas,
- (f) to support building design that contributes positively to the streetscape and visual amenity of an area

### Applicable LEP Controls

2) The height of a building on any land is not to exceed the maximum height shown for the land on the Height of Buildings Map



Figure 8. – LEP HOB map & Subject Site

**Compliance:** The proposal consists of single and double storey structs The proposal does not exceed the 9m LEP height control.

Applicable LEP Contorl

2B) The maximum wall height for a secondary dwelling that is not attached to the principal dwelling in Zone R2 on land identified as “Area 1” on the Clause Application Map is 3m

**Compliance:** The proposal achieves compliance with the above LEP control. The proposed detached secondary dwellings are single storey with a maximum wall height of 3m.

#### 4.4 Floor space ratio

(1) The objectives of this clause are as follows—

- (a) to establish the bulk and maximum density of development consistent with the character, amenity and capacity of the area in which the development will be located,
- (b) to ensure the bulk of non-residential development in or adjoining a residential zone is compatible with the prevailing suburban character and amenity of the residential zone,
- (c) to encourage lot consolidations in commercial centres to facilitate higher quality built form and urban design outcomes,
- (d) to establish the maximum floor space available for development, taking into account the availability of infrastructure and the generation of vehicular and pedestrian traffic,
- (e) to provide a suitable balance between landscaping and built form in residential areas

#### Applicable Control

(2) The maximum floor space ratio for a building on any land is not to exceed the floor space ratio shown for the land on the Floor Space Ratio Map.



Figure 8. – LEP FSR map & subject site

**Compliance:** The Gross Floor Area for the development complies with the above clause with a maximum GFA of 477.5m<sup>2</sup> (50% of total Site area.). Refer to GFA area calculations appended to DA submission.

#### 4.0 CONSIDERATION OF APPLICABLE STATUTORY CONTROLS AND POLICIES

This section of the statement outlines the relevant environmental planning instruments and development control plans applying to the site, and the matters for consideration applicable to the site and the proposed development. The subject site falls within the land affected by both the Canterbury Bankstown Local Environmental Plan 2023 and the planning provisions set out in Canterbury Bankstown Development Control Plan 2023 .

The development controls in this DCP apply to all forms of residential development, including dwelling-houses and dual occupancy development. The controls where relevant have been used as a basis to assess the potential impacts of the proposal to its surrounds

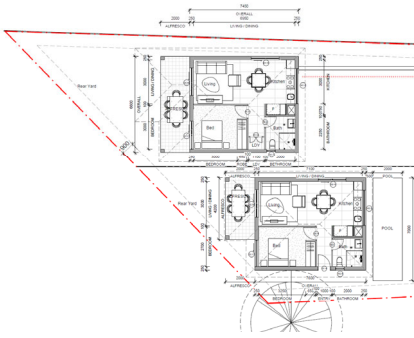
#### COMPLIANCE TABLE

<b>Canterbury Bankstown Development Control Plan 2023</b>		
<b>SECTION 3 – SECONDARY DWELLING</b>		
<b>DCP Provision</b>	<b>Compliance (Y/N)</b>	<b>Comment</b>
<b>Objectives</b>		
<b>O1</b> To ensure secondary dwellings are established in conjunction with the principal dwelling on the same site.	<b>Yes</b>	Each Secondary dwelling will be established in conjunction with the principle Lot.
<b>O2</b> To ensure the building form is subservient to the principal dwelling on the same site in terms of visual bulk and scale.	<b>Yes</b>	Proposed Secondary dwelling will be located at the rear of each Lot ensuring they are not visible from the street and are single level with roof forms compatible with residential development of this kind.
<b>O3</b> To ensure the building form, building design and setbacks of secondary dwellings are compatible with the prevailing suburban character of the residential areas.	<b>Yes</b>	Building designs conform to the locality of the prevailing area and are singular in form.
<b>O4</b> To ensure the building form, building design, room sizes and internal layout of secondary dwellings provide appropriate amenity to residents in terms of private open space, access to sunlight, privacy and useability.	<b>Yes</b>	Each secondary dwelling is designed to ensure solar access is provided to internal living areas and PPOS. PPOS is provided in the form of rear yards and Alfresco areas providing shade during the hot summer months and rain protection in the colder months.
<b>O5</b> To ensure the building form and building design of secondary dwellings do not adversely impact on the amenity of neighbouring sites in terms of visual bulk, access to sunlight and privacy.	<b>Yes</b>	The proposed secondary dwellings have been located to the rear of the site to ensure minimal impact to neighbouring sites. Windows have been carefully placed and positioned to minimize visual impact and each dwelling is a single level form to address the visual bulk
<b>O6</b> To ensure the size, location and design of private open spaces provide appropriate amenity to residents in terms of useability, access to sunlight, privacy and landscape.	<b>Yes</b>	Refer to Shadow Analysis Diagrams appended to DA Submission.



