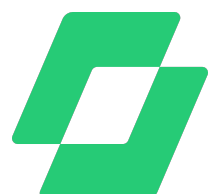




Statement of Environmental Effects

1/121-127 Riverview Road, Earlwood NSW 2206, Australia
Proposed Alterations and Additions to Existing Dwelling



OVERVIEW

This Statement of Environmental Effects (SEE) forms part of a Development Application (DA) submitted to Canterbury-Bankstown Council for the proposed alterations and additions to the existing dwelling located at 1/121–127 Riverview Road, Earlwood NSW 2206 (the subject site). The proposal seeks approval to enclose an existing first-floor balcony for use as a study or home office. This application is prepared in accordance with Section 4.15 of the *Environmental Planning and Assessment Act 1979 (the Act)*, the provisions of the *Canterbury-Bankstown Local Environmental Plan 2023*, and the *Canterbury-Bankstown Development Control Plan*. Specifically, this report has been prepared in accordance with Section 2(4) of Schedule 1 of the *Environmental Planning and Assessment Regulation 2021*, which requires the SEE to address the following:

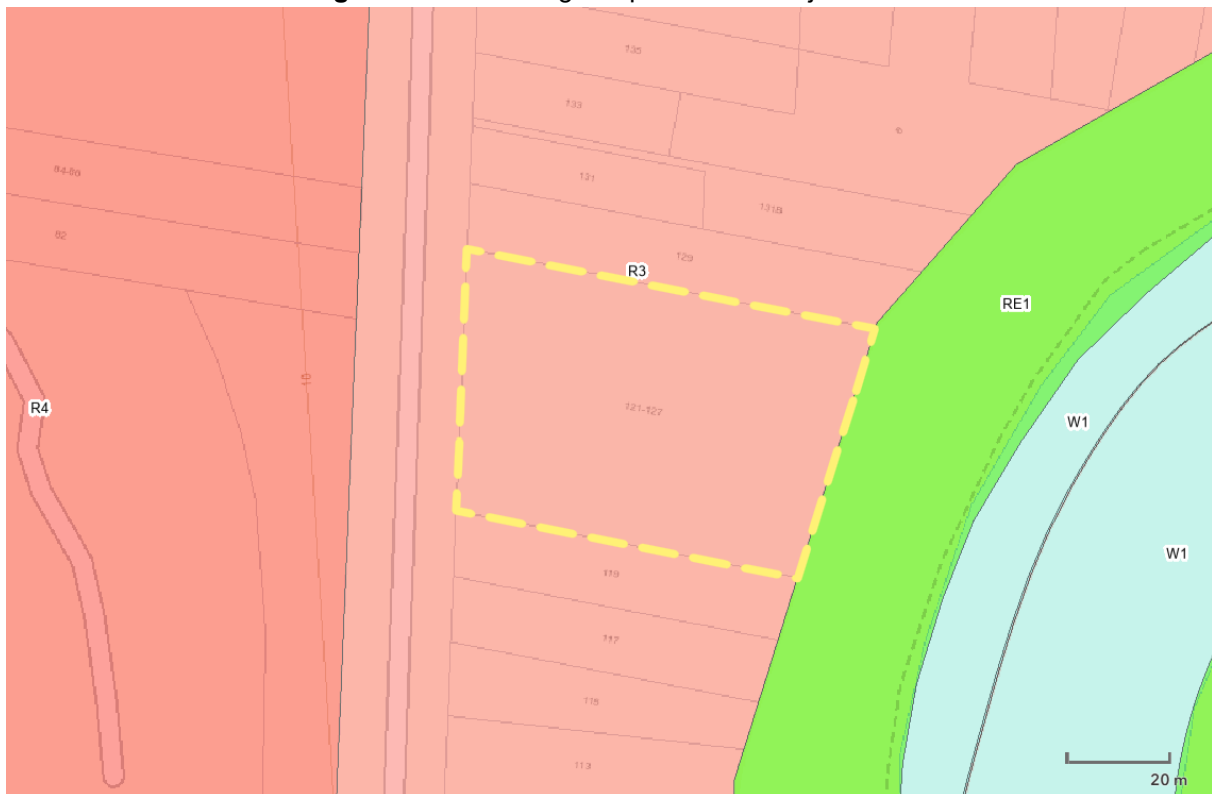
- a) the environmental impacts of the development
- b) how the environmental impacts have been identified
- c) the steps to be taken to protect the environment or minimise harm
- d) any matters required to be addressed by relevant guidelines issued by the Secretary.

This report addresses the anticipated environmental impacts of the proposed development and outlines how these have been identified and managed to ensure minimal impact on the site, its surroundings, and local amenity.

PROPOSED DEVELOPMENT	
PROPOSAL	Proposed Alterations and Additions to Existing Dwelling
PROPERTY	1/121-127 Riverview Road, Earlwood NSW 2206, Australia
	Lot/Section/Plan no: 17/-/SP48789
LOCAL GOVERNMENT AREA	Canterbury-Bankstown Council
CLIENT	Anthea Mackay
DATE	May 21, 2025
Project Number	PL_Mackay

SITE ANALYSIS

Figure 1: The existing site plan of the Subject Site.



1/121–127 Riverview Road, Earlwood NSW 2206 is located within an established residential area in Sydney's inner south-west, within the Canterbury-Bankstown local government area. The site forms part of a multi-dwelling strata development and is situated in proximity to the Cooks River, surrounding parklands, and various recreational amenities, contributing to the area's liveability and appeal. The proposal involves a minor internal alteration and does not breach the maximum Floor Space Ratio (FSR) of 0.5:1, does not increase the number of bedrooms, and does not trigger any additional off-street parking requirements under the Council's DCP.

Zoning: The site is zoned R3 – Medium Density Residential under the *Canterbury-Bankstown Local Environmental Plan 2023*. While the R3 zone permits a range of residential accommodation types and supports moderate intensification in appropriate locations, the current proposal does not involve a change in land use or dwelling type. It is a minor internal alteration to an existing dwelling, specifically the enclosure of a first-floor balcony to create a study or home office. The development is consistent with the objectives of the R3 zone, which include maintaining residential amenity and urban character while allowing appropriate, small-scale improvements to existing housing stock.

Physical Characteristics: The subject lot is located along the northern side of Riverview Road. The site enjoys an elevated aspect with potential views toward the Cooks River corridor. The surrounding neighbourhood features a mix of low-rise detached and semi-detached dwellings, townhouses, and landscaped streetscapes.

