



Statement of Environmental Effects

Proposal: Demolition of Existing Dwelling; Construction of Attached Dual Occupancy, Secondary Dwelling, Pool; and Torrens-titled Subdivision.

Address: No. 10 Saurine Street, Bankstown NSW 2200 / Lot 8 DP 36213

Council: Canterbury Bankstown Council

Date: May 2025



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Doc ID: SEE.2025.2205 CL
Version: V1

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1.0 INTRODUCTION

This Statement of Environmental Effects has been prepared to accompany the Development Application to Liverpool City Council that seeks consent for the **proposed demolition of existing structures, construction of a double-storey attached dual occupancy, detached secondary dwelling, swimming pool and associated Torrens-titled subdivision** at **No. 10 Saurine Street, Bankstown NSW 2200 / Lot 8 DP 36213**.

The site is not identified as a heritage item, nor is it located within a conservation area but is located within a flood planning area. The proposal is designed to minimize adverse impact upon the adjoining surrounds, whilst adopting contemporary development within the existing established precinct.

This Statement of Environmental Effects addresses the merits of the proposal with particular reference to the matters for consideration under Section 4.15 of the *Environmental Planning and Assessment Act, 1979*.

2.0 THE SITE AND SURROUNDS

2.1 Legal Description

The subject site falls into **Zone R2 - Low Density Residential** and is legally described as **Lot 8 DP 36213** with a **total site area of 834.4m²**. Onsite currently stands a single-storey dwelling with a detached garage and above-ground swimming pool.

2.2 Location

The subject site is located at **No. 10 Saurine Street, Bankstown NSW 2200** and falls within the jurisdiction of Canterbury Bankstown Council local government area shown in Figures 1 and 2 below with its general context to Bankstown and surrounds. Surrounding land uses are typically single and double storey dwelling houses.



FIGURE 1: Map illustrating the location of subject site
(Source: NSW Planning Portal)

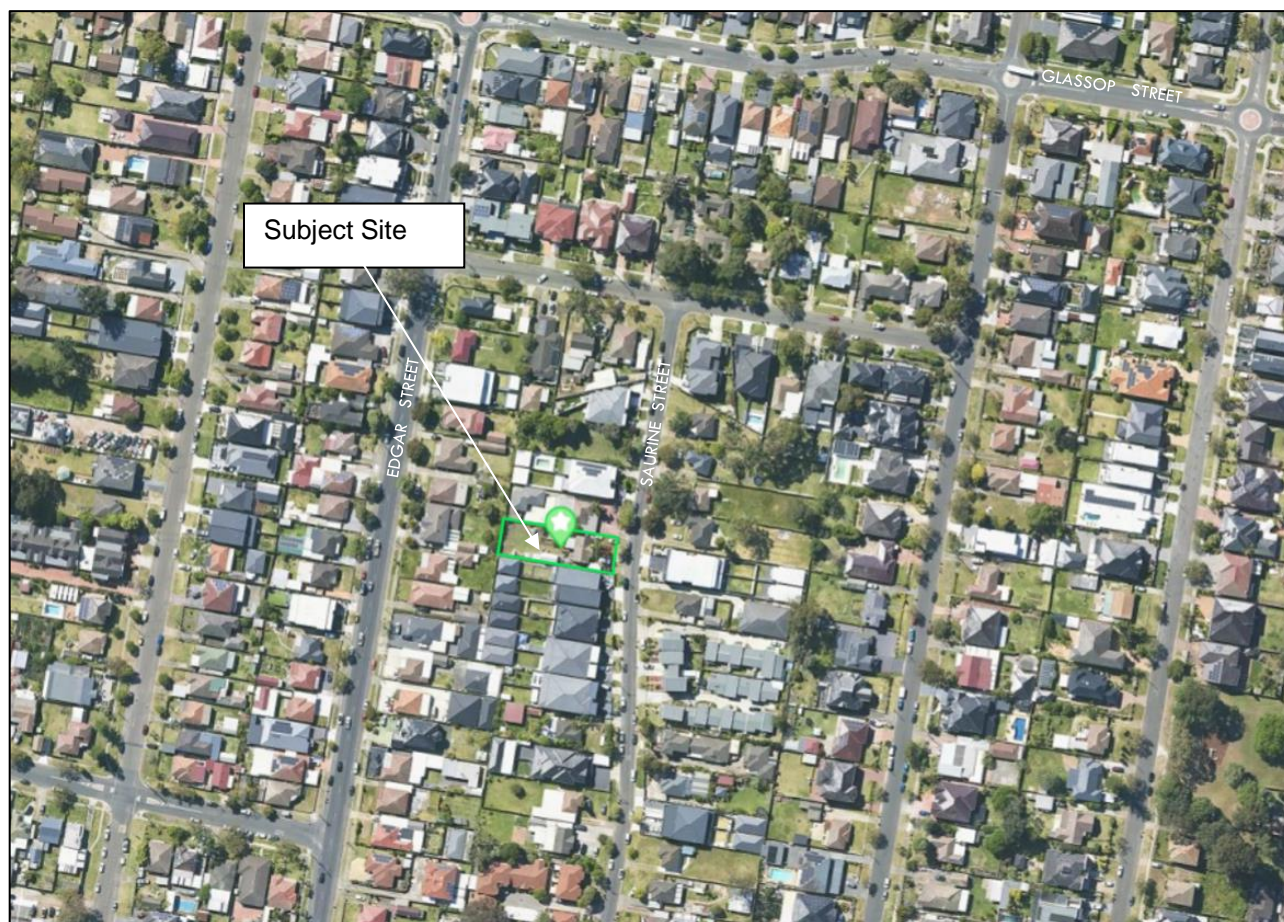


FIGURE 2: An aerial map illustrating the site and surrounds.
(Source: Stash Property App)

3.0 THE PROPOSAL

3.1 Description

This Application seeks Development Approval (DA) for the **proposed demolition of existing structures, construction of a double-storey attached dual occupancy, detached secondary dwelling, swimming pool and associated Torrens-titled subdivision at No. 10 Saurine Street, Bankstown NSW 2200 / Lot 8 DP 36213.**

Proposed works are detailed below:

1. Demolition of existing structures
2. Torrens-titled subdivision into two (2) lots with the following lot areas:
 - Lot 1 – 450.0 sqm
 - Lot 2 – 384.4 sqm
3. Construction of an attached dual occupancy
4. Construction of a secondary dwelling for Lot 1
5. Construction of an outbuilding with storage and swimming pool for Lot 2
6. Removal of five non-significant trees
7. Dividing Fence
8. Retaining Walls

Amenity Impacts:

The proposal will not impart unreasonable negative impacts upon the subject locality and will promote an example of environmentally sensitive contemporary development to an existing establish precinct. The proposal is designed to minimum or have no impact on the land uses with this zone or adjoining zones, further assessment and consideration is made within this report.

4.0 SECTION 4.15 EVALUATION EP&A ACT, 1979

4.1. Section 4.15(1)(a) of the EP&A Act, 1979

(i) Section 4.15(1)(a)(i) *The provisions of any Environmental Planning Instrument*

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

4.6 Contamination and remediation to be considered in determining development application.

(1) A consent authority must not consent to the carrying out of any development on land unless—

- (a) it has considered whether the land is contaminated, and
- (b) if the land is contaminated, it is satisfied that the land is suitable in its contaminated state (or will be suitable, after remediation) for the purpose for which the development is proposed to be carried out, and
- (c) if the land requires remediation to be made suitable for the purpose for which the development is proposed to be carried out, it is satisfied that the land will be remediated before the land is used for that purpose.



FIGURE 3: An aerial map of site circa 1943. Source – *NSW Six Maps*

Assessment:

In response to the considerations under clause 4.6 of the Resilience and Hazards SEPP, an initial desktop site evaluation was carried out. The locality of the subject site consists of existing residential dwellings to its north, east and south and bushland to its west dating back to the 1940s. Based on the lot subdivision patterns and building forms as shown in Figure 3 above showing the aerial photo of the site dating back to 1943, its locality and immediate surroundings appear to be generally used for residential purposes.

Contamination testing has not been carried out during the preparation of this application as the proposal is limited to the construction of a residential dual occupancy which will not result in a change of use to the subject site.

However, it may be deemed that the proposed development will not result in any undue exposure of the occupants to environmental risk or hazard given that it is unlikely that the subject site has any contaminants due to its long-standing residential status.

State Environmental Planning Policy (Housing) 2021

State Environmental Planning Policy (Housing) 2021 Chapter 3 Diverse Housing; Part 1 Secondary Dwelling; Division 2 Secondary dwellings permitted with consent	
Reference to part of SEPP	Comment
<p>52 Development may be carried out with consent</p> <p>(1) Development to which this Part applies may be carried out with consent.</p> <p>(2) Development consent must not be granted for development to which this Part applies unless—</p> <p>(a) no dwellings, other than the principal dwelling and the secondary dwelling, will be located on the land, and</p> <p>(b) the total floor area of the principal dwelling and the secondary dwelling is no more than the maximum floor area permitted for a dwelling house on the land under another environmental planning instrument, and</p> <p>(c) the total floor area of the secondary dwelling is—</p> <p>(i) no more than 60m², or</p> <p>(ii) if a greater floor area is permitted for a secondary dwelling on the land under another environmental planning instrument—the greater floor area.</p>	<p>Complies</p> <p>The proposed Lot 1 will have one primary dwelling and one secondary dwelling. Its lot area is 450sqm.</p> <p>The subject lot will have an FSR of 0.5:1 which complies, and the proposed secondary dwelling will have a floor area of 60sqm.</p>
<p>53 Non-discretionary development standards—the Act, s 4.15</p> <p>(1) The object of this section is to identify development standards for particular matters relating to development for the purposes of a secondary dwelling that, if complied with, prevent the consent authority from requiring more onerous standards for the matters.</p> <p>Note—</p> <p>See the Act, section 4.15(3), which does not prevent development consent being granted if a non-discretionary development standard is not complied with.</p> <p>(2) The following are non-discretionary development standards in relation to the carrying out of development to which this Part applies—</p> <p>(a) for a detached secondary dwelling—a minimum site area of 450m²,</p> <p>(b) the number of parking spaces provided on the site is the same as the number of parking spaces provided on the site immediately before the development is carried out.</p>	<p>Complies</p> <p>The subject Lot 1 will have a total site area of 450sqm. No additional parking space in relation to the secondary dwelling is proposed.</p>

TABLE 1: SEPP (Housing) 2021

CANTERBURY BANKSTOWN LOCAL ENVIRONMENTAL PLAN 2023 (CBLEP)

The subject site is identified to be located within the jurisdiction of the above CBLEP and as such is impacted by the planning laws prescribed within the said planning instrument. An assessment is made against the relevant sections of the said CBLEP in Table 2 below.

CANTERBURY BANKSTOWN LOCAL ENVIRONMENTAL PLAN 2023		
Reference to Part of LEP	Development Standard	Notes
2.1 Land use zoning	<ul style="list-style-type: none"> Site is zoned R2 - Low Density Residential. <p>3 Permitted with consent Bed and breakfast accommodation; Building identification signs; Business identification signs; Car parks; Centre-based child care facilities; Community facilities; Dual occupancies; Dwelling houses; Early education and care facilities; Environmental facilities; Environmental protection works; Exhibition homes; Flood mitigation works; Group homes; Health consulting rooms; Home businesses; Oyster aquaculture; Places of public worship; Pond-based aquaculture; Recreation areas; Respite day care centres; Roads; Secondary dwellings; Semi-detached dwellings; Tank-based aquaculture</p> <p>4 Prohibited Any development not specified in item 2 or 3</p>	<p>Complies</p> <p>The proposed dual occupancy and secondary dwelling are permissible with the zone.</p>
4.1 Minimum subdivision lot size	<p>(2) This clause applies to a subdivision of any land shown on the Lot Size Map that requires development consent and that is carried out after the commencement of this Plan.</p> <p>(3) The size of any lot resulting from a subdivision of land to which this clause applies is not to be less than the minimum size shown on the Lot Size Map in relation to that land.</p> <ul style="list-style-type: none"> Min. Lot size = 450sqm <p>(3A) If a lot is a battle-axe lot or other lot with an access handle, the area of the access handle is not to be included in calculating the lot size for the purposes of subclause (3).</p> <p>(3B) Despite subclause (3), development consent must not be granted to— (a) subdivision of land in Zone IN1 unless each resulting lot is at least 24m wide at the front building line, or</p>	<p>Not applicable</p> <p>Refer to the following discussion under Clause 4.1A.</p> <p>Site is identified to be within Area 1 of the Clause Application Map.</p>