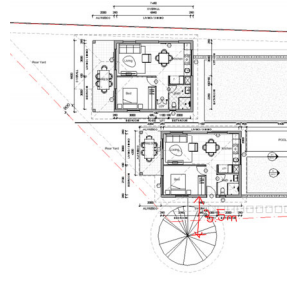
<b>07</b> To ensure the landscape design contributes to a high quality streetscape and amenity.	<b>NA</b>	The secondary dwellings are located to the rear of the property and cannot be seen <b>from</b> the streetscape. A landscape plan has been prepared which forms part of this DA submission and the secondary dwellings are considered in the overall landscape design of the proposal.
<b>08</b> To provide deep soil zones to allow for and support healthy plant and tree growth.	<b>Yes</b>	Deep soil zones are provided for each Secondary dwelling which also form part of the PPOS requirements. All Deep soil zones are true deep soil areas with no substructure below
<b>09</b> To ensure the building form of secondary dwellings in the foreshore protection area preserves the existing topography, land and rock formations, and the unique ecology of natural bushland and mangrove areas.	<b>NA</b>	The subject site does not fall within a Foreshore Protection Area.
<b>Development Controls</b>		
<b>Lot size</b>  <b>3.1</b> A secondary dwelling is permissible on a site with a minimum lot size of 450m2 .	<b>Yes</b>	The overall site areas of the subject site is 955m2. The proposal seeks to subdivide the site into 2 lots each comprising a lots size in excess of 450m2.
<b>Site cover</b>  <b>3.2</b> Council must not consent to development for the purpose of secondary dwellings unless:  (a) the total floor area of the principal dwelling and the secondary dwelling is no more than the maximum floor area allowed for a dwelling house on the land under an environmental planning instrument; and (b) the total floor area of the secondary dwelling is no more than 60m2 or, if a greater floor area is permitted in respect of a secondary dwelling on the land under an environmental planning instrument, that greater floor area.	<b>Yes</b>	Refer to Gross Floor Area Plans appended to DA submission.  (a) The subject site has a FSR control of 0.5:1. The proposal complies with this control with Overall GFA of 477.5m2 (b) Each secondary dwelling is a 1 Bedroom granny flat and are below 60m2 in floor area. Each secondary dwelling is approximately 40m2 is area comprising 1 bedroom.
<b>Storey limit (not including basements)</b>  <b>3.3</b> The storey limit for attached secondary dwellings is two storeys.  <b>3.4</b> The storey limit for detached secondary dwellings is single storey and the maximum wall height is 3m.  <b>3.5</b> The siting of secondary dwellings and landscape works must be compatible with the existing slope and contours of the site and any adjoining sites. Council does not allow any development that involves elevated platforms on columns; or excessive or unnecessary terracing, rock excavation, retaining walls or	<b>Yes</b>	Each secondary dwelling is 1 storey in height with a maximum wall height of no more than 3m.  The site is generally flat and each dwelling will sit on a raft slab that is generally consistent with the existing ground levels .