Environmental Considerations: While the site is located near the Cooks River, it is not identified as bushfire prone or flood-affected land. The development does not involve tree removal or earthworks and will not impact any significant vegetation or environmental features. The site is also within proximity to local heritage-listed infrastructure, such as the Cooks River Sewage Aqueduct, although the proposal will not impact the significance or curtilage of any heritage item.

Existing Structures: The site contains an existing two-storey dwelling as part of a strata development. The subject unit features an open second-floor terrace which is proposed to be enclosed to create a study or home office. No change is proposed to the dwelling's overall height or footprint.

In summary, 1/121–127 Riverview Road is a well-located residential site that presents minimal environmental or heritage constraints and is suitable for the modest alterations proposed.

SITE IMAGE

Figure 2: Six Map image of the Subject Site reflecting broader location



LOCALITY ANALYSIS

1/121–127 Riverview Road, Earwood NSW 2206 is located within a predominantly residential enclave of Earwood, approximately 10 kilometres south-west of the Sydney CBD. The area is characterised by a mix of low to medium density housing, mature tree canopies, and a strong sense of community identity.

Surrounding Environment: The site benefits from its close proximity to the Cooks River corridor to the north and the Wolli Creek catchment to the south, offering access to natural landscapes and recreational walking and cycling paths. The surrounding suburbs of Marrickville, Canterbury and Bardwell Park feature a diverse mix of residential and commercial development, contributing to the area's vibrancy and connectivity.

Accessibility: Earwood is well serviced by public transport, with multiple bus routes providing access to nearby train stations including Bardwell Park, Bexley North, and Canterbury. Although the suburb itself does not have a dedicated rail station, the surrounding transport network facilitates convenient travel to the Sydney CBD and other strategic centres.

Amenities: The locality is well supported by a range of services and facilities. The Homer Street commercial precinct offers supermarkets, cafés, specialty stores, and local services, while recreational

amenities such as Beaman Park and the Cooks River cycleway are within easy reach. Local schools, childcare centres, and community facilities are also readily accessible.

Community and Character: Earlwood has a rich cultural heritage and is home to a diverse community, with a prominent Greek-Australian presence reflected in local businesses, community organisations, and cultural events. The suburb is valued for its quiet streets, green spaces, and established neighbourhood character.

Future Development Potential: The site is located within the R3 Medium Density Residential zone, which supports a range of housing types while maintaining a scale compatible with existing development. The proposal represents a minor and sympathetic alteration to an existing dwelling within a strata development and does not alter the prevailing residential character or streetscape.

Overall, the subject site is situated in a well-connected, culturally rich, and amenity-focused neighbourhood that supports modest residential development consistent with local planning objectives.

DEVELOPMENT PROPOSAL

This Development Application seeks consent from Canterbury-Bankstown Council for alterations and additions to the existing dwelling at 1/121–127 Riverview Road, Earlwood NSW 2206. The proposal involves enclosing an existing first-floor balcony to create a study/home office, thereby improving the functionality of the dwelling while maintaining consistency with the surrounding built form and character. The works are minor in nature and have been designed to comply with all relevant provisions of the *Canterbury-Bankstown Local Environmental Plan 2023* and associated development controls.

Site Description: The subject site forms part of a multi-dwelling strata development within an established residential neighbourhood of Earlwood, bounded by the Cooks River to the north and Wollie Creek to the south. The site is accessible via Riverview Road and is surrounded by dwellings of similar form and scale. The area benefits from public transport access, nearby open spaces, and proximity to local services.

Proposed Alterations and Additions: The proposal involves the enclosure of an existing first-floor balcony to create an internal study or home office space. The proposed works are limited to this area only and do not increase the external footprint, height, or roofline of the dwelling. The works will be carried out using materials and finishes that are sympathetic to the existing building and the broader streetscape. The enclosed space is intended to provide additional utility and flexibility for the occupants and is not intended to function as an additional bedroom. The area measures 5.94m²—below the 6m² minimum required under the Building Code of Australia to be classified as a bedroom—and is not enclosed by a door, confirming that it does not constitute a new bedroom.

Compliance with Planning Controls: The proposal has been designed to meet the relevant requirements of the *Canterbury-Bankstown Local Environmental Plan 2023* and the applicable provisions of the *Development Control Plan*. Following confirmation of accurate site and building measurements, the total floor space ratio (FSR) of the dwelling has been calculated at approximately 0.48:1, which remains within the maximum permitted under the LEP. As the proposal does not result in the addition of a bedroom, it does not trigger any requirement for additional car parking under Council's DCP. The existing building height is not affected, and no breach of the Height of Buildings Map occurs. The development remains consistent with the established two-storey form of surrounding properties within the R3 – Medium Density Residential zone.

Impact on Streetscape and Neighbourhood Character: The proposed enclosure is a minor intervention that does not alter the primary façade or presentation of the dwelling as viewed from the public domain. Building setbacks, landscaping, and low-rise character will be retained. The

development is respectful of the existing pattern of built form along Riverview Road and is compatible with the architectural style and character of neighbouring properties.

Environment and Heritage Considerations: The site is not located within a heritage conservation area and does not contain any heritage items. While the property is located in proximity to notable infrastructure such as the Cooks River Sewage Aqueduct, the proposed works are internal and minor in scale, with no impact on the heritage significance of surrounding sites. The land is not bushfire prone and is not affected by flooding or other environmental constraints.

Overall, the proposal represents a modest and site-responsive alteration to an existing dwelling. The development has been carefully designed to ensure compliance with applicable planning controls, retain neighbourhood character, and deliver improved residential amenity without adverse environmental or heritage impact.

PLANNING ASSESSMENT

This application is assessed against the relevant provisions of the applicable Environmental Planning Instruments and local planning controls as follows:

RELEVANT PLANNING INSTRUMENTS

1. *Environmental Planning & Assessment Act (1979)*
2. *Environmental Planning & Assessment Regulations (2021)*
3. *Canterbury-Bankstown Local Environmental Plan 2023*

And the following Local Provisions:

RELEVANT LOCAL PLANNING INSTRUMENTS

4. Canterbury-Bankstown Council Development Control Plan (DCP)

ENVIRONMENTAL PLANNING AND ASSESSMENT REGULATION (2021)

Section 25 - Concurrences and/or Approvals

Under Section 25 of the Environmental Planning and Assessment Regulation 2021, the proposed alterations and additions to the existing dwelling at 1/121–127 Riverview Road, Earlwood NSW 2206 do not require any additional state-level concurrences or approvals. The application is to be determined solely by Canterbury-Bankstown Council under delegated authority.

Section 27 - BASIX

In accordance with Section 27 of the Environmental Planning and Assessment Regulation 2021, the proposal does not meet the threshold that would trigger the need for a BASIX Certificate. As the proposed works are minor and do not constitute new residential development of sufficient scale, a BASIX Certificate is not required for this application.