	<p>(b) subdivision of land in Zone IN2 unless each resulting lot is at least 20m wide at the front building line, or</p> <p>(c) subdivision of land identified as “Area 1” on the Lot Size Map unless—</p> <p>(i) the total number of resulting lots does not exceed 181 lots, and</p> <p>(ii) the size of each resulting lot is at least 200m².</p> <p>(4) This clause does not apply in relation to the subdivision of any land—</p> <p>(a) by the registration of a strata plan or strata plan of subdivision under the <i>Strata Schemes Development Act 2015</i>, or</p> <p>(b) by any kind of subdivision under the <i>Community Land Development Act 2021</i>.</p>	
<p>4.1A</p> <p>Minimum lot sizes and special provisions for dual occupancies</p>	<p>(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—</p> <p>(a) the lot is at least—</p> <p>(i) for dual occupancies (attached)—500m², and</p> <p>(ii) for dual occupancies (detached)—700m², and</p> <p>(b) the width of the lot at the front building line is at least—</p> <p>(i) for dual occupancies (attached)—15m, and</p> <p>(ii) for dual occupancies (detached)—20m, and</p> <p>(c) each dwelling will have a frontage to a road.</p> <p>(3) Development consent must not be granted to the subdivision of a dual occupancy in Zone R2 on land identified as “Area 1” on the Clause Application Map unless each resulting lot will be at least—</p> <p>(a) for dual occupancies (attached)—250m², and</p> <p>(b) for dual occupancies (detached)—350m².</p>	<p>Complies</p> <p>The subject site is identified to be within “Area 1” of the Clause Application Map.</p> <p>It has a lot area of 834.40sqm, and a lot width of 16.154m at the building line.</p> <p>The resulting lots will have the following lot areas:</p> <p>Lot 1 – 450.0sqm</p> <p>Lot 2 – 384.4sqm</p>
<p>4.3 Height of Building</p>	<p>(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.</p> <ul style="list-style-type: none"> Max. HOB – 9.0m 	<p>Complies</p> <p>The proposed dual occupancy will have a maximum building height of approx. 7.45m.</p>
<p>4.4 Floor Space Ratio</p>	<p>(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.</p> <ul style="list-style-type: none"> Max FSR – 0.50:1 	<p>Complies</p> <p>The resulting Lot 1 and Lot 2 will each have an FSR of 0.5:1.</p>

<p>5.4 Controls relating to miscellaneous permissible uses</p>	<p>(9) Secondary dwellings on land other than land in a rural zone</p> <p>If development for the purposes of a secondary dwelling is permitted under this Plan on land other than land in a rural zone, the total floor area of the dwelling, excluding any area used for parking, must not exceed whichever of the following is the greater—</p> <p>(a) 60 square metres,</p> <p>(b) 10% of the total floor area of the principal dwelling.</p>	<p>Complies</p> <p>The proposed secondary dwelling within Lot 1 will have a total floor area of 60sqm.</p>
<div data-bbox="175 745 1404 1433"> </div> <p>FIGURE 4: 1% AEP (100 year ARI) Flood Extent</p>		
<p>5.21 Flood planning</p>	<p>(2) Development consent must not be granted to development on land the consent authority considers to be within the flood planning area unless the consent authority is satisfied the development—</p> <p>(a) is compatible with the flood function and behaviour on the land, and</p> <p>(b) will not adversely affect flood behaviour in a way that results in detrimental increases in the potential flood affectation of other development or properties, and</p>	<p>As indicated in Attachment A - Stormwater System Report (WP-SIAONL-638/2025) dated 07/04/2025 and issued by the City of Canterbury Bankstown – the site has 1% AEP (100 year ARI) flooding levels ranging from 51.28m to 51.69m AHD which equates to 52.19m AHD with 500mm freeboard. The proposed</p>

	<p>(c) will not adversely affect the safe occupation and efficient evacuation of people or exceed the capacity of existing evacuation routes for the surrounding area in the event of a flood, and</p> <p>(d) incorporates appropriate measures to manage risk to life in the event of a flood, and</p> <p>(e) will not adversely affect the environment or cause avoidable erosion, siltation, destruction of riparian vegetation or a reduction in the stability of river banks or watercourses.</p> <p>(3) In deciding whether to grant development consent on land to which this clause applies, the consent authority must consider the following matters—</p> <p>(a) the impact of the development on projected changes to flood behaviour as a result of climate change,</p> <p>(b) the intended design and scale of buildings resulting from the development,</p> <p>(c) whether the development incorporates measures to minimise the risk to life and ensure the safe evacuation of people in the event of a flood,</p> <p>(d) the potential to modify, relocate or remove buildings resulting from development if the surrounding area is impacted by flooding or coastal erosion.</p> <p>(4) A word or expression used in this clause has the same meaning as it has in the Considering Flooding in Land Use Planning Guideline unless it is otherwise defined in this clause.</p>	<p>dual occupancy FFL of 52.59m complies.</p> <p>The proposed secondary dwelling and outbuilding will be outside of the flood-affected area of the subject site, as shown in Figure 4 above.</p> <p>Proposed FFLs for the structures is as follows:</p> <p>Dual Occupancy – 52.59m AHD for both units</p> <p>Secondary dwelling – 51.205m AHD</p> <p>Outbuilding – 51.10m AHD</p>
<p>6.3</p> <p>Stormwater management and water sensitive urban design</p>	<p>(1) The objective of this clause is to avoid or minimise the adverse impacts of urban stormwater on land to which this clause applies and on adjoining properties, native bushland, waterways and ground water systems.</p> <p>(2) This clause applies to land in Zones R2, R3, R4, B1, B2, B4, B5, B6, B7, IN1, IN2, SP1, SP2, RE1 and RE2.</p> <p>(3) Development consent must not be granted to development on land to which this clause applies unless the consent authority is satisfied that the development—</p>	<p>Complies</p> <p>The stormwater generated by the proposed dual occupancy will be managed in accordance with the submitted Stormwater Drainage Plans prepared by Exact Engineers.</p>

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

Table 2: CBLEP 2023 Compliance Table

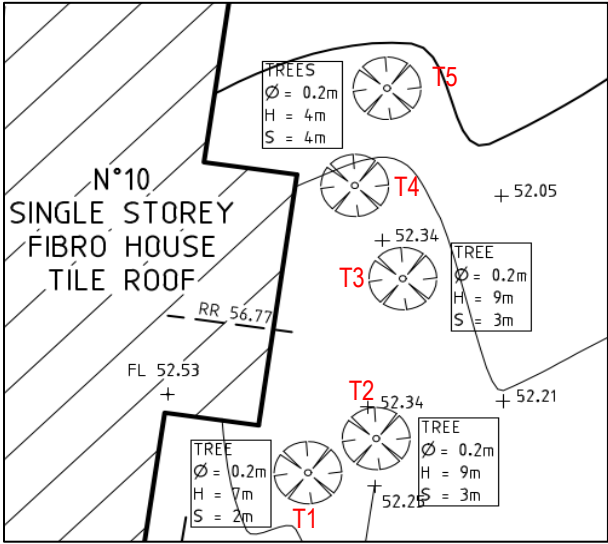
(iii) Section 4.15(1)(a)(iii)

The provisions of any Development Control Plan

The **Canterbury Bankstown Development Control Plan 2023 (CBDCP)** provides comprehensive design guidelines and development controls for the subject growth precinct of the Canterbury Bankstown Council local government area.

An assessment of the proposal against the relevant provisions of the CBDCP is included in Table 3 below, which demonstrates compliance with the relevant objectives and controls.

CANTERBURY BANKSTOWN DEVELOPMENT CONTROL PLAN 2023		
Reference to Part of DCP	Development Control	Assessment
CHAPTER 2 – SITE CONSIDERATIONS		
Chapter 2.2 - Flood Risk Management		
SECTION 1– Flood Risk Management In The Former Bankstown Local Government Area Land to which sections 1–8 apply	<p>a) Catchments affected by floodplain risk management plans and flood studies</p> <p>The floodplain risk management plans and flood studies adopted by Council identify flood liable land, and maps showing flood liable land will be held in the office of Council.</p> <p>b) Other flood liable land</p> <p>Other flood liable land for catchments that are affected by riverine or stormwater flooding will be identified through an ongoing floodplain risk management process but may also be identified through a site specific flood study. The habitable floor levels of development are to be a minimum 500mm above the 100-year flood level.</p> <p>Note: If a catchment is affected by riverine or stormwater flooding and Council is yet to adopt a draft floodplain risk management plan or flood study, all sites in that catchment must be regarded as being flood liable and are defined as a flood lot for the purposes of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.</p>	<p>Not applicable</p> <p>As indicated in Attachment A - Stormwater System Report (WP-SIAONL-638/2025) dated 07/04/2025 and issued by the City of Canterbury Bankstown and the detail shown in Figure 4 above, the subject site is identified to be only partly flood affected, and it is not affected by riverine or stormwater flooding.</p> <p>Also, the site has 1% AEP (100 year ARI) flooding levels ranging from 51.28m to 51.69m AHD which equates to 52.19m AHD with 500mm freeboard. The proposed dual occupancy FFL of 52.24m complies.</p>
2.3 Tree Management		
Prescribed trees	<p>2.3 Chapter 2.3 of this DCP applies to the following trees:</p> <p>(a) all trees that are 5m or more in height; and</p>	<p>Complies</p> <p>Site has five trees that will be removed. These trees are</p>

	<p>(b) all mangroves, regardless of size; and (c) all trees, regardless of size, listed as Vulnerable or Endangered or a component of an Endangered Ecological Community listed under the Biodiversity Conservation Act 2016; and (d) all trees, regardless of size, listed under the Environmental Protection and Biodiversity Conservation Act 1999; and (e) all trees, regardless of size, located on land included on the Biodiversity Map under the Canterbury-Bankstown Local Environmental Plan 2023; and (f) all trees, regardless of size, located on sites listed as a heritage item in Schedule 5 of the Canterbury-Bankstown Local Environmental Plan 2023; and (g) all trees, regardless of size, located in the foreshore area under the Canterbury Bankstown Local Environmental Plan 2023.</p> 	<p>deemed non-significant, given that:</p> <p>T1 - conifer T2 – palm tree T3 – palm tree T4 – less than 5m height T5 – less than 5m height</p>
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CHAPTER 3 – GENERAL REQUIREMENTS

3.1 Development Engineering Standards

OBJECTIVES	<p>O1 To ensure that development provides a satisfactory level of engineering infrastructure.</p> <p>O2 To promote the consideration of possible engineering constraints to the development at the first stage of the design of the development.</p> <p>O3 To minimise the impact of development on the surrounding environment, roads and stormwater systems.</p> <p>O4 To ensure public infrastructure managed by Council is not compromised by development.</p>	<p>Complies</p> <p>All relevant infrastructure such as vehicle crossing, foot path, driveways, drainage and stormwater systems, swimming pool and fencing are to be engineer-designed to minimise potential impacts on the site, council assets and the adjoining properties.</p>
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	<p>O5 To protect and construct the interface between development and Council's assets under Council supervision and to Council's satisfaction.</p> <p>O6 To ensure drainage systems are designed to collect and convey stormwater runoff from the site and into receiving systems with minimal nuisance, danger or damage to the site, adjoining sites or Council sites.</p>																	
2-CIVIL ENGINEERING REQUIREMENTS																		
Vehicular footway crossing design and construction	<p>2.1 Development requiring vehicular access across the Council footpath area must provide a vehicular footway crossing (VFC) with maximum and minimum widths in accordance with the following table. Maximum size is dependent on providing at least a 6m separation between wings, at the kerb, to adjoining VFCs. Minimum widths will apply in areas with high on street parking demands, and where on street time restrictions are in place.</p> <p>Table 2a: Table of VFC Widths</p> <table><tr><th>Use</th><th>Minimum width of VFC @ boundary</th><th>Maximum width of VFC @ boundary</th><th>Minimum standard of VFC</th></tr><tr><td>Residential</td><td>2.75m *</td><td>5.5m</td><td>Light duty</td></tr><tr><td>Dual occupancy (with single access to both dwellings)</td><td>3.5m</td><td>5.5m</td><td>Medium duty</td></tr><tr><td>Dual occupancy (with separate access to each dwelling)</td><td>2.75m *</td><td>3.5m *</td><td>Light duty</td></tr></table>	Use	Minimum width of VFC @ boundary	Maximum width of VFC @ boundary	Minimum standard of VFC	Residential	2.75m *	5.5m	Light duty	Dual occupancy (with single access to both dwellings)	3.5m	5.5m	Medium duty	Dual occupancy (with separate access to each dwelling)	2.75m *	3.5m *	Light duty	<p>Complies</p> <p>The dwellings will each have a minimum VFC width of 3.0m.</p>
Use	Minimum width of VFC @ boundary	Maximum width of VFC @ boundary	Minimum standard of VFC															
Residential	2.75m *	5.5m	Light duty															
Dual occupancy (with single access to both dwellings)	3.5m	5.5m	Medium duty															
Dual occupancy (with separate access to each dwelling)	2.75m *	3.5m *	Light duty															
Development impacted by stormwater systems	<p>3.1 Applicants must apply to Council for a Stormwater System Report (SSR), prior to submitting an application, if the site is noted on Council's SSR register as affected by Council's stormwater drainage pipelines and/or affected by potential local stormwater flooding. The development must be designed to consider the recommendations of the SSR and satisfy the requirements of this DCP.</p> <p>Disposal of stormwater runoff</p> <p>3.2 Site stormwater drainage systems should be designed to flow under gravity, and be connected to Council's stormwater drainage system at the nearest suitable location or CDL benefiting the site. Site drainage design should follow the natural fall of the catchment to a pipeline connection point that has been designed for the runoff. Catchment redirections may be permitted subject to compliance with requirements outlined below.</p> <p>A separate approval to connect to Council's stormwater drainage system must be obtained</p>	<p>Complies</p> <p>A Stormwater System Report is submitted with this Application and attached in this Statement (Attachment A).</p> <p>The subject site has an existing drainage easement which will be utilised accordingly. Refer to the submitted Stormwater Management Plan prepared by Exact Engineers (Ref. JB783) for details.</p>																