reclamation.		
<b>Fill</b>  <b>3.6</b> 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.  <b>3.7</b> 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 includes the front porch.	N/A	In accordance with the proposed stormwater design for the proposal ( refer to stormwater plans appended to this DA application) Minimal fill is proposed. The stormwater design relies on gravity drained system. New ground levels are proposed and do not exceed heights 600mm over existing ground levels. (Refer to architectural floor plans for further information)
<b>Setback restrictions</b>  <b>3.8</b> The erection of secondary dwellings is prohibited within 9m of an existing animal boarding or training establishment.	N/A	The subject site is located in a primarily residential neighborhood.
<b>Street setbacks</b>  <b>3.9</b> 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.  <b>3.10</b> 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.	NA	Secondary dwellings are located to the rear of the property
<b>Side and rear setbacks</b>  <b>3.11</b> 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.  <b>3.12</b> 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.	Yes	Each dwelling is setback in excess of 0.9m to the side boundaries. Each Dwelling is single storey with a wall height not exceeding 3m.
<b>Private open space</b>  <b>3.13</b> Secondary dwellings must not result in the principal dwelling on the site having less than the required landscaped area and private open space.	Yes	Each secondary dwelling has been allocated its own PPOS which does not reduced the overall PPOS and Landscape area of each principal Lot.
<b>Access to sunlight</b>  <b>3.14</b> 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	Yes	Refer to Solar Diagrams appended to DA Submission

<p>source of sunlight to the living areas.</p> <p><b>3.15</b> 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><b>3.16</b> 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 the affected private open space.</p>		
<p><b>Visual privacy</b></p> <p><b>3.17</b> Where development proposes a window that directly looks into the living area or bedroom window of an existing dwelling, the development must:</p> <ul style="list-style-type: none"> <li>(a) offset the windows between dwellings to minimise overlooking; or</li> <li>(b) provide the window with a minimum sill height of 1.5m above floor level; or</li> <li>(c) ensure the window cannot open and has obscure glazing to a minimum height of 1.5m above floor level; or</li> <li>(d) use another form of screening to the satisfaction of Council.</li> </ul> <p><b>3.18</b> 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> <ul style="list-style-type: none"> <li>(a) the window is to a bedroom, bathroom, toilet, laundry, storage room, or other non-habitable room; or</li> <li>(b) the window has a minimum sill height of 1.5m above floor level; or</li> <li>(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.</li> </ul> <p><b>3.19</b> 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> <ul style="list-style-type: none"> <li>(a) does not have an external staircase; and</li> <li>(b) does not exceed a width of 1.5m throughout; and</li> <li>(c) incorporates a form of screening to the</li> </ul>	<p><b>Yes</b></p>	<p><b>3.17</b> Each secondary dwelling is offset from one another. Window placement and locations are considered to ensure windows do not oppose one another and are offset to mitigate concerns around privacy and acoustics.</p>  <p><b>3.18</b> The secondary dwellings are located to the rear of the property. The dwellings are single storey and 1.8m fences will separate the two properties and the neighboring properties.</p> <p><b>3.19</b> Not applicable. Secondary dwelling are proposed to be detached from one another.</p> <p><b>3.20</b> – No Rooftop balconies proposed to secondary dwellings</p>