SUITABILITY OF THE SITE

Canterbury-Bankstown Local Environmental Plan 2023

PART 2: PERMITTED OR PROHIBITED DEVELOPMENT

Zone R3: Medium Density Residential	
1 Objectives of Zone	<ul style="list-style-type: none"> To provide for the housing needs of the community within a medium density residential environment. To provide a variety of housing types within a medium 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 allow for development that provides a suitable visual transition between high density residential areas and low density residential areas. To ensure suitable landscaping in the medium density residential environment. To minimise conflict between land uses within this zone and land uses within adjoining zones. To allow for increased residential density in accessible locations to maximise public transport patronage and encourage walking and cycling. To promote a high standard of urban design and local amenity.
2 Permitted without Consent	Home occupations
3 Permitted with Consent	Attached dwellings; Bed and breakfast accommodation; Boarding houses; Building identification signs; Business identification signs; Car parks; Centre-based child care facilities; Community facilities; Dwelling houses; Early education and care facilities; Environmental facilities; Environmental protection works; Exhibition homes; Flood mitigation works; Group homes; Home businesses; Multi dwelling housing; Neighbourhood shops; Oyster aquaculture; Places of public worship; Recreation areas; Respite day care centres; Roads; Secondary dwellings; Seniors housing; Tank-based aquaculture
4 Prohibited	Any development not specified in item 2 or 3

In accordance with the Canterbury-Bankstown Local Environmental Plan 2023, the subject site at 1/121–127 Riverview Road, Earlwood NSW 2206 is zoned R3 – Medium Density Residential. This zoning aims to facilitate a variety of medium density housing forms while preserving the established residential character of the area.

The proposed development—enclosure of an existing first-floor balcony to create a study or home office—is classified as an alteration and addition to an existing dwelling, which is permitted with consent in the R3 zone. As such, the proposal is consistent with the zoning objectives and permissible land uses, subject to compliance with relevant planning provisions and the approval of Canterbury-Bankstown Council.

PART 4: PRINCIPAL DEVELOPMENT STANDARDS

Height of Building	
4.3	<p>The objectives of this clause are as follows—</p> <ul style="list-style-type: none"> (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.
	<p>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 - 8.5 m.</p> <ul style="list-style-type: none"> (2A) Despite subclause (2), the following maximum building heights apply— <ul style="list-style-type: none"> (a) 6m 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, (b) 8.5m for a dwelling house in Zone R4 on land identified as “Area 2” on the Clause Application Map, (c) 11m for a building on a lot that is less than 5,000m² on land identified as “Area 1” on the Height of Buildings Map that is in Zone E3 Productivity Support, (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. (2C) The maximum wall height for a dwelling house or dual occupancy in Zone R2 on land identified as “Area 1” on the Clause Application Map is 7m.

		<p>(2D) In this clause— wall height means the vertical distance between the ground level (existing) and the higher of—(a) the underside of the eaves at the wall line, or (b) the top of the parapet or the flat roof.</p> <p>(a) the underside of the eaves at the wall line, or (b) the top of the parapet or the flat roof.</p>
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The proposed alterations and additions to the existing dwelling at 1/121–127 Riverview Road, Earlwood have been designed to comply with the Height of Buildings objectives under the Canterbury-Bankstown Local Environmental Plan 2023. The development does not propose any increase to the overall building height and remains well within the prescribed height limit for the R3 – Medium Density Residential zone. The proposed enclosure of the existing first-floor balcony maintains the established two-storey form of the dwelling and ensures the prevailing suburban character and amenity of the locality is respected. The design achieves an appropriate built form transition to adjoining properties and does not result in any unreasonable overshadowing of neighbouring dwellings or private open space.

Furthermore, the minor nature of the alteration ensures that the visual impact on the streetscape is negligible. The building's presentation to Riverview Road remains unchanged, and the works are designed to integrate seamlessly with the existing built form. The proposal does not affect any heritage items or conservation areas and maintains a positive relationship with the character of the locality.

Floor Space Ratio (FSR)		
4.4	(1)	<p>The objectives of this clause are as follows—</p> <p>(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,</p> <p>(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,</p> <p>(c) to encourage lot consolidations in commercial centres to facilitate higher quality built form and urban design outcomes,</p> <p>(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,</p> <p>(e) to provide a suitable balance between landscaping and built form in residential areas.</p>
	(2)	<p>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.</p>

	<p>(2A) Despite subclause (2), the maximum floor space ratio for a building on land specified in Column 1 of the table to this subclause with a lot width at the front building line less than the width specified in Column 2 is the floor space ratio specified in Column 3.</p> <table> <tr> <th>Column 1</th> <th>Column 2</th> <th>Column 3</th> </tr> <tr> <td>"Area 1" on the <u>Floor Space Ratio Map</u></td> <td>18m</td> <td>2:1</td> </tr> <tr> <td>"Area 2" on the <u>Floor Space Ratio Map</u></td> <td>18m</td> <td>1:1</td> </tr> <tr> <td>"Area 3" on the <u>Floor Space Ratio Map</u></td> <td>30m</td> <td>2:1</td> </tr> <tr> <td>"Area 4" on the <u>Floor Space Ratio Map</u></td> <td>30m</td> <td>1:1</td> </tr> </table> <p>(2B) Despite subclause (2), the following maximum floor space ratios apply—</p> <p>(a) for a building used for non-residential purposes—</p> <p>(i) on land in Zone R2 and identified as "Area 1" on the <u>Clause Application Map</u>—0.4:1, and</p> <p>(ii) on land in Zone R2 or R3 and identified as "Area 2" on the <u>Clause Application Map</u>—0.5:1, and</p> <p>(iii) on land in Zone R4 and identified as "Area 2" on the <u>Clause Application Map</u>—0.75:1,</p> <p>(b) for a building used for the purposes of dwelling houses or semi-attached dwellings on land identified as "Area 2" on the <u>Clause Application Map</u>—</p> <p>(i) for a site area less than 200m²—0.65:1, and</p> <p>(ii) for a site area greater than 200m² but less than 600m²—0.55:1, and</p> <p>(iii) for a site area of 600m² or more—0.5:1,</p> <p>(c) for a building used for the purposes of dual occupancies on land in Zone R2 and identified as "Area 2" on the <u>Clause Application Map</u>—0.5:1,</p> <p>(d) for a building on land identified as "Area 5" on the <u>Floor Space Ratio Map</u>, where mid-block connections of at least 20m wide are not provided for public use—2:1.</p>	Column 1	Column 2	Column 3	"Area 1" on the <u>Floor Space Ratio Map</u>	18m	2:1	"Area 2" on the <u>Floor Space Ratio Map</u>	18m	1:1	"Area 3" on the <u>Floor Space Ratio Map</u>	30m	2:1	"Area 4" on the <u>Floor Space Ratio Map</u>	30m	1:1
Column 1	Column 2	Column 3														
"Area 1" on the <u>Floor Space Ratio Map</u>	18m	2:1														
"Area 2" on the <u>Floor Space Ratio Map</u>	18m	1:1														
"Area 3" on the <u>Floor Space Ratio Map</u>	30m	2:1														
"Area 4" on the <u>Floor Space Ratio Map</u>	30m	1:1														

Floor Space Ratio – 0.5:1

The proposed alterations and additions to the existing dwelling at 1/121–127 Riverview Road, Earlwood have been designed to comply with the Floor Space Ratio (FSR) provisions of the Canterbury-Bankstown Local Environmental Plan 2023. The maximum FSR permitted for the site under the LEP is **0.5:1**.