	<p>from Council. Permission to carry out the works must be obtained by applying for the relevant Work Permit.</p> <p>The final number of drainage outlets will be determined by Council through the WP process and the Storm Water Connection Plan Approval.</p> <p>Pipelines constructed across the footway must generally be confined to within the site frontage. In certain circumstances Council may consider allowing the pipeline to extend a maximum of 20m along the footway in front of adjoining site. The applicant must demonstrate that the development potential of the adjoining site, including construction of VFCs, will not be adversely affected.</p>	
Roof gutter design	<p>3.4 Roof, eave and/or box gutters and downpipes must be sized using the formulas and tables provided in accordance with the Australian Standard AS/NZS 3500 and Table 4b. In the case of OSD design, where overflow of the roof system cannot be directed to the OSD system, the roof stormwater drainage system must be designed for the 100-year ARI storm.</p>	<p>Complies</p> <p>All roof, eaves, gutters and downpipes will be designed in accordance with AS/NZS 3500.</p>
Alternative solutions for stormwater disposal from single dwellings and dual occupancies	<p>3.6 Council will consider alternative drainage system solutions for single dwellings and dual occupancies, at the application stage, for developments where piped drainage to a Council drainage system cannot be achieved under gravity in accordance with the above controls and in the case of dual occupancies where evidence is provided, to Council, to show that offers, to adjoining property owners, to acquire a drainage easement have been made and failed. This evidence must be provided, to Council, at the application stage of the development.</p> <p>Some acceptable alternative drainage solutions are listed below. Please note that OSD storage may be required, at Council's discretion, depending on site impervious area and downstream conditions.</p>	<p>Complies</p> <p>The subject site has an existing drainage easement which will be utilised accordingly. Refer to the submitted Stormwater Management Plan prepared by Exact Engineers (Ref. JB783) for details</p>

3.2 Parking		
SECTION 2– OFF-STREET PARKING RATES	<p>Dual occupancies/ semi-detached dwellings:</p> <p>1 car space per 2 or less bedrooms; or 2 car spaces per 3 or more bedrooms</p> <p>Bicycle spaces – not applicable</p>	<p>Complies</p> <p>Each dwelling will have 2 off-street, tandem parking spaces, as below:</p> <ul style="list-style-type: none"> • 1 car garage • 1 hardstand space
SECTION 3– DESIGN AND LAYOUT	<p>Alternate parking arrangements</p> <p>3.4 Council may consider tandem parking in the following situations: (c) Tandem parking for a maximum of two vehicles is permissible in dwelling houses, dual occupancies, attached dwellings, secondary dwellings, semi detached dwellings, multi dwelling housing and multi dwelling housing (terraces) if the parking users reside in the same dwelling.</p> <p>Access driveway width and design</p> <p>3.11 For new residential development, necessary clear driveway widths are provided in the following table:</p> <p>Driveway Width, one-way –</p> <ul style="list-style-type: none"> • Min. clear width = 3.0m <p>Minimum headroom dimensions</p> <p>3.12 Clear headroom dimension is necessary to make sure that vehicles are clear of mechanical or service obstructions such as fire sprinklers, lighting fixtures and signs. Following minimum headroom dimension has to be maintained in all development.</p> <ul style="list-style-type: none"> • Min. headroom height – 2.4m <p>Sight distance requirement</p> <p>3.19 For all development, adequate sight distance must be provided for vehicles exiting driveways. Clear sight lines are to be provided at the street boundary to ensure adequate visibility between vehicles on the driveway and pedestrians on the footway and vehicles on the roadway.</p>	<p>Complies</p> <p>As above, each dwelling will have 2 off-street, tandem parking spaces, as below:</p> <ul style="list-style-type: none"> • 1 car garage • 1 hardstand space <p>The proposed driveway will have a min. width of 3.0m while the garage will have a headroom height of 2.78m.</p>

3.3 Waste Management		
SECTION 3– RESIDENTIAL DEVELOP- MENT	<p>3.1 Council or its contractors are solely to provide the waste services to all residential development types as required under the Local Government Act 1993.</p> <p>3.2 Each dwelling is to have: (a) A waste storage cupboard in the kitchen capable of holding two days waste and recycling and be sufficient to enable separation of recyclable materials. (b) A suitable space in the kitchen for a caddy to collect food waste.</p> <p>3.3 Development must provide an adequate sized bin storage area behind the front building line to accommodate all allocated bins.</p> <p>3.4 The location of the bin storage area must not adversely impact on the the streetscape, building design or amenity of dwellings.</p> <p>3.5 The location of the bin storage area should ensure this area: (a) is screened or cannot be viewed from the public domain; and (b) is away from windows of habitable rooms to reduce adverse amenity impacts associated with noise, odour and traffic.</p> <p>3.6 The location of the bin storage area is to be convenient to use for the dwelling occupants and caretakers, through reducing the bin travel distance from the bin storage area to the nominated kerbside collection point. The bin-carting route from the bin storage area to the collection point must not pass through any internal areas of the building/dwelling and must avoid stairs or slopes.</p>	<p>Complies</p> <p>Each dwelling will be allocated waste bins storage areas as indicated in the submitted Plans.</p> <p>A Waste Management Plan is submitted with this Application.</p>
3.4 Sustainable Development		
SECTION 2– WATER CONSERVA- TION	<p>2.1 Proposals for new development with a gross floor area less than 5,000m² and proposals for extensions to existing developments below 5,000m² seeking to expand by 50% or more of the existing floor area must comply with Requirement W1.</p> <p>Requirement W1: Use of water efficient fixtures</p> <p>2.3 The following requirement is mandatory and must be incorporated into the building design: All taps, showerheads, toilet suites (cisterns, urinals) used in the development must be rated</p>	<p>For compliance</p> <p>Appropriate efficient water fixtures that are in accordance with the WELS Scheme will be installed in the proposed dual occupancy and secondary dwelling as per the recommendations of BASIX.</p>

	<p>to at least 4 stars under the National Water Efficient Labelling and Standards (WELS) Scheme (refer below).</p> <p>National water conservation rating and labelling scheme</p> <p>The Water Efficient Labelling and Standards (WELS) Scheme is administered by the NSW and Australian Government and is designed to make more efficient use of Australia's potable water supply.</p> <p>The following star ratings are required for compliance with this DCP:</p> <ul style="list-style-type: none"> (a) shower heads 3 stars – 8 litres or less per minute; (b) basins taps 6 stars – 4.5 litres or less per minute; (c) toilet cisterns 4 stars – 4 litres or less per flush. <p>A comprehensive list of products that meet the above water consumption requirements of this DCP can be viewed at the Australian Government website at www.waterrating.gov.au</p>	
<p>SECTION 3– ENERGY MINIMISATION</p>	<p>3.1 Proposals for new development where the total gross floor area is below 5,000m² ; and extensions to existing uses below 5,000m² that involve an increase in 50% or more of the existing gross floor area must comply with Requirements E1 and E2.</p> <p>Requirement E1: Energy efficient building design</p> <p>3.2 The design and orientation of buildings must maximise solar access and natural lighting by:</p> <ul style="list-style-type: none"> (a) Orientating the building so that its longest side is on the east west axis (where possible). (b) Maximising the number of windows on the northern face of the building and minimising glazed areas on the eastern and western walls of the building (i.e. providing for most of the glazed areas on the northern face of the building). (c) Fitting warehouses with skylights to 10% of the roof area. (d) Considering and including where feasible the following features: skylights, clerestory windows, light wells, light tubes, atriums and similar features. 	<p>Complies</p> <p>The proposed dual occupancy will follow the general east-west orientation of the subject lot. This consequently orients its longest elevations in the same direction which will allow maximum solar exposure. Skylights will also be installed.</p>

	<p>Requirement E2: Energy efficient hot water systems</p> <p>3.3 Development must incorporate a hot water heating system that is energy rated to at least 4 stars. The preferred system is either a gas boosted solar system, or a 5 star gas system, with appropriate insulation to the tank and pipes (refer to box for a list of different types of water heaters that have a rating of 4 stars or higher).</p>	<p>For compliance</p> <p>The hot water heating system to be installed will have the required energy rating based on the recommendations of BASIX.</p>
3.5 Subdivision		
<p>A review of this Section of the CBDCP was undertaken. However, the development controls indicated are applicable only to Battle-axe lots and Housing Estates.</p>		Not Applicable
3.7 Landscape		
SECTION 2- LANDSCAPE DESIGN	<p>Objectives</p> <p>O1 To integrate the landscape design with the overall design of the development. O2 To promote the retention and planting of large and medium size trees, and the healthy growth of trees in urban areas. O3 To provide deep soil zones to manage urban heat and water, and to allow for and support healthy plant and tree growth. O4 To contribute to the quality and amenity of communal open space, podiums and courtyards.</p>	<p>Complies</p> <p>Landscape treatment onsite will be in accordance with the submitted Landscape Plan. Its design is deemed to positively contribute to the quality and amenity of the open spaces of the proposed dual occupancy.</p>
Trees	<p>2.6 Development must consider the retention of existing trees in the building design.</p> <p>2.7 Development must plant at least one canopy tree for every 12m of front and rear boundary width and: (a) Canopy trees are to be of a minimum 75 litre pot size. (b) Use deciduous trees in small open spaces, such as courtyards, to improve solar access and control of microclimate. (c) Place evergreen trees well away from the building to allow the winter sun access. (d) Select trees that do not inhibit airflow. (e) Provide shade to large hard paved areas using tree species that are tolerant of compacted/deoxygenated soils.</p> <p>2.8 Development must provide street trees that will contribute to the canopy where possible.</p>	<p>Five (5) trees are proposed to be removed located within the current front setback.</p>

CHAPTER 5 – RESIDENTIAL ACCOMMODATION Chapter 5.1 – Former Bankstown LGA		
Section 3 – Secondary dwellings		
Lot size	3.1 A secondary dwelling is permissible on a site with a minimum lot size of 450m ² .	Complies The secondary dwelling will be located within the proposed Lot 1 which will have a lot area of 450sqm.
Site cover	3.2 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 60m ² 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.	Complies Lot 1 will have an FSR of 0.5:1 which complies with the max FSR indicated in the CBLEP. The proposed secondary dwelling will have a total floor area of 60sqm.
Storey limit (not including basements)	3.3 The storey limit for attached secondary dwellings is two storeys. 3.4 The storey limit for detached secondary dwellings is single storey and the maximum wall height is 3m. 3.5 The siting of secondary dwellings and landscape works must be compatible with the existing slope and contours of the site and any adjoining sites. Council does not allow any development that involves elevated platforms on columns; or excessive or unnecessary terracing, rock excavation, retaining walls or reclamation.	Complies The detached secondary dwelling is single storey and will have a maximum wall height of 2.7m. Its proposed location is deemed compatible with the topographic configuration of the site.
Fill	3.6 Any reconstituted ground level on the site within the ground floor perimeter of secondary dwellings must not exceed a height of 1m above the ground level (existing). For the purposes of this clause, the ground floor perimeter includes the front porch. 3.7 Any reconstituted ground level on the site outside of the ground floor perimeter of secondary dwellings must not exceed a height of 600mm above the ground level (existing) of an adjoining site. For the purposes of this	Complies The site will have a max. fill of 600mm and no cut within the footprints of the proposed structures. The propose retaining walls will likewise have a maximum height of 600mm.

	clause, the ground floor perimeter includes the front porch.	
Setback restrictions	3.8 The erection of secondary dwellings is prohibited within 9m of an existing animal boarding or training establishment.	Complies Subject site is a residential zone. There is no existing animal boarding or training establishment nearby.
Side and rear setbacks	3.11 For the portion of the building wall that has a wall height less than or equal to 7m, the minimum setback to the side and rear boundaries of the site is 0.9m. 3.12 For the portion of the building wall that has a wall height greater than 7m, the minimum setback to the side and rear boundaries of the site is 1.5m.	Complies The proposed single storey secondary dwelling will have minimum of 900mm side and rear setbacks
Private open space	3.13 Secondary dwellings must not result in the principal dwelling on the site having less than the required landscaped area and private open space.	Complies The 2 lots will have the following courtyard areas as private open space: a) Lot 1 – 162sqm b) Lot 2 – 136.8sqm
Access to sunlight	3.14 At least one living area must receive a minimum three hours of sunlight between 8.00am and 4.00pm at the mid-winter solstice. Council may allow light wells and skylights to supplement this access to sunlight provided these building elements are not the primary source of sunlight to the living areas. 3.15 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. 3.16 A minimum 50% of the private open space required for the principal dwelling on the site and a minimum 50% of the private open space of a dwelling on an adjoining site must receive at least three hours of sunlight between 9.00am and 5.00pm at the equinox. Where this requirement cannot be met for a dwelling on an adjoining site, the development must not result with additional overshadowing on the affected private open space.	Complies The living areas of the proposed secondary dwelling and the adjoining sites will have adequate solar access.