<p>satisfaction of Council such as partially recessing the balcony into the building.</p> <p><b>3.20</b> Council does not allow secondary dwellings to have roof-top balconies and the like.</p>		
<p><b>Building design</b></p> <p><b>3.21</b> The maximum roof pitch for attached secondary dwellings is 35 degrees.</p> <p><b>3.22</b> 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 internal link to the storey below; and</p> <p>(b) ensures the attic does not give the external appearance of a storey.</p> <p><b>3.23</b> 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> <p><b>3.24</b> The maximum roof pitch for detached secondary dwellings is 25 degrees. An attic or basement is not permitted as part of the dwelling.</p> <p><b>3.25</b> 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).</p> <p><b>3.26</b> The change of use of outbuildings to secondary dwellings must comply with the National Construction Code.</p>	Yes	<p>3.21 – Not applicable , secondary dwellings are detached</p> <p>3.22 No Attic proposed</p> <p>3.23 No Dormer windows proposed</p> <p>3.24 Complies. Maximum roof pitch for each dwelling is 22 degrees</p> <p>3.25 – Not applicable. The subject site does not fall within a foreshore protection area</p> <p>3.26 – Each secondary dwelling will form part of new construction. All existing structures on site will be demolished.</p>
<p><b>Building design (car parking)</b></p> <p><b>3.27</b> Secondary dwellings must not result in the principal dwelling on the site having less than the required car parking spaces.</p>	Yes	<p>Carparking on site has been prioritised to the Dual Occupancy dwellings. No on site parking is available for the secondary dwellings.</p>
<p><b>Landscape</b></p> <p><b>3.28</b> 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.</p>	Yes	<p>The Secondary dwellings have been located on the rear of the site away from any significant trees. The existing tree to the rear yard of No:9 Haddon Crescent is located approximately 3.5m from the proposed secondary dwelling to Lot 2.</p>



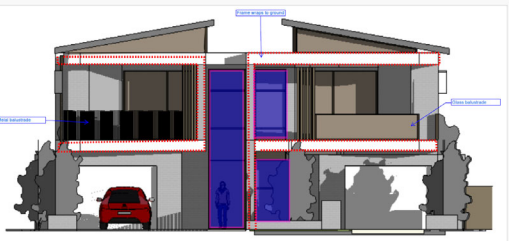
		
<b>SECTION 4 – DUAL OCCUPANCIES</b>		
<b>Objectives</b>		
<b>O1</b> To ensure the building form, building design, setbacks and landscape of dual occupancies are compatible with the prevailing suburban character of the residential areas, particularly the single dwelling suburban character of the low density residential areas.	<b>Yes</b>	The Development proposal is in keeping with the building forms, building design and setbacks of the locality. There are existing dual occupancies and multi dwelling residential developments in the immediate vicinity on both sides of 8 Haddon Cres. Modern building design integrated with landscaping ensure the proposal blends seamlessly into the streetscape.
<b>O2</b> To ensure the building form, building design, room sizes and internal layout of dual occupancies provide appropriate amenity to residents in terms of private open space, access to sunlight, privacy and useability.	<b>Yes</b>	The proposed dual occupancy consists 2 x 4 bedroom dwellings with detached secondary dwellings to the rear. The secondary dwellings are both 1 bedroom studio's which are permitted under the R2 zoning. Each dwelling has been planned to ensure appropriate private open space is provided to each dwelling with appropriate solar access. Internal courtyards has been provided to dwelling 1 & 3 to improve residential amenity and provide sufficient solar access to all living areas.
<b>O3</b> To ensure the building form and building design of dual occupancies do not adversely impact on the amenity of neighbouring sites in terms of visual bulk, access to sunlight and privacy.	<b>Yes</b>	The proposed dual occupancy has been design with a contemporary façade and a material palette which is harmonious with it's surrounding environment.
<b>O4</b> To ensure the size, location and design of private open spaces provide appropriate amenity to residents in terms of useability, access to sunlight, privacy and landscape.	<b>Yes</b>	Each dwelling is provided with private open space in accordance with Council' DCP. Refer to architectural plans for PPOS areas. Private open space has been located to the northern side of each dwelling which will maximize on morning and afternoon sun.
<b>O5</b> To ensure the landscape design contributes to a high quality streetscape and amenity.	<b>Yes</b>	Refer to landscape plan appended to this application
<b>O6</b> To provide deep soil zones to allow for and support healthy plant and tree growth.	<b>Yes</b>	Each dwelling is provided with the Deep soil zones. Internal courtyards that have been introduced to Dwelling 1 & 3 consists of permeable paving and also contribute to Deep soil calculations. Refer to Architectural Plans for Deep soil allocations