The floor area for the existing development on this site has been calculated, based on the measured architectural drawing for the approved buildings. The floor area achieved is **1659.49m²** which is an FSR of **0.485:1**. (See the supporting FSR calculations document included in alongside the DA request.)

The proposal to enclose the first floor balcony of unit 1 will increase the floor area by 5.94m² will then achieve a development with a floor area of 1665.43m², which is an FSR of 0.487:1.

If all 7 units in the eastern apartment block on this site all enclosed their same balcony areas, this would achieve a development with a floor area of 1701.07m², which is an FSR of 0.497:

This ensures that the scale and intensity of the development are appropriate to the site context and consistent with the surrounding residential character. The development maintains a suitable balance between built form and landscaped open space and avoids any adverse impacts on amenity, visual character, or infrastructure capacity. The modest addition respects the low- to medium-density intent of the R3 zone and does not result in excessive building bulk or visual intrusion.

Canterbury-Bankstown Development Control Plan 2023

The proposal is subject to the provisions of the Canterbury-Bankstown Development Control Plan (DCP) 2023, which applies to all land within the Canterbury-Bankstown Local Government Area. This DCP is to be read in conjunction with the Canterbury-Bankstown Local Environmental Plan 2023. In the event of any inconsistency between the two instruments, the provisions of the LEP will prevail.

The DCP has been prepared in accordance with the Environmental Planning and Assessment Act 1979 and the Environmental Planning and Assessment Regulation 2000.

The aims of this DCP are to:

- Ensure that development contributes to the quality of the natural and built environments.
- Encourage development that contributes to the quality of the public domain.
- Ensure that development is economically, environmentally and socially sustainable.
- Ensure future development has consideration for the needs of all members of the community.
- Ensure development positively responds to the qualities of the site and its context.
- Ensure development positively responds to the character of the surrounding area.

Compliance Summary Table

The below table lists the parts and controls of the Canterbury-Bankstown Council Development Control Plan that relate to the proposed development at the subject site. The details below are a summary of the analysis and justification contained in the body of this report and reflected in the plans submitted as part of this application.

Final compliance is required to be assessed and authorised by Council; however, this report seeks to identify elements of the design that comply, do not comply, or are considered to comply on merit through appropriate justification.

Controls that are not affected by the proposed development, or those that are not applicable to the nature or scale of the works, may not be indicated in the following report and may not be summarised below. Controls that are relevant and applicable to the proposed enclosure of the first-floor balcony are contained within the compliance summary and discussed further in the detailed compliance analysis to follow.

Chapter 5 – Residential Accommodation (Chapter 5.2 - Former Canterbury LGA)

Section 4–Multi Dwelling Housing and Attached Dwellings

BUILDING ENVELOPE – Height		
4.5	Objectives	O1 To ensure that development is of a scale that is visually compatible with adjacent buildings, character of the area, and the objectives of the zone.
	Controls	<p><u>Height</u> C1 Development for the purposes of multi dwelling housing must not exceed the following numerical requirements:</p> <ul style="list-style-type: none"> (a) Maximum height of one storey where the building is located more than 20m (in addition to the required front setback) or a distance of 65% of the total length of the allotment, as measured from the front boundary (whichever is the greater). (b) Maximum height of two storeys except in locations stated in (a) above. (c) Two storey dwellings may be permitted at the rear of an allotment in R3 zones only where that part of the site faces an industrial development, a road, a railway line or an area of open space. (d) Maximum external wall height of 3.8m where the one storey restriction applies. (e) Maximum external wall height of 7m where two storeys are permitted and the height of buildings under the LEP is 8.5m. <p>C2 Development for the purposes of attached dwellings must not exceed the following numerical requirements:</p> <ul style="list-style-type: none"> (a) Maximum of two storeys and 7m maximum external wall height, where the height of buildings under the LEP is 8.5m. (b) Maximum three storeys and 10m maximum external wall height, where the height of buildings under the LEP is 11.5m. <p><u>Basement and sub-floor projection</u> C3 Any part of a basement or sub-floor area that projects greater than 1m above ground level comprises a storey.</p> <p>Attics and roof terraces C4 Attics and mezzanine floors do not comprise a storey.</p> <p>C5 Roof top terraces are not acceptable on any building or outbuilding in any residential zone.</p> <p><u>Basement and sub-floor</u> C6 Attached dwelling development must not include basement or subfloor parking.</p>

		<p>C7 Basement and sub-floor parking is suitable in the R4 High Density Residential Zone under the LEP for multi dwelling housing.</p> <p>C8 The provision of basement parking for multi dwelling housing in the R3 Medium Residential Zone of the LEP may be considered where site constraints warrant and it can be demonstrated that there will be no adverse impacts on amenity, streetscape or public domain.</p> <p>C9 Basement and sub-floor parking is only suitable where compliance with Chapter 3.2 of this DCP can be demonstrated.</p> <p>C10 Any part of a basement or sub-floor area that projects greater than 1m above ground level comprises a storey.</p> <p><u>Retaining walls – development without basement parking</u></p> <p>C11 Walls that would enclose a sub-floor area: (a) Maximum 2m for steeply sloping land; and (b) Maximum 1m for all other land.</p> <p>C12 Retaining walls that would be located along, or immediately adjacent to, any boundary:</p> <ul style="list-style-type: none"> (a) Maximum 3m for steeply sloping land, but only to accommodate a garage that would be located at street level; and (b) Maximum 1m for all other land. <p><u>Cut and fill – development without basement parking</u></p> <p>C13 Maximum 1m cut below ground level where it will extend beyond an exterior wall of the building.</p> <p>C14 No limit to cut below ground level where it will be contained entirely within the exterior walls of a building, however, excavated area is not to accommodate any habitable room that would be located substantially below ground level.</p> <p>C15 Maximum 600mm fill above ground level where it would extend beyond an exterior wall of a building.</p> <p>C16 If proposed cut and fill, or a retaining wall, would be deeper or higher than 1m, structural viability must be confirmed by suitably qualified engineers' reports.</p>
	<p>Compliance</p>	<p>The proposed development complies with the objectives and controls relating to building height under Section 4.5 of the <i>Canterbury-Bankstown Council Development Control Plan</i>. The enclosure of the existing first-floor balcony does not alter the overall height or external wall height of the dwelling and remains consistent with the maximum height controls permitted under both the DCP and the <i>Canterbury-Bankstown Local Environmental Plan 2023</i>. The site is located within the R3 – Medium Density Residential zone, where a maximum building</p>