<p>Visual privacy</p>	<p>3.17 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"> (a) offset the windows between dwellings to minimise overlooking; or (b) provide the window with a minimum sill height of 1.5m above floor level; or (c) ensure the window cannot open and has obscure glazing to a minimum height of 1.5m above floor level; or (d) use another form of screening to the satisfaction of Council. <p>3.18 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"> (a) the window is to a bedroom, bathroom, toilet, laundry, storage room, or other non-habitable room; or (b) the window has a minimum sill height of 1.5m above floor level; or (c) the window has translucent glazing to a minimum height of 1.5m above floor level; or (d) the window is designed to prevent overlooking of more than 50% of the private open space of a lower-level or adjoining dwelling. <p>3.19 Council may allow attached secondary dwellings to have an upper floor side or rear balcony solely where the balcony is not accessible from a living area or hallway, and the balcony design:</p> <ul style="list-style-type: none"> (a) does not have an external staircase; and (b) does not exceed a width of 1.5m throughout; and (c) incorporates a form of screening to the satisfaction of Council such as partially recessing the balcony into the building. <p>3.20 Council does not allow secondary dwellings to have roof-top balconies and the like.</p>	<p>Complies</p> <p>The proposed secondary dwelling is a detached, single storey structure that is deemed to have nil adverse impact to the visual privacy of the primary dwelling and the dwellings in the adjoining properties.</p>
<p>Building design</p>	<p>3.24 The maximum roof pitch for detached secondary dwellings is 25 degrees. An attic or basement is not permitted as part of the dwelling.</p>	<p>Complies</p> <p>The proposed roof pitch is 4 degrees.</p>
<p>Landscape</p>	<p>3.28 Development must retain and protect any significant trees on the site and adjoining sites. To achieve this clause, the development may</p>	<p>Complies</p>

	require a design alteration or a reduction in the size of the secondary dwelling.	No tree will be impacted by the proposed secondary dwelling.
Section 4 – Dual occupancies		
Subdivision	4.1 For development that establishes a dual occupancy and a secondary dwelling on the same allotment, the two dwellings forming the dual occupancy may be subdivided provided the minimum lot size is 450m ² per dwelling.	Complies Only Lot 1 is proposed to have a secondary dwelling and its lot size is 450sqm.
Storey limit (not including basements)	4.2 The storey limit for dual occupancies is two storeys. 4.3 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.	Complies Proposed dual occupancy is double storey. Its proposed location is deemed compatible with the topographic configuration of the site.
Fill	4.4 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. 4.5 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.	Complies The subject development will cause a maximum fill of 600mm and no cut proposed.
Setback restrictions	4.6 The erection of dual occupancies is prohibited within 9m of an existing animal boarding or training establishment.	Complies Subject site is within a residential zone where there is no existing animal boarding or training establishment nearby.
Street setbacks	4.7 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. 4.8 The minimum setback to the secondary street frontage is: (a) 3m for a building wall; and	Complies The proposed minimum front setback are as below: G/F – 6.00m F/F – 6.96m

	(b) 5.5m for a garage or carport that is attached to the building wall.	
Side setbacks	<p>4.9 The minimum setback for a building wall to the side boundary of the site is 0.9m. Council may increase the minimum setback to reduce any impact on the amenity of an adjoining dwelling or to avoid the drip line of a tree on an adjoining site.</p> <p>4.10 The minimum setback between a dual occupancy and the side boundary must be clear of obstacles such as a hot water unit, waste storage area, storage shed and the like. The intended outcome is to provide a clear path at all times for residents and visitors to access the rear yard and/or carry out maintenance works.</p>	<p>Complies</p> <p>The proposed will have the following minimum side setbacks:</p> <p>a) Lot 1 – 945mm</p> <p>b) Lot 2 – 944mm</p> <p>A clear path to the rear yard is provided given that the AC unit and hot water unit are raised.</p>
Private open space	<p>4.12 Dual occupancies must provide a minimum 80m² of private open space per dwelling behind the front building line. This may be in the form of a single area or a sum of areas per dwelling provided the minimum width of each area is 5m throughout.</p>	<p>Complies</p> <p>The 2 lots will have the following rear courtyard areas as private open space:</p> <p>a) Lot 1 – 162sqm</p> <p>b) Lot 2 – 136.8sqm</p>
Access to sunlight	<p>4.13 At least one living area of each dwelling must receive a minimum three hours of sunlight between 8.00am and 4.00pm at the mid-winter solstice. Council may allow light wells and skylights to supplement this access to sunlight provided these building elements are not the primary source of sunlight to the living areas.</p> <p>4.14 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>4.15 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>Complies</p> <p>The living areas of the proposed dual occupancy and the adjoining sites will have adequate solar access. Refer to the submitted Shadow Diagram for details.</p>

	4.16 Development should avoid overshadowing any existing solar hot water system, photovoltaic panel or other solar collector on the site and neighbouring sites.	
Visual privacy	<p>4.17 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"> a) offset the windows between dwellings to minimise overlooking; or b) provide the window with a minimum sill height of 1.5m above floor level; or c) ensure the window cannot open and has obscure glazing to a minimum height of 1.5m above floor level; or d) use another form of screening to the satisfaction of Council. <p>4.18 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"> a) the window is to a bedroom, bathroom, toilet, laundry, storage room, or other non-habitable room; or b) the window has a minimum sill height of 1.5m above floor level; or c) the window has translucent glazing to a minimum height of 1.5m above floor level; or d) the window is designed to prevent overlooking of more than 50% of the private open space of a lower-level or adjoining dwelling. <p>4.19 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"> a) does not have an external staircase; and b) does not exceed a width of 1.5m throughout; and c) incorporates a form of screening to the satisfaction of Council such as partially recessing the balcony into the building. <p>4.20 Council does not allow dual occupancies to have roof-top balconies and the like.</p>	<p>Complies</p> <p>The existing dwelling to the north of the site (#8 Saurine) is a single storey structure. The possibility of overlooking into its habitable spaces is nil.</p> <p>The first floor southern elevation windows will be offset from the first floor windows of the adjoining property at #12 Saurine.</p> <p>The first floor eastern windows facing the rear of the site are for bedrooms.</p> <p>For the above reasons, it may be deemed that the proposed dual occupancy will have negligible adverse impact to the visual privacy of the adjoining properties.</p>
Building design	4.21 Development for the purpose of dual occupancies must demolish all existing dwellings (not including any heritage items) on the site.	<p>Complies</p> <p>The demolition of the existing structures onsite is part of this development application.</p>

	<p>4.22 The design of dual occupancies must ensure:</p> <ul style="list-style-type: none"> a) the street facade of dual occupancies (attached) adopt an asymmetrical design to provide each dwelling with an individual identity when viewed from the street; or b) the street facade of dual occupancies (attached) or dual occupancies (detached) incorporate architectural elements that are compatible with the asymmetrical appearance of neighbouring dwelling houses, particularly where a pattern is established by a group of adjoining dwelling houses; and c) the front porch and one or more living area or bedroom windows to each dwelling face the street; and d) the garage, driveway and front fence do not dominate the front of the building and front yard; and e) the two dwellings on a corner site each face a different frontage. <p>4.23 The maximum roof pitch for dual occupancies is 35 degrees.</p>	<p>The front façade presents an asymmetrical design that distinguishes one unit from the other.</p> <p>The roof pitch will be less than 35 degrees.</p>
Building design (car parking)	<p>4.28 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> <ul style="list-style-type: none"> (a) the car parking space forward of the front building line is uncovered and located in a stacked arrangement on the driveway in front of the covered car parking space; and (b) the covered car parking space is setback a minimum 6 metres from the primary and secondary street frontages. <p>4.29 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>Complies</p> <p>Each dwelling will have an enclosed garage that has a front setback by 6.0m and a hardstand car space. The garage is designed to be fully integrated with the dwelling and presents as an integral part of the structure.</p>
Landscape	<p>4.31 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>	<p>Complies</p> <p>The primary frontage for both dwellings will have more than 45% landscaped areas. Breakdown is shown below:</p>

	<p>4.32 Development must landscape the following areas on the site by way of trees and shrubs with preference given to native vegetation endemic to Canterbury-Bankstown (refer to the Landscape Guide for a list of suitable species):</p> <p>a) a minimum 45% of the area between the dual occupancy and the primary street frontage; and</p> <p>b) a minimum 45% of the area between the dual occupancy and the secondary street frontage; and</p> <p>c) plant at least one 75 litre tree between the dual occupancy and the primary street frontage (refer to the Landscape Guide for a list of suitable trees in Canterbury-Bankstown); and</p> <p>d) for development in the foreshore protection area (refer to map in Appendix 1), plant native trees with a mature height greater than 12m adjacent to the waterbody.</p>	<p>Lot 1: Total frontage area - 49.23sqm Landscaped area – 27.57sqm or 56%</p> <p>Lot 2: Total frontage area – 41.4sqm Landscaped area – 20.24sqm or 48%</p>
Section 11 – Livable Housing		
Secondary dwellings	<p>New secondary dwellings are to provide:</p> <ul style="list-style-type: none"> • capability for a safe and continuous path of travel from the street or car parking area into the dwelling; • internal doors with a clearance of 820mm and corridors with a clearance of 1000mm, that facilitate comfortable unimpeded movement between spaces; Page 53 DCP 2023–Chapter 5.1 (Amended August 2024) • a bathroom that contains a hobless shower recess; • reinforced walls around the toilet, shower and bath to support safe installation of grabrails at a later date. <p>Should the National Construction Code apply livable housing design requirements to class 1a buildings in NSW, the new dwelling must achieve the Silver Standard of the Livable Housing Design Guidelines.</p>	<p>Complies</p> <p>The proposed secondary dwelling has the indicated required provisions.</p>
Dual occupancies and semi detached dwelling	<p>New dual occupancy dwellings are to provide:</p> <ul style="list-style-type: none"> • capability for a safe and continuous path of travel from the street or car parking area into the dwelling; • internal doors with a clearance of 820mm and corridors with a clearance of 1000mm, that facilitate comfortable unimpeded movement between spaces; • a toilet at the ground floor level; • a bathroom that contains a hobless shower recess; 	<p>Complies</p> <p>The proposed dual occupancy has the indicated required provisions.</p>