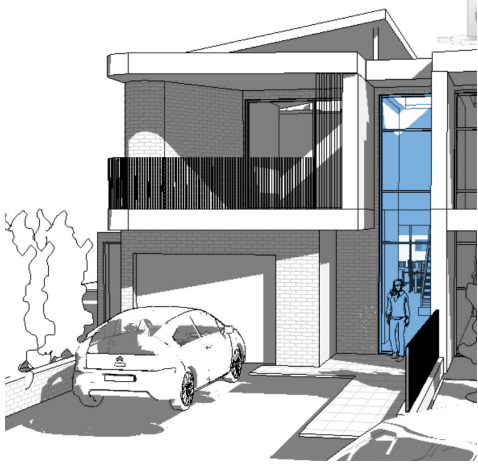
<b>07</b> To ensure the building form of dual occupancies in the foreshore protection area preserves the existing topography, land and rock formations, and the unique ecology of natural bushland and mangrove areas.	NA	Not applicable. The subject site does not reside in a foreshore protection area.
<b>08</b> To minimise the visual impact of off-street parking on the streetscape.	Yes	Garages are setback 5.5m from the front building line. They are located below the front balconies and setback behind the building line to ensure they don't dominate the streetscape.
<b>09</b> To ensure basements are well-designed and integrate into the overall design of the development.	NA	No basements are proposed. Garages are located at ground level.
<b>Development Controls</b>		
<b>Subdivision</b>  <b>4.1</b> For development that establishes a dual occupancy and a secondary dwelling on the same allotment, the two dwellings forming the dual occupancy may be subdivided provided the minimum lot size is 450m <sup>2</sup> per dwelling.	Yes	The subject site has a site area of approx. 955m <sup>2</sup> . The site is proposed to be subdivided into two allotments. Each allotment will have a site area greater than 450m <sup>2</sup> .
<b>Storey limit (not including basements)</b>  <b>4.2</b> The storey limit for dual occupancies is two storeys.  <b>4.3</b> 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  Yes	4.2 The proposed dual occupancy is two storeys in height. No basement is proposed on the site.  4.3 The site is generally flat. All dwellings will sit on a raft concrete slab with associated piers below if required (subject to structural advice). No elevated platforms on columns are proposed.
<b>Fill</b>  <b>4.4</b> 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.  <b>4.5</b> 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.	Yes  N/A	The proposal is to work with the current level on site. The ground floor levels for dwelling 1 & 3 are proposed at RL 30. Existing ground levels generally site at RL 29.1. The proposed development complies with this control where the proposed ground level for the development does not exceed a height of more than 1m.
<b>Setback restrictions</b>  <b>4.6</b> The erection of dual occupancies is prohibited within 9m of an existing animal boarding or training establishment.	N/A	There are no existing animal or training establishments within 9m of the subject site

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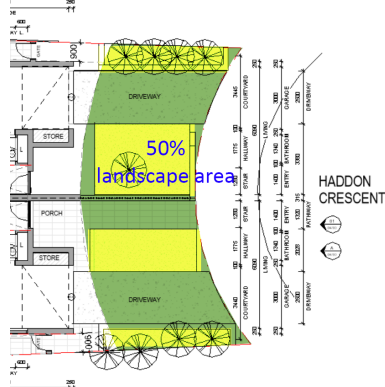