		<p>height of 8.5 metres applies under the LEP. The existing building is a two-storey dwelling that complies with this height limit, and no additional storeys are proposed. The works are entirely within the existing building envelope and do not increase the number of storeys or alter the ridge height or roof profile. Accordingly, the development remains within the two-storey and 7-metre maximum external wall height controls permitted under the DCP.</p> <p>The proposed alterations are minor and sympathetic in scale, form and appearance, ensuring the development remains visually compatible with adjacent buildings and the prevailing character of the locality. The works do not result in any adverse impact on neighbouring amenity, overshadowing, or the streetscape and are fully compliant with both the numerical and qualitative controls under this section.</p> <p>Conclusion: The development satisfies the objectives of Section 4.5 by ensuring the building height remains appropriate to the site's zoning and context. It retains a low-impact built form and achieves a scale and presentation consistent with the surrounding residential character. As such, the proposed development is compliant and should be supported on planning merit.</p>
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4.6	Building Envelope – Setbacks	
	Objectives	<p>O1 To establish the desired spatial proportions of the street and define the street edge.</p> <p>O2 To limit the scale and bulk of development.</p> <p>O3 To contribute to the natural landscape by retaining adequate space for new trees and conserving existing visually prominent trees.</p> <p>O4 To provide sufficient separation between buildings and adjacent land to limit the visual, environmental and likely potential amenity impacts of new development.</p> <p>O5 To minimise stormwater run-off by retaining deep soil areas that facilitate rainwater infiltration.</p>
	Controls	<p>C1 Development, including basement and sub-floor areas, fronting a major road must have a minimum front setback of 9m.</p> <p><u>Setbacks in the R3 zone</u></p>

		<p>Multi dwelling housing and attached dwelling development must comply with the minimum setbacks as follows:</p> <ul style="list-style-type: none"> (a) A minimum setback of 6m from the front boundary. (b) A minimum setback of 3m from the rear boundary where the building the subject of the setback, is single storey. (c) Minimum 3m or 5m width of deep soil along the front and rear boundaries based on setback requirements. (d) On corner lots a minimum of 5.5m from the longer street frontage. <p>C3 Multi dwelling housing development must comply with the following side setbacks:</p> <ul style="list-style-type: none"> (a) A minimum of setback of 1.5m from the side boundaries for dwellings that would be fronting the street or front setback. (b) A minimum setback of 2.5m from the side boundaries for building that does not front the street or front setback. (c) (c) A minimum of 1m width of deep soil alongside boundaries. <p><u>Setbacks in the R4 zone</u></p> <p>C4 Multi dwelling housing development must comply with the minimum setbacks as follows:</p> <ul style="list-style-type: none"> (a) A minimum setback of 6m from the front and rear boundary. (b) A minimum setback of 4m from the side boundaries. <p>C5 Attached dwelling development must have a 6m setback from front and rear boundaries.</p> <p>C6 A minimum 2m width of deep soil alongside boundaries and minimum of 5m wide along front/rear boundaries must be provided in the setback areas.</p> <p><u>Exceptions and other requirements</u></p> <p>C7 External walls that enclose rooms, storage areas and/or garages are not to encroach beyond the specified setbacks.</p> <p>C8 Minimum setback of 1m from any side or rear boundary for swimming pools and associated terraces. Landscaping shall be provided in the setback area to screen the pool from neighbours.</p> <p>C9 Swimming pools must not be located within any front setback.</p> <p>C10 One garage or carport may be constructed with a nil rear setback for sites that adjoin a rear laneway. The garage or carport must not comprise more than 50% of the rear boundary frontage to a lane and not be wider than 6m.</p> <p>C11 For a residential building that does not have basement parking lightweight carports may extend beyond the required side boundary setback.</p> <p>C12 Car parking structures must satisfy the Building Code of Australia requirements.</p>
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		<p>C13 For existing dwellings one single space carport may encroach beyond the minimum front setback, where it can be demonstrated that vehicular access cannot be provided behind the building line given that side driveway access is less than 2.7m. Carports must not be wider than 3m.</p> <p>C14 The following minor building elements may project up to 1m into the minimum side setback area:</p> <ul style="list-style-type: none"> (a) Roof eaves, awnings, pergolas and patios; (b) Stair or ramp access to the ground floor; (c) Rainwater tanks; and (a) (d) Terraces above basement parking that are no higher than 1m above ground level (except dwelling houses, semi-detached dwellings and dual occupancy)
	<p>Compliance</p>	<p>The proposed enclosure of the existing first-floor balcony at 1/121–127 Riverview Road, Earlwood complies with the setback requirements of Section 4.6 of the <i>Canterbury-Bankstown Council Development Control Plan</i>. The works are wholly contained within the footprint of the approved building and do not modify the existing front, side, or rear setbacks. No new structures extend beyond the original building envelope, and there is no impact on deep soil areas, landscaped zones, or stormwater management.</p> <p>While the proposed works result in a minor increase in gross floor area, the overall Floor Space Ratio (FSR) remains compliant at 0.48:1, which is within the 0.5:1 maximum permitted under the Canterbury-Bankstown LEP 2023 for this site in the R3 – Medium Density Residential zone. The development therefore satisfies both spatial and density controls. As no encroachment into the minimum required setbacks occurs, and both the FSR and existing building separations remain compliant, the proposal aligns with the DCP objectives of limiting visual bulk, preserving landscaped character, and maintaining appropriate amenity and separation.</p> <p>Conclusion: The proposal complies with both setback and FSR requirements, and results in a minor, well-contained alteration consistent with the established built form and planning objectives for the site.</p>