	<ul style="list-style-type: none"> reinforced walls around the toilet, shower and bath to support safe installation of grabrails at a later date; stairways that are designed with handrails and safe access. The above dimensions and clearances are to be demonstrated on a floor plan. <p>Should the National Construction Code apply livable housing design requirements to class 1a buildings in NSW, at least one dwelling must achieve the Gold Standard; and the second dwelling must achieve the Silver Standard of the Livable Housing Design Guidelines.</p>	
Section 12–Ancillary Development (Outbuildings)		
Restrictions	<p>12.1 Council allows a maximum of one outbuilding on a site.</p> <p>12.2 The outbuilding must be established in conjunction with the principal dwelling on the same site and must ensure that:</p> <ul style="list-style-type: none"> a) it is separate from the principal dwelling and b) any secondary dwelling on the same site, and it is not used as a separate dwelling, and c) it does not contain cooking facilities, toilet and shower, and d) it does not function or can be adapted to function for industrial purposes. 	<p>Complies</p> <p>The proposed Lot 2 will have a detached outbuilding with storage in relation to its principal dwelling. It will not contain any cooking facility nor toilet and shower and will not function for industrial purposes.</p>
Site Cover	<p>12.3 The maximum site cover of the outbuilding is:</p> <ul style="list-style-type: none"> a) 36m² where the site is less than 300m² in area b) 45m² where the site is 300m² to 600m² in area c) 60m² where the site is greater than 600m² in area. <p>For the purposes of this clause, site cover means the site area covered by the outbuilding and any attached roof, awning, balcony, deck, patio, pergola, terrace, verandah, carport, garage and the like.</p> <p>12.4 The outbuilding must not result in the principal dwelling on the site having less than the required landscaped area and private open space.</p>	<p>Complies</p> <p>The proposed outbuilding with storage within Lot 2 will have a floor area of 44.24sqm.</p>
Height	<p>12.5 The storey limit for the outbuilding is single storey. An attic or basement is not permitted in the outbuilding.</p> <p>12.6 The maximum building height for the outbuilding is 4.5m above ground level (existing).</p>	<p>Complies</p> <p>The proposed outbuilding with storage within Lot 2 will have a maximum height of 4.5m and its proposed location may be</p>

	12.7 The siting of the outbuilding 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.	deemed as compatible to the existing slope of the site.
Street setbacks	12.8 The outbuilding must locate behind the front building line.	Complies Proposed outbuilding will be located to behind the proposed dwelling of Lot 2.
Side and rear setbacks	12.9 The minimum setback to the side and rear boundaries of the site is: (a) zero setback for carports or masonry walls that do not contain windows, eaves and gutters provided the structures comply with the National Construction Code; or (b) 0.45m for non-masonry walls that do not contain a windows, eaves and gutters; or (c) 0.9m for walls with windows. 12.10 The minimum setback to a dwelling, building, roof, awning, balcony, deck, patio, pergola, terrace, verandah, carport, garage and the like on the same site is 1.8m.	Complies The proposed outbuilding will have a side and rear setback of 900mm.
Building design	12.11 The maximum roof pitch for the outbuilding is 25 degrees. 12.12 Council does not allow the outbuilding to have roof-top balconies and the like.	Complies Its roof pitch will be 4 degrees.
Landscape	12.13 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 outbuilding.	Complies No tree will be removed in relation to the proposed outbuilding.
Section 13–Ancillary Development (Outdoor Structures)		
Dividing fences	13.5 Dividing fences require development consent where the average fence height exceeds 1.8m.	Complies Approval for the 1.8m-high dividing fence between Lot 1 and Lot 2 is part of this development application.
Retaining walls	13.6 Retaining walls are not permitted along the riverbank or where the foreshore is in its natural state except in exceptional circumstances as determined by Council.	Complies

		The proposed retaining walls will have a maximum height of 600mm.
Swimming pools and spas	<p>13.12 Swimming pools and spas must locate behind the front building line.</p> <p>13.13 The minimum setback between the waterline of swimming pools/spas and the site boundary is 1 metre.</p> <p>13.14 Where Council allows swimming pools/spas within 30m of the high water mark of the Georges River and its tributaries: (a) the maximum height of the swimming pool/spa is 300mm measured above the ground level (existing); and (b) the swimming pool/spa fence must be an open style fence.</p>	<p>Complies</p> <p>The waterline of the proposed 30kL, in-ground swimming pool within Lot 2 will have the following setbacks from the adjoining properties:</p> <p>a) From Lot 1 – 1.0m b) From #8 Saurine – 3.085m</p> <p>The 1.2m-high pool fence will be designed in accordance with AS1926.1.</p>

Table 3: CBDCP Compliance Table

iiia) Section 4.15(1)(a)(iiia)

The provisions of any Planning Agreement entered into under Section 7.4

There are no known Planning Agreements entered into under Section 7.4 and no draft Planning Agreements are proposed to be entered into under Section 7.4 for this proposal.

4.2. Section 4.15(1)(c) of the EP&A Act, 1979

The suitability of the site for the development.

The subject Development Application seeks consent for **proposed demolition of existing structures, construction of a double-storey attached dual occupancy, detached secondary dwelling, swimming pool and associated Torrens-titled subdivision at No. 10 Saurine Street, Bankstown NSW 2200 / Lot 8 DP 36213.**

The proposal is permissible on the land pursuant to the R2 - Low Density Residential zoning provisions applying to the land, and the proposal achieves the objectives of the zone.

The subject site falls within the jurisdiction of the Canterbury Bankstown Council local government area shown in Figures 1 and 2 of this report with its general context to Bankstown and surrounds.

The local surrounding area is characterized by residential development. The proposal does not increase adverse impacts upon the subject site or adjoining dwellings by way of visual privacy, excessive overshadowing or acoustic privacy. The proposal will therefore have minimal impact on the locality and amenity of surrounding land uses. The proposed development will increase and enhance the amenity value of the site as well as the precinct whilst preserving the traditional character of the precinct and thus will be in keeping with the desired future character of the said zone.

It is evident from the above and the assessment provided within this Statement that the subject site is suitable for the proposal.

4.3. Section 4.15(1)(e) of the EP&A Act, 1979

The public interest.

The proposed development satisfies the client's requirements, and Council's planning controls and as such will not result in any unacceptable impacts on the locality. Accordingly, the proposal is considered to be in the public interest.

5.0 CONCLUSION

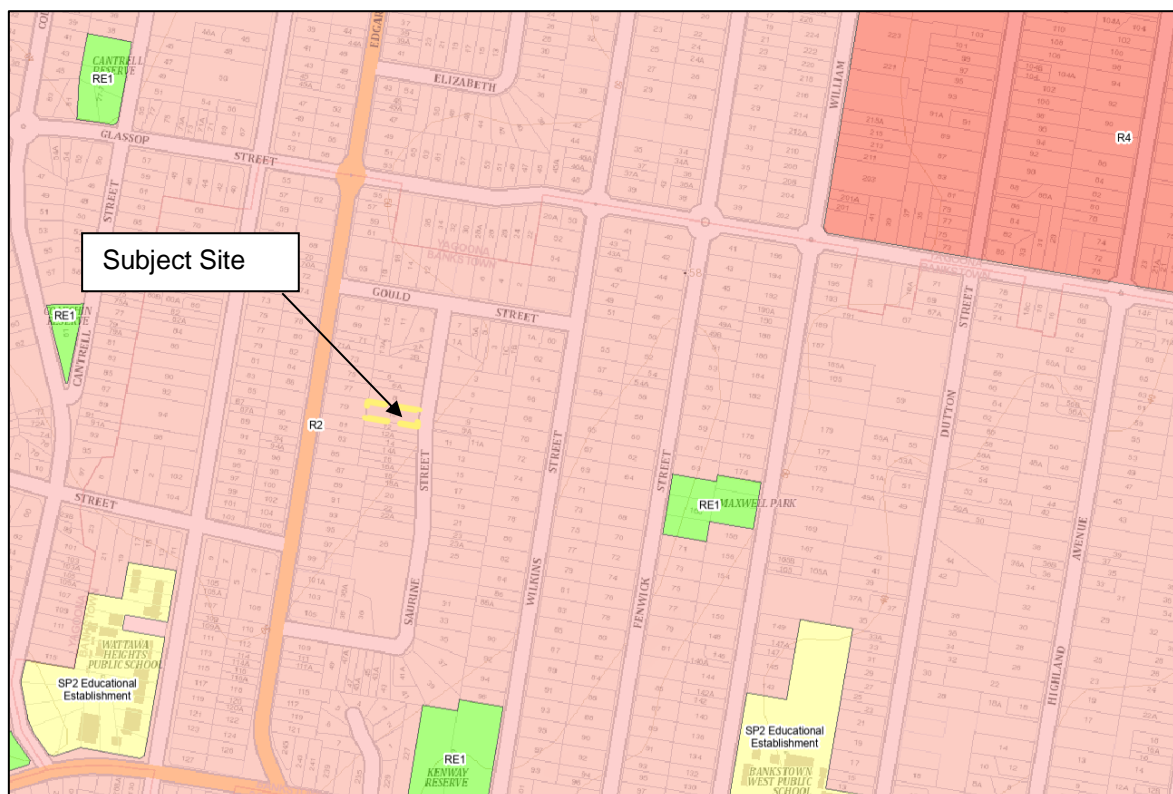
This Development Application seeks consent for **proposed demolition of existing structures, construction of a double-storey attached dual occupancy, detached secondary dwelling, swimming pool and associated Torrens-titled subdivision at No. 10 Saurine Street, Bankstown NSW 2200 / Lot 8 DP 36213.**

The proposal meets the prescribed principal development standards of the **SEPP Housing 2021, Canterbury Bankstown LEP 2023** and is designed in general keeping with the controls and objectives of the **Canterbury Bankstown DCP 2023** as assessed within this report.

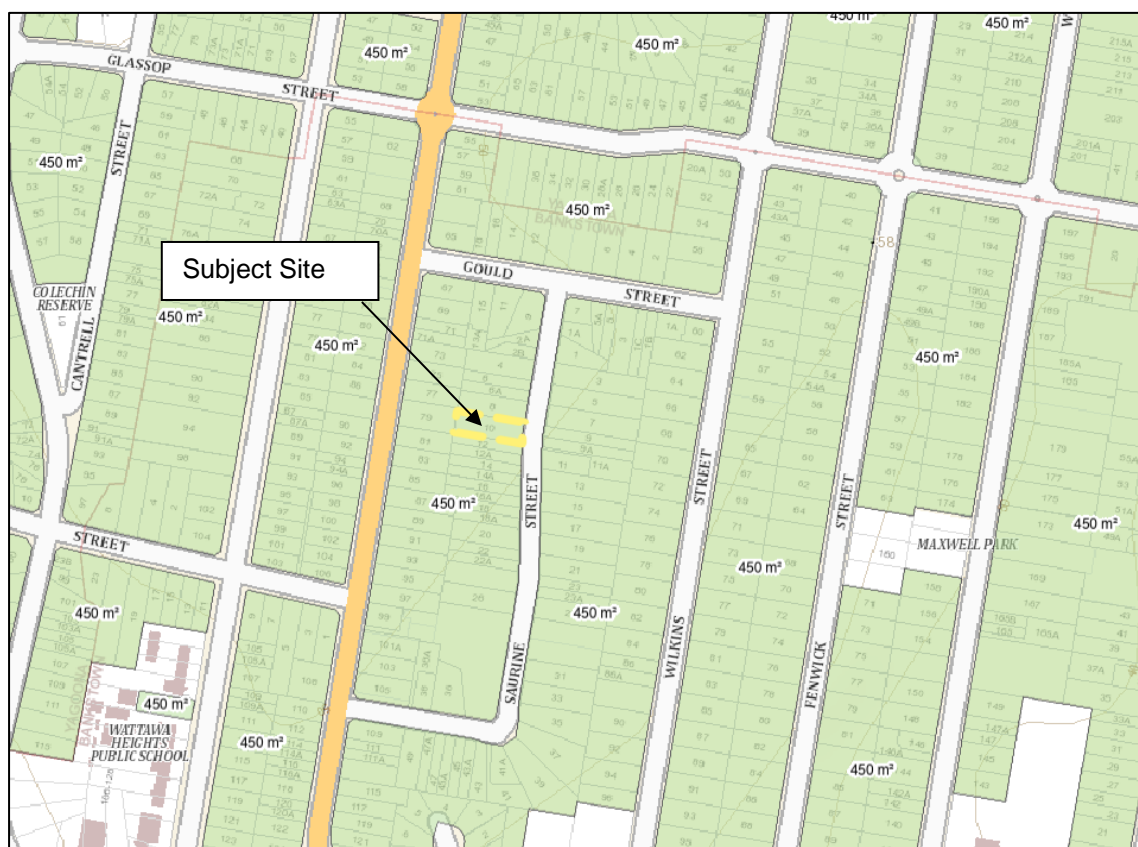
Overall, the proposed development will not pose any adverse or detrimental amenity impacts for the adjoining dwellings by way of visual privacy, excessive overshadowing or acoustic privacy.

Given the above, the proposed development is considered worthy of approval.