<p>solstice. Council may allow light wells and skylights to supplement this access to sunlight provided these building elements are not the primary source of sunlight to the living areas.</p> <p><b>4.14</b> At least one living area of a dwelling on an adjoining site must receive a minimum three hours 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><b>4.15</b> 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.</p> <p><b>4.16</b> Development should avoid overshadowing any existing solar hot water system, photovoltaic panel or other solar collector on the site and neighbouring sites.</p>		<p>4.14 Refer to detailed Shadow Diagrams appended to DA submission</p> <p>4.15 Refer to detailed Shadow Diagrams appended to DA submission</p>
<p><b>Visual privacy</b></p> <p><b>4.17</b> Where development proposes a window that directly looks into the living area or bedroom window of an existing dwelling, the development must:</p> <ul style="list-style-type: none"> <li>(a) offset the windows between dwellings to minimise overlooking; or</li> <li>(b) provide the window with a minimum sill height of 1.5m above floor level; or</li> <li>(c) ensure the window cannot open and has obscure glazing to a minimum height of 1.5m above floor level; or</li> <li>(d) use another form of screening to the satisfaction of Council.</li> </ul> <p><b>4.18</b> 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> <ul style="list-style-type: none"> <li>(a) the window is to a bedroom, bathroom, toilet, laundry, storage room, or other non-habitable room; or</li> <li>(b) the window has a minimum sill height of 1.5m above floor level; or</li> <li>(c) the window has translucent glazing to a minimum height of 1.5m above floor level; or</li> <li>(d) the window is designed to prevent overlooking of more than 50% of the private open space of a lower-level or adjoining dwelling.</li> </ul>	<p><b>Yes</b></p>	



<p><b>4.19</b> 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> <ul style="list-style-type: none"> <li>(a) does not have an external staircase; and</li> <li>(b) does not exceed a width of 1.5m throughout; and</li> <li>(c) incorporates a form of screening to the satisfaction of Council such as partially recessing the balcony into the building.</li> </ul> <p><b>4.20</b> Council does not allow dual occupancies to have roof-top balconies and the like.</p>	<p><b>Yes</b></p>	<p>4.20 The proposal does not contain any roof top balconies.</p>
<p><b>Building design</b></p> <p><b>4.21</b> Development for the purpose of dual occupancies must demolish all existing dwellings (not including any heritage items) on the site.</p> <p><b>4.22</b> The design of dual occupancies must ensure:</p> <ul style="list-style-type: none"> <li>(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</li> <li>(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</li> </ul>	<p><b>Yes</b></p> <p><b>Yes</b></p>	<p>4.21- The proposal is for all existing structures on the subject site to be demolished, Refer to Demolition plan appended to submission.</p> <p>4.22 a &amp; b - The design of the street façade ensures the design adopts an asymmetrical design to each dwelling.</p> <p>Dwelling 1 incorporates a framing element which encapsulates the first and secondary storey. The balcony to the master bedroom is full width of the dwelling with a glass balustrade and screening elements.</p>  <p>Dwelling 3 incorporates a framing element which encapsulates the second storey only. The balcony to the master bedroom is full width of the master bedroom only with a metal balustrade. The entry to dwelling 3 is expressed as a 2 storey form with void over and a skylight at roof level to help promote natural ventilation and natural daylight throughout the home.</p>