BUILDING DESIGN – General design		
4.9	Objectives	<p>O1 To ensure that development is coordinated with, and complements, the public domain to enhance the character and the image of the streetscape.</p> <p>O2 To ensure that development provides good amenity for occupants of new and existing development, including reasonable solar access, privacy, and natural ventilation.</p> <p>To ensure alterations and additions complement the architectural character of the existing building or is of a contemporary design that is appropriate in its context.</p> <p>O3 To facilitate positive interaction between the private and public domain.</p> <p>O4 To maximise passive surveillance to promote safety and security.</p> <p>O5 To encourage effective articulation of building design to reduce the appearance of scale, enhance visual interest and ensure a diversity of built form.</p> <p>O6 To ensure all elements of the facade and roof are integrated into the architectural form and detail of the building, and enhance streetscape appearance.</p>
	Controls	<p><u>Contemporary built form</u></p> <p>C1 Contemporary architectural designs may be acceptable if:</p> <ul style="list-style-type: none"> (a) A heritage listing does not apply to the existing dwelling or to its immediate neighbours. (b) The proposed addition is not visually prominent from the street or from a public space. (c) Extensive remodelling of existing facades is proposed in accordance with controls of this DCP. <p>C2 New building forms and design features shall not mimic traditional features, but should reflect these in a contemporary design.</p> <p>C3 Access to upper storeys must not be via external stairs.</p> <p>C4 All dwellings must contain one kitchen and laundry facility.</p> <p>C5 Retain and extend prominent elements of the existing roof (such as gables, hips or longitudinal ridges that run parallel to a street boundary).</p>

		<p>C6 Contemporary roof forms may be acceptable on additions at ground floor level if concealed substantially behind the existing dwelling, and not visible from the street or other public space.</p> <p><u>Building entries</u></p> <p>C7 Entries to residential buildings must be clearly identifiable.</p> <p>C8 A minimum of one habitable room per dwelling must be oriented towards the street to promote positive social interaction and community safety.</p> <p>C9 Sight lines to the street from habitable rooms or entrances must not be obscured by ancillary structures.</p> <p>C10 In multiple unit development, face at least one habitable room or private open space area towards a communal space, internal driveway or pedestrian way.</p> <p>C11 Ground level private terraces located within the front setback must be setback at least 1m from the street boundary to accommodate a landscape strip which should remain in communal ownership.</p> <p>C12 Landscaping of street setbacks should not include continuous visually-solid hedges that would block sight lines from dwellings or conceal intruders.</p> <p>C13 Screen walls around private open spaces shall not be taller than 1.2m, although screens with 50% transparency may be up to 1.8m in height.</p> <p>C14 The combined width of front fencing is not to occupy more than 50% of the frontage of the site.</p> <p>C15 Dwellings that face the street must have private entrances direct from the street footpath.</p> <p><u>Facade treatment</u></p> <p>C16 Development on corner lots must address both street frontages through facade treatment and articulation of elevations.</p> <p>C17 Use non-reflective materials, do not randomly mix light and dark coloured bricks, and treat publicly accessible wall surfaces with anti-graffiti coating.</p> <p>C18 Facade design should reflect the orientation of the site using elements such as sun shading devices, light shelves and bay windows.</p> <p>C19 Facades visible from the street should be designed as a series of articulating panels or elements.</p>
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		<p>C20 The width of articulating panels should be consistent with the scale and rhythm characteristic of bungalows.</p> <p>C21 The width of articulating panels shall be in accordance with the numerical requirements below:</p> <p>Façade: Width of articulating panels Street Elevation: 4m to 6m Side Elevation: 10m to 15m</p> <p>C22 Avoid long flat walls along street frontages - stagger the wall alignment with a step (not a fin wall of other protruding feature) of at least 0.5m for residential buildings.</p> <p>C23 Incorporate contrasting elements in the facade - use a harmonious range of high quality materials, finishes and detailing.</p> <p>C24 Screen prominent corners with awnings, balconies, terraces or verandas that project at least 1 m from the general wall alignment.</p> <p><u>Pavilions</u></p> <p>C25 The top storey of any two-storey dwelling should be designed as a series of connected pavilion elements.</p> <p>C26 Facades that exceed 25m in length shall be indented to create the appearance of multiple pavilion elements.</p> <p>C27 Pavilion elements shall have a depth between 10-15m.</p> <p>C28 Articulate upper storey pavilions with an additional side boundary setback, and identify by separate roofs.</p> <p>C29 Separate pavilion elements in multi dwelling housing by courtyards that are at least 6m wide.</p> <p><u>Windows</u></p> <p>C30 Large windows should be located at the corners of a building and may be designed as projecting bay-windows.</p> <p>C31 Large windows should be screened with blinds, louvres, awnings or pergolas.</p> <p>C32 Windows must be rectangular.</p> <p>C33 Square, circle and semi-circle windows are acceptable in moderation.</p> <p>C34 Vertical proportioned window openings can include multi-panel windows or multipanel doors.</p>
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	<p>C35 Windows and openings shall be appropriately located and shaded to reduce summer heat load and maximise sunlight in winter.</p> <p>C36 Dormer windows on buildings in the residential zone do not appear as additional storey must comply with the following design requirements:</p> <ul style="list-style-type: none"> (a) Individual dormers are no wider than 1.5m in width; (b) Provide a minimum 2.5m separation between dormers; and (c) Dormers do not extend encroach above the ridgeline of the building. <p><u>Ventilation</u></p> <p>C37 Incorporate features to facilitate natural ventilation and convective currents - such as opening windows, high vents and grills, high level ventilation (ridge and roof vents) in conjunction with low-level air intake (windows or vents).</p> <p>C38 Where natural ventilation is not possible, energy efficient ventilation devices such as ceiling fans should be considered as an alternative to air conditioning. Explore innovative technologies to naturally ventilate internal building areas or rooms.</p>
Compliance	<p>The proposed enclosure of the existing first-floor balcony is consistent with the objectives of Section 4.9 of the <i>Canterbury-Bankstown Development Control Plan</i> and maintains a built form that is sympathetic to the character of the existing development and surrounding streetscape. The works are modest and located within an existing approved structure. No change is proposed to the dwelling's overall roof form, street-facing façade, or building articulation. As such, the existing relationship between the private and public domain is retained, and the visual presentation from Riverview Road remains unaffected.</p> <p>The proposed addition does not result in any visual prominence or bulk and does not impact natural ventilation, solar access, or privacy—either for the subject dwelling or neighbouring properties. The existing building already provides passive surveillance and positive interaction with the street, which is unchanged by the proposal. As the site is not heritage-listed, and the enclosure is not visible from the street, the development satisfies the controls allowing contemporary alterations that are respectful of existing architectural character. The addition integrates well with the building's form and detailing, ensuring no adverse impact on amenity, design quality, or streetscape cohesion.</p> <p>Conclusion: The development complies with the relevant design objectives and controls and is appropriate in scale, appearance, and</p>