6.0 APPENDIX – LEP Maps



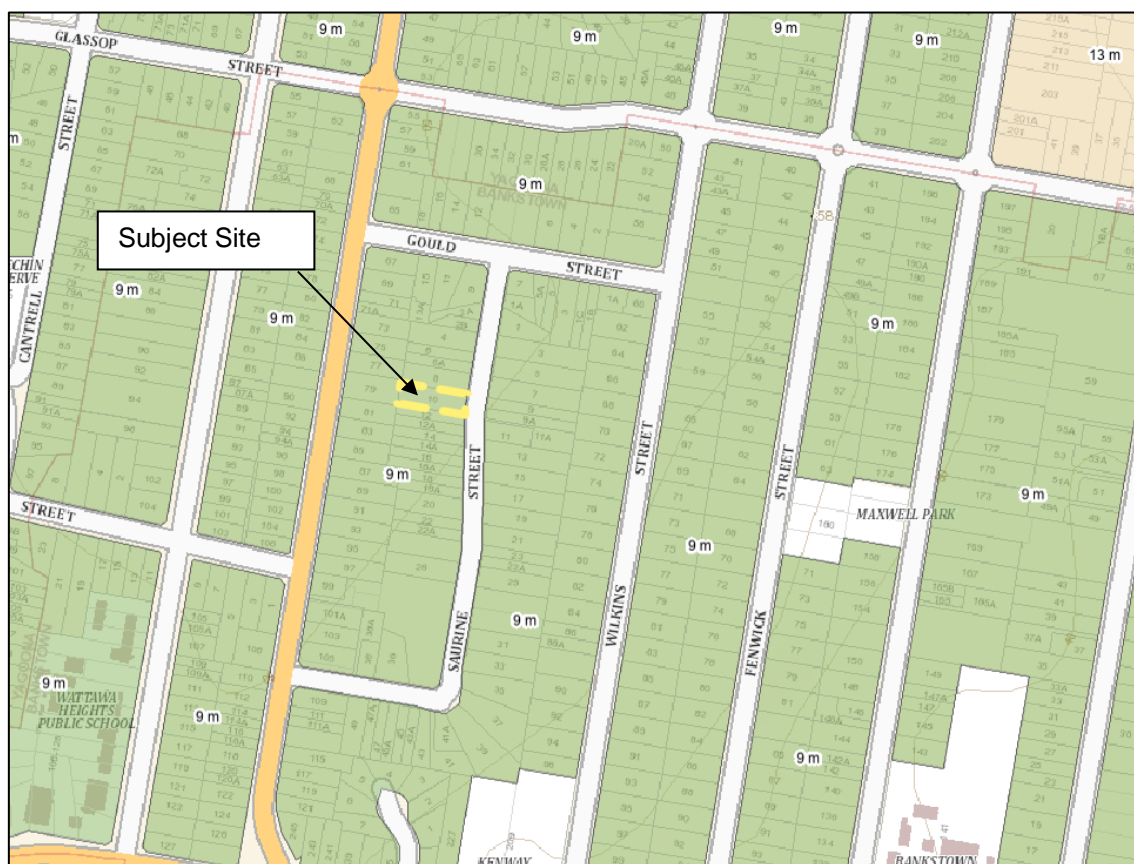
Land Zoning Map - Zone R2 - Low Density Residential



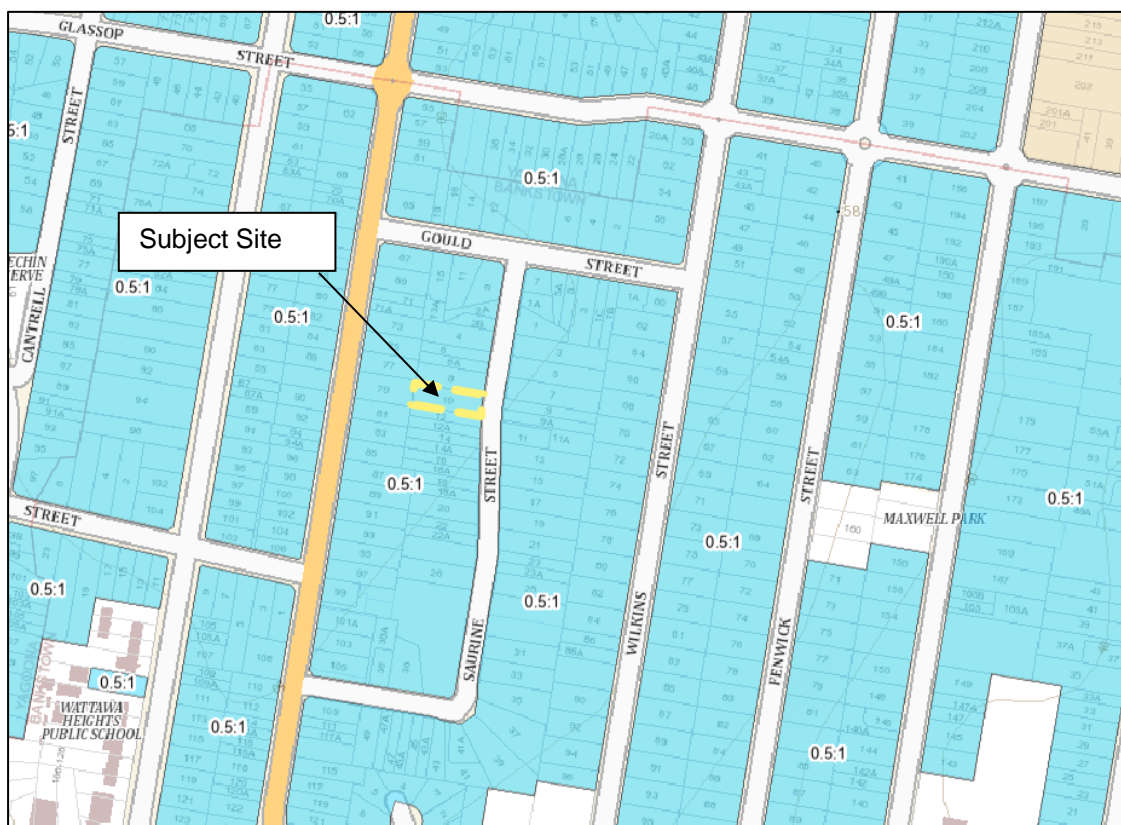
Lot Size Map – Min. 450sqm



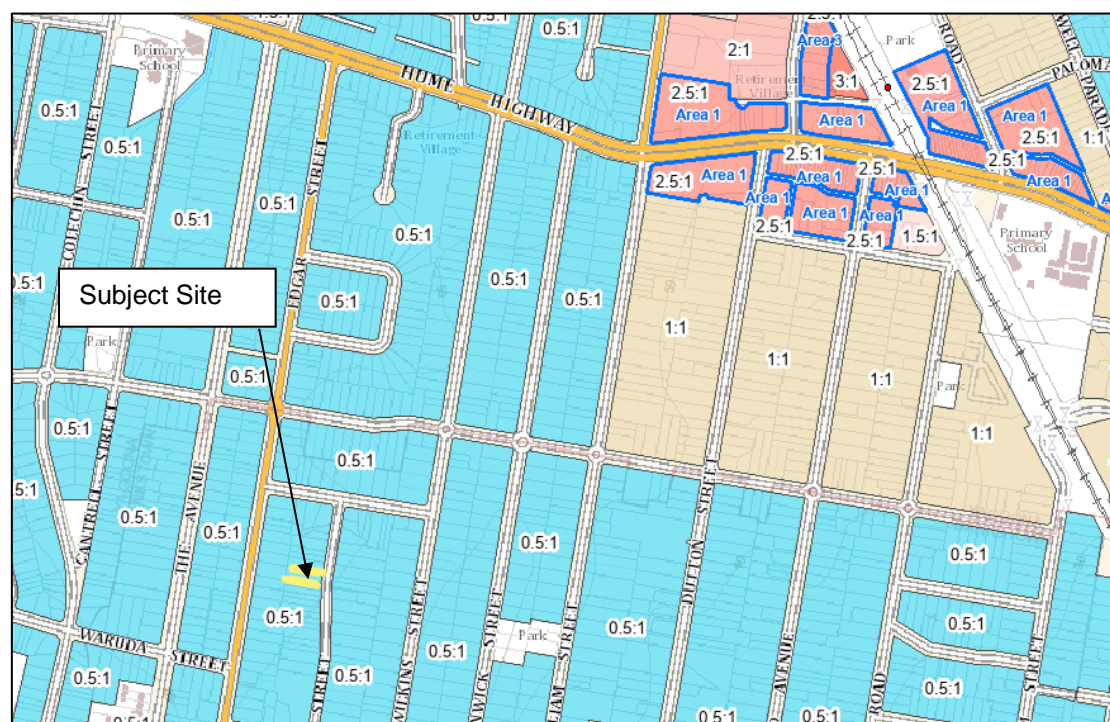
Clause Application Map – Area 1



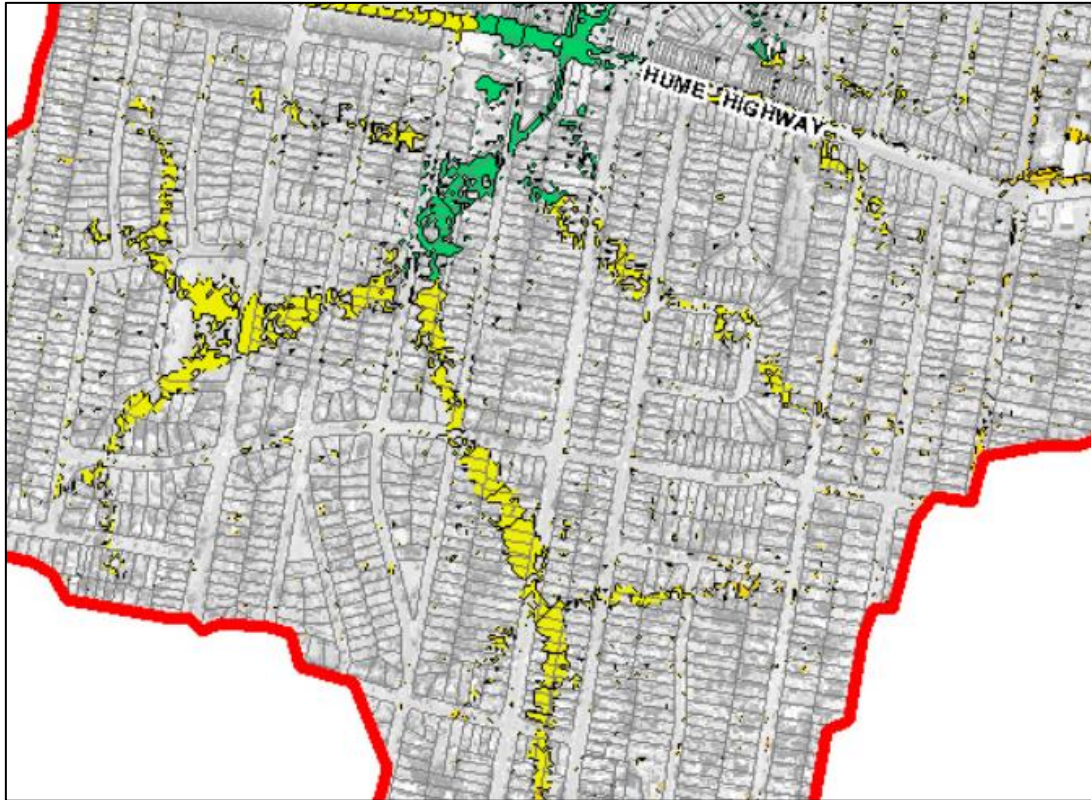
Height of Building Map – Max. HOB – 9.0m



Floor Space Ratio Map – Max. FSR – 0.5:1



Floor Space Ratio Map showing Area 1 – Site Not affected



Source: Duck River Stormwater Catchment Study

<https://webdocs.bankstown.nsw.gov.au/api/publish?documentPath=aHR0cDovL2lzaGFyZS9zaXRlc9Db21tdW5pY2F0aW9ucy9QdWJsaWNhdGlvbnMvV2Vic2l0ZSBEb2N1bWVudHMvRmxvb2RwbGFpbiBNYW5hZ2VtZW50L0R1Y2sqUml2ZXIucGRm&title=Duck%20River.pdf>

CITY OF CANTERBURY BANKSTOWN

To: Abdulkader Ali Ahmad
10 Saurine Street, BANKSTOWN NSW 2200

STORMWATER SYSTEM REPORT

Property Address	10 Saurine Street Bankstown 2200
Lot/Section/Deposited Plan	Lot 8 DP 36213
Date Prepared:	07/04/2025
Ref:	WP-SIAONL-638/2025
Prepared By:	Amin Haddad
Development Type:	Dual Occupancy

FLOOD STUDY REQUIRED

No

This Stormwater System Report (SSR) provides flood and stormwater information about the property.

The information in this report should be reviewed by those who are knowledgeable in flooding or have a technical requirement to understand more about Council's building development controls (such as surveyors, builders, certifiers, architects and engineers).

Stormwater Infrastructure

The site is affected by the following Council / Sydney Water / Private stormwater system components.

- A private drainage easement, with its width over the existing line of pipe located within the middle of the site crossing from south to north. Refer to GIS Map.