<p>(c) the front porch and one or more living area or bedroom windows to each dwelling face the street; and</p> <p>(d) the garage, driveway and front fence do not dominate the front of the building and front yard; and</p> <p>(e) the two dwellings on a corner site each face a different frontage.</p> <p><b>4.23</b> The maximum roof pitch for dual occupancies is 35 degrees.</p> <p><b>4.24</b> Council may allow dual occupancies 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 internal link to the storey below; and</p> <p>(b) ensures the attic does not give the external appearance of a storey.</p> <p><b>4.25</b> 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> <p><b>4.26</b> 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).</p>	<p><b>Yes</b></p> <p><b>Yes</b></p> <p><b>N/A</b></p> <p><b>Yes</b></p> <p><b>NA</b></p> <p><b>NA</b></p> <p><b>N/A</b></p>	 <p>4.22c – The proposal complies with the entry porch and master bedrooms to both homes positioned to face the street.</p> <p>4.22d – the garages are setback 6m from the front boundary. They are located below the balcony zones to the master bedroom and integrate well with the built form.</p> <p>4.22e – not applicable as the site is not on a corner.</p> <p>4.23 The proposal complies with a general roof pitch of 2 Deg to the roof at the rear of the property and a max of 10 Deg at the front of the properties.</p> <p>4.24 The proposal does not seek approval for attics.</p> <p>4.25 The proposal does not seek approval for dormers.</p> <p>The subject site does not reside in a foreshore protection area.</p>
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<p><b>Building design (car parking)</b></p> <p><b>4.27</b> Development on land bounded by Birdwood Road, Bellevue Avenue and Rex Road in Georges Hall must:</p> <p>(a) comply with the road pattern shown in Appendix 2; and</p> <p>(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.</p> <p><b>4.28</b> 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:</p> <p>(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</p> <p>(b) the covered car parking space is setback a minimum 6 metres from the primary and secondary street frontages.</p> <p><b>4.29</b> 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> <p><b>4.30</b> 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:</p> <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: (i) ensuring the garage does not project more than 3m forward of the upper storey street facade; and (ii) designing a covered balcony, rooms or other architectural features of the upper storey to extend over the garage roof.</p> <p>This clause prevails where there is a numerical inconsistency with another clause in this chapter of the DCP.</p>	<p><b>NA</b></p> <p><b>Yes</b></p> <p><b>N/A</b></p> <p><b>N/A</b></p>	<p>4.27 Clause 4.27 is not applicable to the subject site</p> <p>4.28 Both garages are setback 6m from the front boundary and located behind the building line.</p> <p>Dwelling 1 &amp; Dwelling 3 are proposed to have a single garage for each dwelling. The garages are setback 6m from the front boundary and provides the ability to park a second car in front of the garage on the driveways. Each garage can only accommodate 1 car space .</p> <p>Clause 4.30 not applicable</p>
<b>Landscape</b>		

<p><b>4.31</b> 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.</p>	N/A	There are no significant trees on the subject site
<p><b>4.32</b> 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>	Yes	Refer to Concept Landscape plan prepared by Vision Dynmaics appended to this DA submission
<p>(a) a minimum 45% of the area between the dual occupancy and the primary street frontage; and</p>	Yes	<p>The area between the dual occupancy and primary street front is approx. 90m<sup>2</sup>. 50% of this area (41m<sup>2</sup>) is proposed to be landscaped.</p> 
<p>(b) a minimum 45% of the area between the dual occupancy and the secondary street frontage; and</p>	N/A	
<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 (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>	Yes	
		<p>A 75 litres tree is proposed to be planted in front of dwelling 1 as shown in sketch below. ( Refer to concept landscape plan appended to DA submission)</p>
		



## **5. APPENDIX**

A – Quantity Survey Report prepared by Construction Consultants Pty Ltd

B - Survey Plan prepared by C&A Surveyors

C - Stormwater/Drainage proposal by Civil & Stormwater Engineering Services Pty Ltd

D - Architectural Plans Elevations and Sections, Floor Area calculations, Shadow diagrams + photo montage prepared by NLAS Designs

E - BASIX Certificate

F – Waste Management Plan (Council Form)

G – Landscape Plan prepared by Vison Dynmaics Pty Ltd

**Appendix A** - Quantity Survey Report prepared by Construction Consultants Pty Ltd

**Appendix B** - Survey Plan prepared by C&A Surveyors

**Appendix C** - Stormwater/Drainage proposal by Civil Stormwater Engineering Services Pty Ltd

**Appendix D** - Architectural Plans Elevations and Sections, Floor Area calculations, Shadow diagrams  
+ photo montage prepared by NLAS Designs



**Appendix E - BASIX Certificate**

**Appendix F – Waste Management Plan (Council Form)**

**Appendix G** – Landscape Plan prepared by Vision Dynamics