		function. It represents a low-impact addition that maintains a high standard of design in accordance with the DCP.
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4.12	AMENITY – Solar access and overshadowing	
	Objectives	<p>O1 To ensure habitable rooms have reasonable daylight access.</p> <p>O2 To minimise overshadowing of primary living areas, private open space and solar roof top systems.</p> <p>O3 To enable occupants to adjust the quantity of daylight to suit their needs.</p>
	Controls	<p><u>Solar access to proposed development</u></p> <p>C1 Where site orientation permits at least primary living areas of dwellings must receive a minimum of 3 hours of sunlight between 8.00am and 4.00pm on 21 June. Where existing overshadowing by buildings and fences is already greater than this control, sunlight is not to be reduced by more than 20%.</p> <p>C2 Principle areas of private open space must receive a minimum of 3 hours of sunlight between 8.00am and 4.00pm on 21 June to at least 50% of the open space surface area. Where existing overshadowing by buildings and fences is already greater than this control, sunlight is not to be reduced by more than 20%.</p> <p><u>Solar access to neighbouring development</u></p> <p>C3 Proposed development must retain a minimum of 3 hours of sunlight between 8.00am and 4.00pm on 21 June for existing primary living areas and to 50% of the principal private open space.</p> <p>C4 If a neighbouring dwelling currently receives less than 3 hours of sunlight, then the proposed development must not reduce the existing level of solar access to that property.</p> <p>C5 Sunlight to solar hot water or photovoltaic systems on adjoining properties must comply with the following:</p> <ul style="list-style-type: none"> (a) Systems must receive at least 3 hours of direct sunlight between 8.00am and 4.00pm on 21 June. (b) If a system currently receives less than 3 hours sunlight, then proposed development must not reduce the existing level of sunlight. <p>C6 Clothes drying areas on adjoining residential properties must receive a minimum of 2 hours of sunlight on 21 June.</p>

		<p><u>Shading devices</u></p> <p>C7 Windows and openings shall be appropriately located and shaded to reduce summer heat load and maximise sunlight in winter.</p> <p>C8 Use shading devices to allow direct sunlight to enter and heat a building in winter and prevent direct sunlight entering and heating the building in summer. Devices include eaves, awnings, shutters, louvres, pergolas, balconies, colonnades or external planting.</p> <p>C9 Provide horizontal shading to north-facing windows and vertical shading to east or west windows.</p> <p>C10 Use moveable shading devices on large windows facing east and west, that are capable of covering 100% of glazed areas. Eaves shall be a minimum of 350mm wide and allow for an overhang of approximately 65 degrees above the horizontal.</p> <p>C11 Avoid reducing internal natural daylight or interrupting views with shading devices.</p> <p>C12 Use double-glazing, solar coated windows, curtains, or internal shutters to prevent heat loss and provide extra summer protection.</p> <p>C13 Use high performance glass with a reflectivity below 20%.</p> <p>C14 Minimise external glare by avoiding reflective films and use of tint glass.</p>
	Compliance	<p>The proposed enclosure of the first-floor balcony at 1/121–127 Riverview Road, Earlwood will not result in any additional overshadowing or loss of solar access to adjoining properties or private open space. The works do not alter the building height, footprint, or orientation.</p> <p>Solar access to the subject dwelling and neighbouring properties remains compliant with DCP controls, with all principal living areas and open spaces continuing to receive at least 3 hours of sunlight between 8:00am and 4:00pm on 21 June. There is no impact on solar panels, clothes drying areas, or daylight access to habitable rooms.</p> <p>Conclusion: The proposal meets the DCP objectives for solar access and overshadowing, with negligible impact on amenity.</p>

4.13	AMENITY – Visual privacy	
	Objectives	<p>O1 To ensure reasonable levels of visual privacy is achieved for residents, inside a building and outside within the property, during the day and at night.</p> <p>O2 To ensure visual privacy is not compromised whilst maximising outlook and views from main living areas and private open space.</p> <p>O3 To promote passive surveillance of public and semi-public areas.</p>
	Controls	<p>C1 Locate and orient new development to maximise visual privacy between buildings, on and adjacent to the site.</p> <p>C2 Minimise direct overlooking of rooms and private open space through the following:</p> <ul style="list-style-type: none"> (a) Provide adequate building separation, and rear and side setbacks; and (b) Orient living room windows and private open space towards the street and/or rear of the lot to avoid direct overlooking between neighbouring residential properties. <p>C3 If living room windows or private open spaces would directly overlook a neighbouring dwelling:</p> <ul style="list-style-type: none"> (a) Provide effective screening with louvres, shutters, blinds or pergolas; and/or (b) Use windows that are less than 600mm wide or have a minimum sill height of at least 1.5m above the associated floor level. <p>C4 Screening of bedroom windows is optional and dimensions are not restricted.</p>
	Compliance	<p>The proposed enclosure of the first-floor balcony at 1/121–127 Riverview Road, Earlwood has been designed to maintain a high level of visual privacy for both the subject dwelling and adjoining properties. No new windows or openings directly overlook neighbouring dwellings or private open space.</p> <p>The enclosed area is intended for use as a study or home office and does not function as a bedroom or primary living space. Existing building setbacks and orientation remain unchanged, and the works are fully contained within the approved building envelope. There are no new privacy impacts introduced, and passive surveillance of the public domain is maintained. As such, the development meets the visual privacy objectives and controls of the DCP and will not result in any adverse amenity impacts.</p>

		Conclusion: The proposal preserves reasonable levels of visual privacy for all adjoining properties and complies with the DCP controls without the need for additional screening measures.
4.14	AMENITY – Acoustic privacy	
	Objectives	<p>O1 To ensure reasonable levels of acoustic privacy are available for residents, externally and internally, during the day and at night.</p> <p>O2 To minimise the effect of excessive ambient noise through siting and architectural design and detailing.</p> <p>O3 To minimise the impact of rail and road noise and vibration for dwelling occupants.</p> <p>O4 To protect new and existing dwellings from intrusive noise.</p>
	Controls	<p>C1 Protect sensitive rooms, such as bedrooms, from likely sources of noise such as major roads and neighbouring living areas.</p> <p>C2 Bedroom windows in new dwellings that would be located at or close to ground level are to be raised above, or screened from, any shared pedestrian pathway.</p> <p>C3 Screen balconies or windows in living rooms or bedrooms that would face a driveway or basement ramp.</p> <p>C4 Address all requirements in 'Development Near Rail Corridors and Busy Roads - Interim Guideline (2008)' published by the NSW Department of Planning.</p>
	Compliance	<p>The proposed enclosure of the existing first-floor balcony at 1/121–127 Riverview Road, Earlwood is unlikely to generate or be impacted by significant noise and complies with the acoustic privacy objectives of the DCP.</p> <p>The enclosed area will function as a study/home office and is located away from high-noise sources such as driveways, basement ramps, or major roads. The site is not situated near a rail corridor or classified as affected by transport-related acoustic impacts. No changes are proposed to the existing bedroom layout or window orientation, and the proposal does not introduce any noise-sensitive areas in inappropriate locations. The addition is internal in nature and will improve acoustic insulation compared to the original open terrace.</p>