Property Levels

Description	Minimum (m AHD)	Maximum (m AHD)
Approximate Ground Level	51.19	51.66

Flooding Levels

Stormwater Catchment Flooding from Duck River Stormwater Catchment Study (BMT WBM, 2009)

Flood Event	Minimum Level (m AHD)	Maximum Level (m AHD)
5% AEP (20 year ARI)	51.28	51.68
1% AEP (100 year ARI)	51.28	51.69
PMF (Probable Maximum Flood)	50.63	52.85

Terms and Definitions

Annual Exceedance Probability (AEP)	The probability of a flood event of a given size occurring in any one year, usually expressed as a percentage annual chance.
Average Recurrence Interval (ARI):	Similar to AEP. The long-term average number of years between the occurrence of a flood as big as (or larger than) the selected event.
metres above Australian Height Datum (m AHD)	The reference level for defining ground levels in Australia. The level of 0.0m AHD is approximately mean sea level.
Maximum and Minimum Ground Level –	Highest and lowest ground levels on the property based on available ground level information. A Registered Surveyor can confirm exact ground levels.
Probable Maximum Flood	An extreme flood deemed to be the largest flood that could conceivably occur at a specific location The PMF defines the extent of flood prone land (i.e. the floodplain).



Further Information

For further information on flood-related development controls which may be applicable to this property, refer to the following guidelines:

- Canterbury Bankstown Development Control Plan (2023, chapter 2.2 Flood risk Management)
- Canterbury Bankstown Development Engineering Standards (2023)
- Council Standard Drawings.

Disclaimer

The information contained in this document is not endorsed by the Council as without error, omission or mis-description. Council accordingly expressly disclaims all and any liability and responsibility in respect of loss, damage or injury to person or property arising from anything done or omitted to be done by any person in reliance, whether wholly or in part, upon any part of this information.

Any person having regard to the information contained in this document is encouraged to seek, at their discretion, all other sources of information on the subject matter as they consider appropriate, which may include local knowledge and/or professional advice.

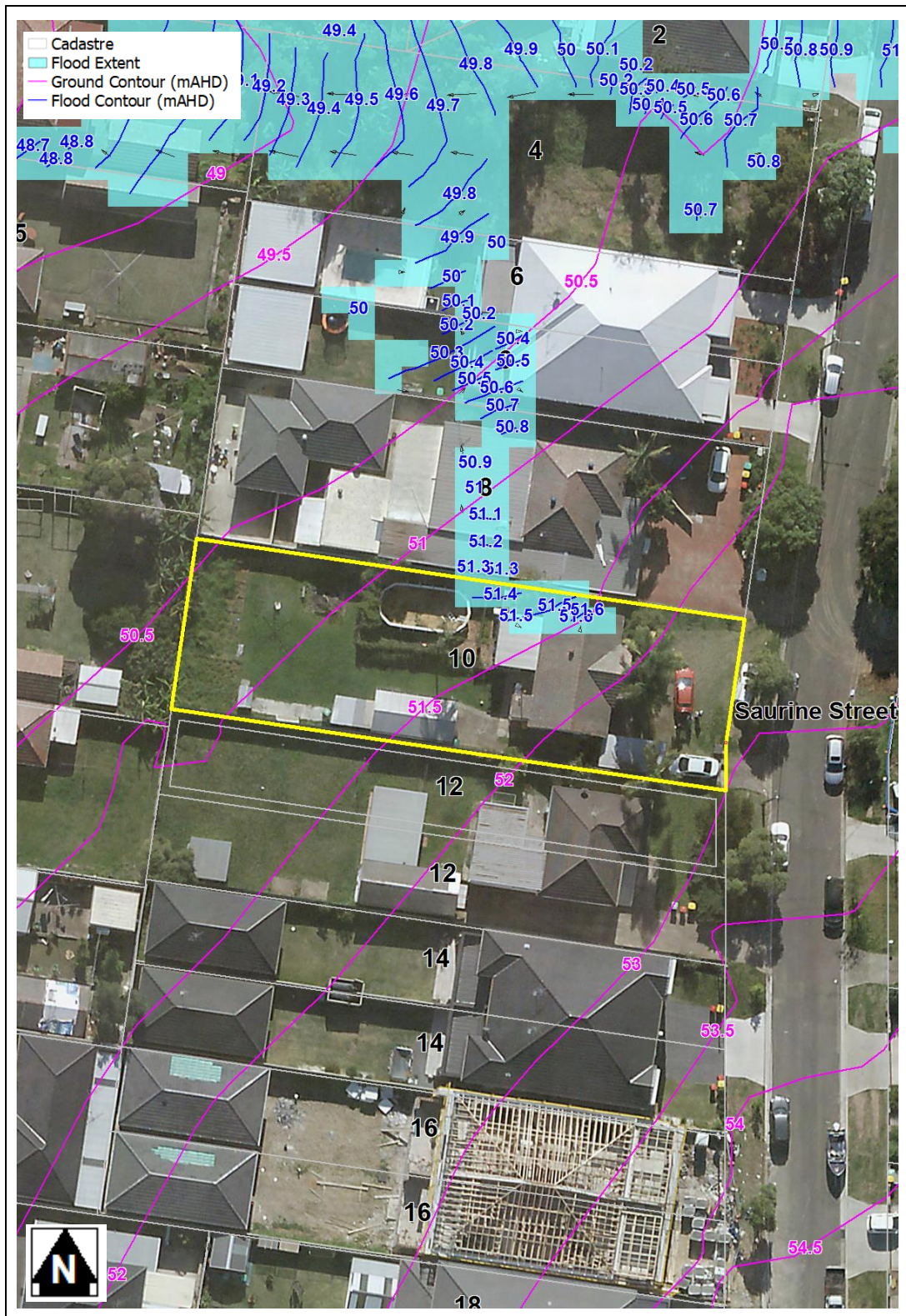
ATTACHMENTS

For 1% AEP (100 year ARI)

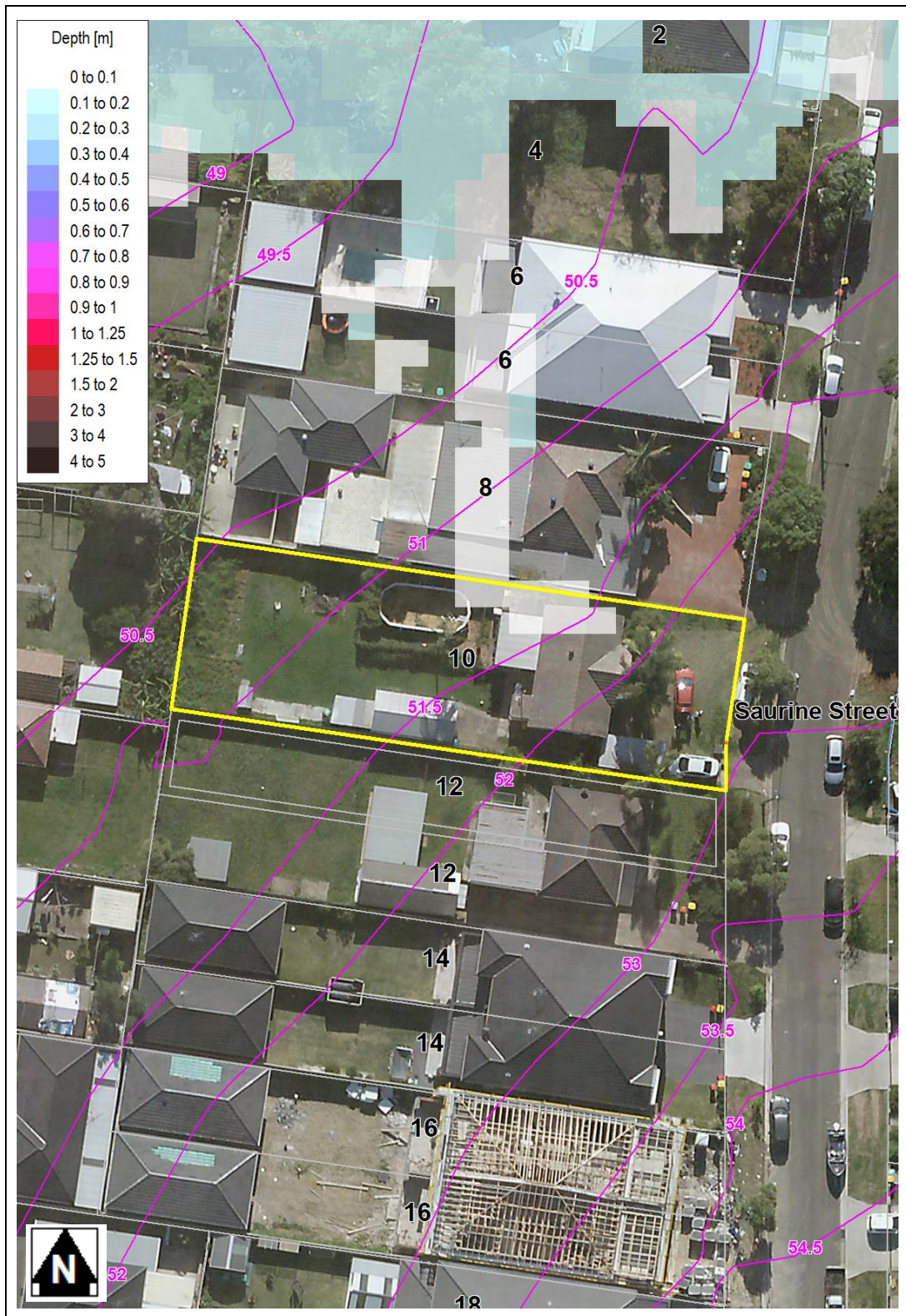
1. Flood Extent & Flood Contours Map
2. Flood Depth Map
3. Velocity Depth Product Map

For PMF

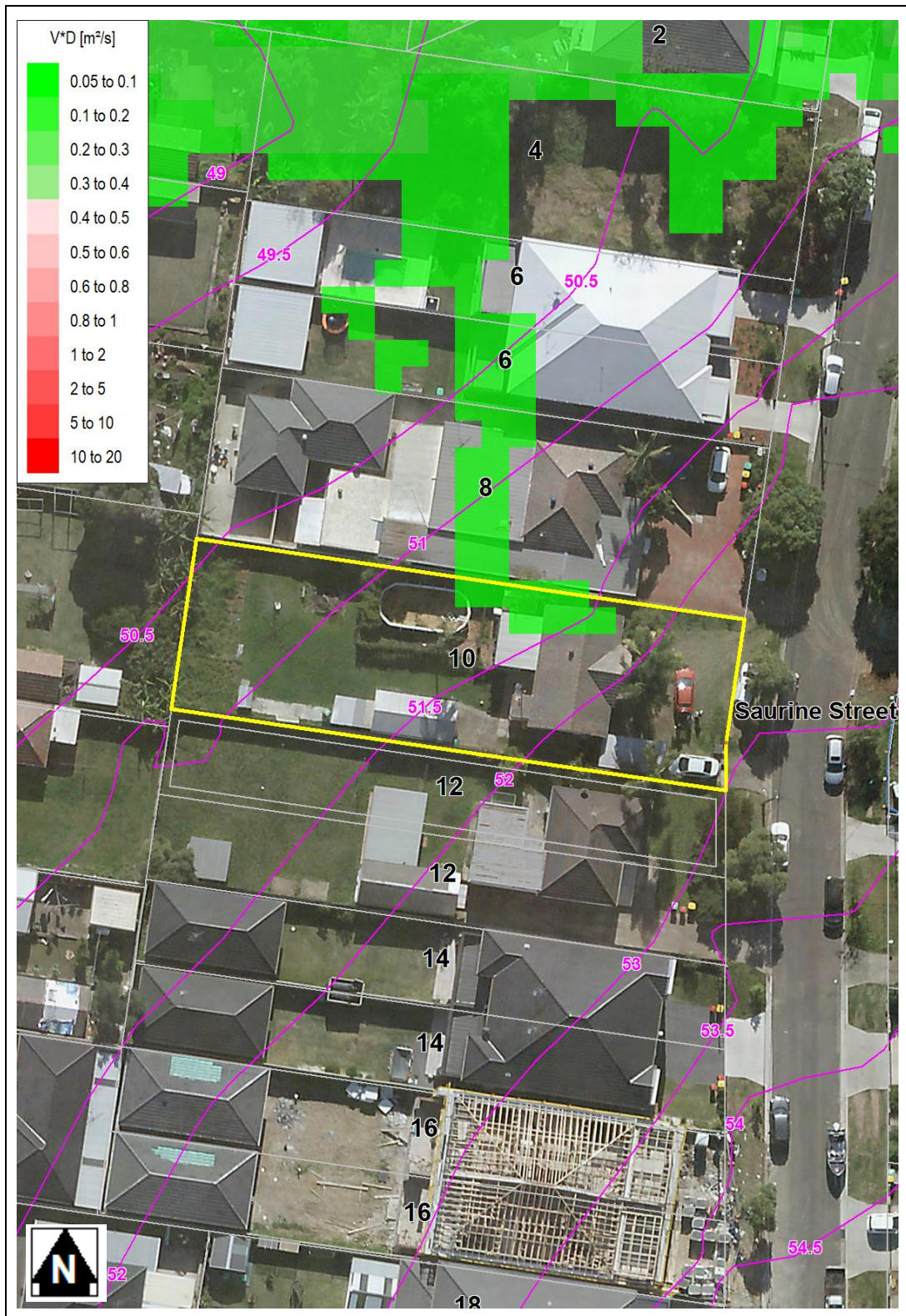
4. Flood Contours & Flood extent Map
5. GIS Map (from Council's Data)
6. Aerial Map (from Council 's Data)



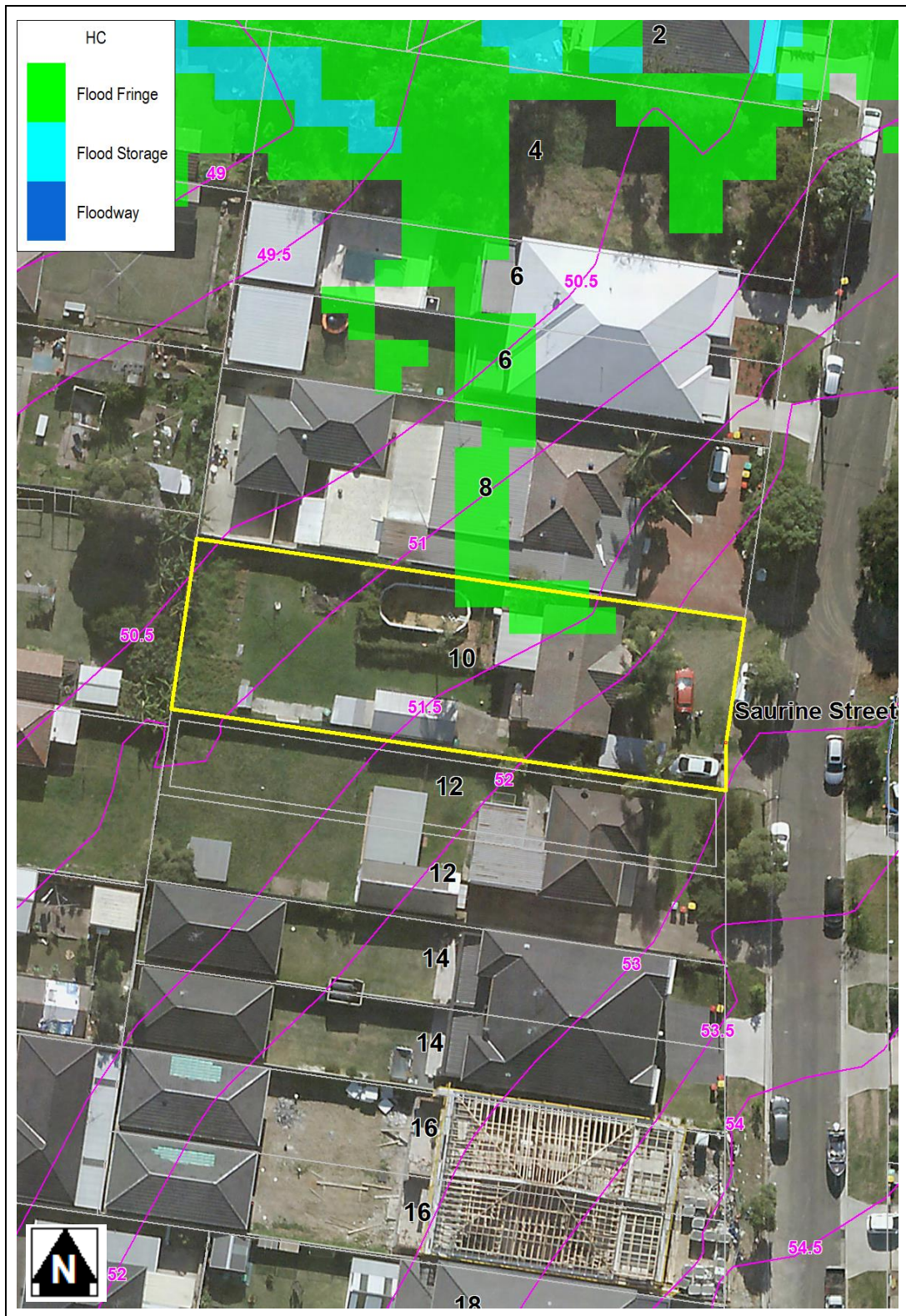
1% AEP (100 year ARI) Flood Extent



1% AEP (100 year ARI) Flood Depth

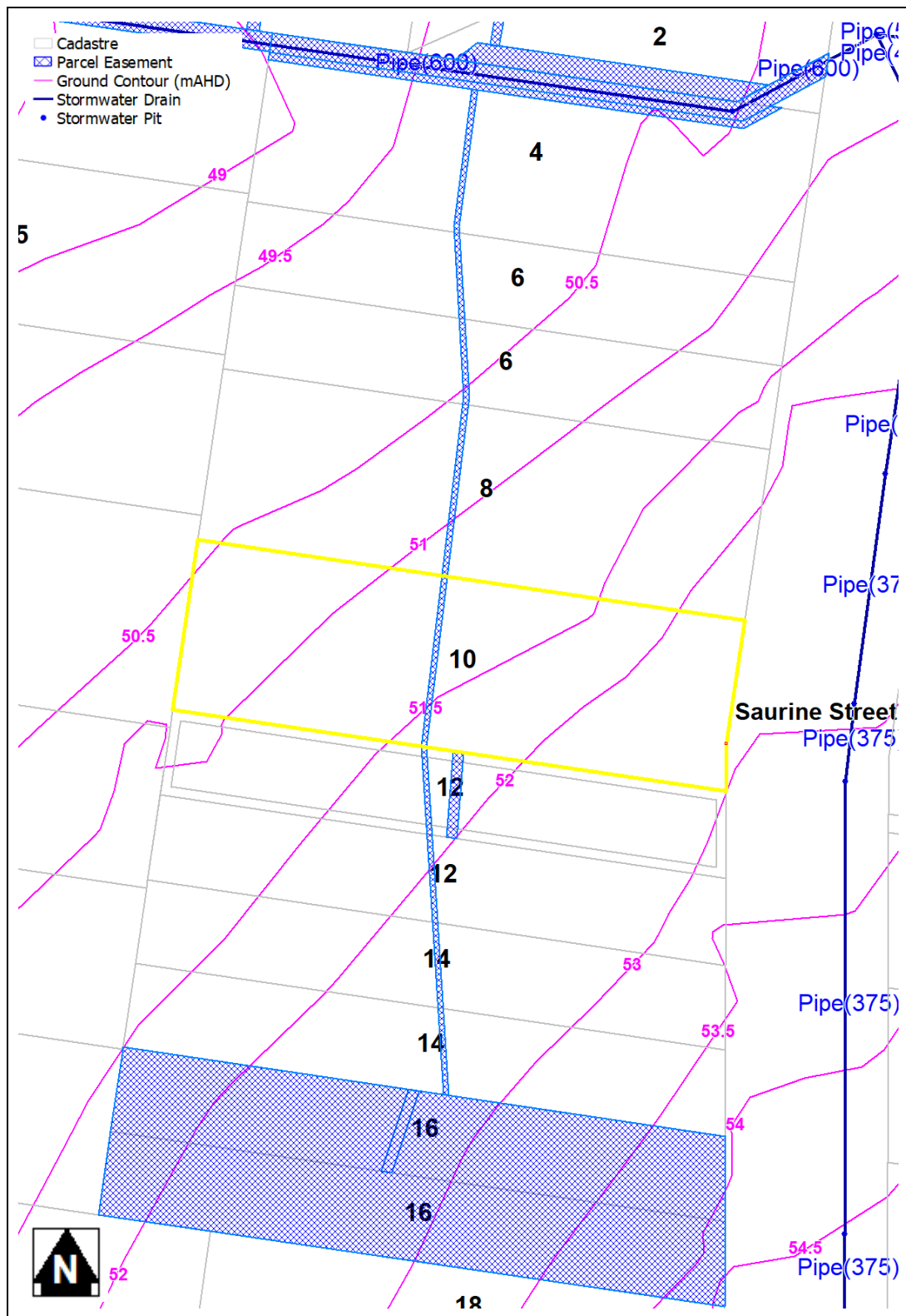


1% AEP (100 year ARI) Flood Velocity Depth Product

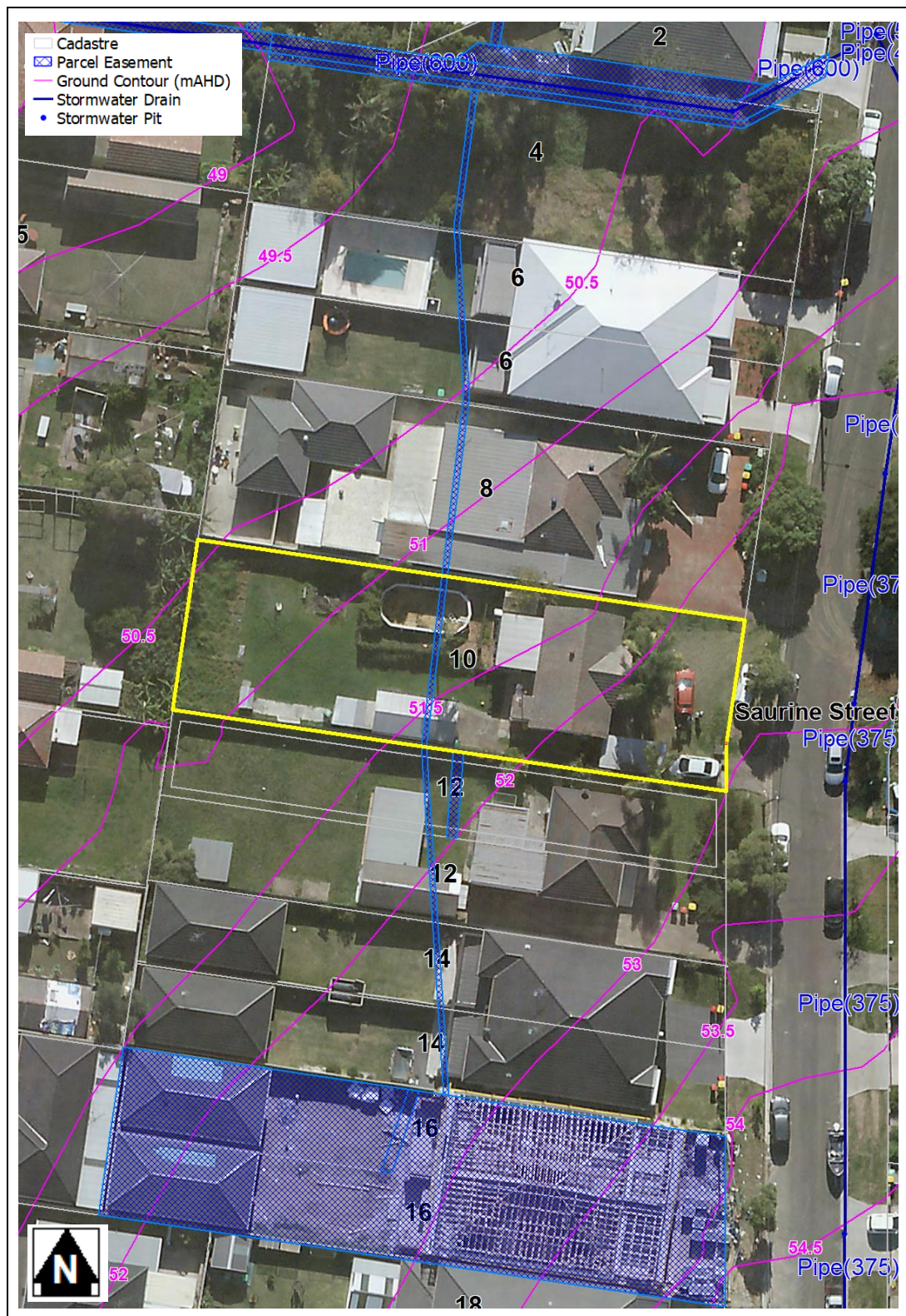




PMF Flood Extent



GIS Map for 10 Saurine Street Bankstown 2200



Aerial Map for 10 Saurine Street Bankstown 2200