		Conclusion: The development maintains reasonable levels of acoustic privacy for occupants and neighbours and is fully compliant with the applicable controls of the DCP.
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Chapter 3 – General Requirements

3.2 Parking

2.0	Off-street parking rates	
	Objectives	<p>O1 To ensure development meets the car, bicycle and service vehicle parking demands generated by various land uses.</p> <p>O2 To minimise on-street car parking to ensure road safety and visual aesthetics.</p>
	Controls	<p>2.1 Development must use the Off-Street Parking Schedule to calculate the amount of car, bicycle and service vehicle parking spaces that are required on the site.</p> <p>2.2 In calculating the total number of car parking spaces required for development, these must be:</p> <ul style="list-style-type: none"> (a) rounded down if the fraction of the total calculation is less than half (0.5) a space; or (b) rounded up if the fraction of the total calculation is equal or more than half (0.5) a space; and (c) must include a room that is capable of being converted to a bedroom. <p>2.3 Development comprising more than one land use must provide the combined parking requirement based on the individual rates of parking for each land use identified in the Off-Street Parking Schedule.</p> <p>2.4 Car parking (and associated space such as access aisles) in excess of the Off-Street Parking Schedule will be counted as gross floor area.</p> <p>2.5 Development not included in the Off-Street Parking Schedule must submit a parking study for Council's consideration. A qualified traffic consultant must prepare the parking study.</p> <p>2.6 The Off-Street Parking Schedule does not apply to changes of uses to business premises, food and drink premises, medical centres, office premises, recreation facilities (indoor), shops and veterinary hospitals within Zones E1 and MU1 provided:</p> <ul style="list-style-type: none"> (a) The new use does not result in an increase in the gross floor area of any building within which it is carried out.

		<p>(b) The new use does not cause the contravention of any existing condition of the most recent development consent (other than a complying development certificate) that applies to the premises relating to car parking and vehicular movement.</p> <p>Off-Street Parking Schedule</p> <table border="1"> <thead> <tr> <th>Land Use</th><th>Car Spaces</th><th>Bicycle spaces</th></tr> </thead> <tbody> <tr> <td>Multi dwelling housing/multi dwelling housing (terraces)</td><td> Studio or 1 bedroom: 1 car space per dwelling; 2 bedroom: 1.5 car space per dwelling; 3 bedroom or more: 2 car spaces per dwelling; 1 visitor car space per 5 dwellings </td><td>Not applicable</td></tr> </tbody> </table>	Land Use	Car Spaces	Bicycle spaces	Multi dwelling housing/multi dwelling housing (terraces)	Studio or 1 bedroom: 1 car space per dwelling; 2 bedroom: 1.5 car space per dwelling; 3 bedroom or more: 2 car spaces per dwelling; 1 visitor car space per 5 dwellings	Not applicable
Land Use	Car Spaces	Bicycle spaces						
Multi dwelling housing/multi dwelling housing (terraces)	Studio or 1 bedroom: 1 car space per dwelling; 2 bedroom: 1.5 car space per dwelling; 3 bedroom or more: 2 car spaces per dwelling; 1 visitor car space per 5 dwellings	Not applicable						
	Compliance	<p>The proposed enclosure of the existing first-floor balcony at 1/121–127 Riverview Road, Earlwood will result in a minor increase in gross floor area; however, this increase has been accounted for and remains well within the permitted Floor Space Ratio (FSR) under the <i>Canterbury-Bankstown LEP 2023</i>. The revised FSR is 0.48:1, which complies with the maximum permissible FSR of 0.5:1 for this R3-zoned site.</p> <p>Importantly, the additional enclosed space—intended to function as a study or home office—does not constitute a new bedroom. The internal floor area of the space is 5.94m², which is below the 6m² minimum generally accepted under the Building Code of Australia for classification as a bedroom under the Building Code of Australia for classification as a bedroom. Furthermore, the proposed amendment removes the door, reinforcing its function as an open study. As such, the space cannot legally or practically be used as a bedroom and does not generate demand for an additional off-street parking space under the DCP.</p> <p>The existing off-street parking arrangement, as approved under the original development consent, remains unchanged and adequate for the dwelling's continued use.</p>						

	<p>Compliance</p>	<p>Conclusion: The existing off-street parking arrangement, as approved under the original development consent, remains unchanged and adequate for the dwelling's continued use. We would note that the existing apartment is provided with one existing car parking space (internal) which is also of sufficient size to accommodate bicycle storage, and that this has been adequate to provide for the parking needs of the occupants of this apartment for many years.</p> <p>The proposal to enclose the existing balcony to become a small open study area, provides utility for the occupants of the dwelling and this does not change the demand for on site parking generated by the use of this apartment. If anything, facilitating work from home opportunities actually decreases traffic generation and the demand for parking generally.</p> <p>The proposed remains consistent with regard to the objectives of this part of the DCP: "To ensure development meets the car, bicycle and service vehicle parking demands generated by various land uses".</p>
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CONCLUSION

In conclusion, the proposed enclosure of the existing first-floor balcony at 1/121–127 Riverview Road, Earlwood has been carefully designed to ensure it is respectful of the site's context and surrounding built form, while maintaining compliance with relevant planning controls. The proposed works are modest in scale and represent a minor addition that does not alter the building footprint, height, or presentation to the street.

The development has no adverse impact on neighbouring amenity, natural features, or the streetscape, and the site is not affected by bushfire risk or heritage constraints. The additional enclosed area has been confirmed as a study/home office, with a floor area below the minimum required to be classified as a bedroom, and therefore does not generate a requirement for additional off-street parking. Importantly, the proposal complies with all relevant provisions of the *Canterbury-Bankstown Local Environmental Plan 2023* and the Development Control Plan, including controls relating to building height, floor space ratio (0.48:1 within the 0.5:1 limit), setbacks, visual and acoustic privacy, and overall amenity.

In light of the above, the proposal constitutes a reasonable and appropriate enhancement to the dwelling that is consistent with local character and planning policy, and as such, warrants Council's support and the granting of development consent.