




**DEVELOPMENT APPLICATION
STATEMENT OF ENVIRONMENTAL EFFECTS TO
THE LIVERPOOL COUNCIL**

**DEMOLITION OF EXISTING SINGLE STOREY HOUSE AND
GARAGE. PROPOSED CONSTRUCTION OF SEMI - ATTACHED
DOUBLE STOREY DUAL OCCUPANCY WITH DETACHED
GRANNY AT REAR FOR DUPLEX 1 & A STUDIO FOR DUPLEX 2
AT**

**LOT A in DP 321050
35 DENNIS STREET, LAKEMBA 2195**



DOCUMENT STATUS

Issue	Issue Date	PREPARED BY	Signature
A-For DA Submission	16 June 2025	AHMAD IBRAHIM ACCREDITED BUILDING DESIGNER FOR LOW-RISE ACCREDITATION NO: 6443	

DISCLAIMER

While every reasonable effort has been made to ensure that this document is correct at the time of printing, EcoFactor Pty Ltd and its employees make no representation, undertake no duty and accept no responsibility to any third party who use or rely on this document or the information contained in it.

TABLE OF CONTENTS

1.0	SITE LOCATION & DESCRIPTION	4
2.0	SURROUNDING DEVELOPMENTS.....	4
3.0	SUMMARY OF PROPOSAL.....	4
4.0	THE PROVISIONS OF ANY ENVIRONMENTAL PLANNING INSTRUMENT	5
5.0	THE PROVISION OF ANY DRAFT ENVIRONMENTAL PLANNING INSTRUMENT	8
6.0	THE PROVISIONS OF ANY DEVELOPMENT CONTROL PLAN.....	8
7.0	ENVIRONMENTAL EFFECTS	20
8.0	CONCLUSION	20

1.0 SITE LOCATION& DESCRIPTION

The site is located at **35 Dennis Street, Lakemba 2195**, and also known as Lot A in DP321050. According to the survey the site has a total area of 873.4m²; A lot frontage and rear boundary of 17.985 metres and side boundaries of 48.565 metres.

The site is a regular shaped Lot, which currently has an existing single storey dwelling. The Lot falls towards the North West towards Dennis Street and is capable of discharging storm water to the public drainage system of Dennis Street.

The location of the site is shown in Figure 1 below.



Figure 01 – Location Context –35 Dennis Street, Lakemba 2195

Source: SDT Explorer

2.0 SURROUNDING DEVELOPMENTS

The Lot is situated in an R4 – High Density Residential zone. Surrounding developments are predominately exposed brick single or double storey residential dwellings. The site is located within walking distance to Lakemba Train Station as well as E1 – Local Centres Zone. There is only one way of access to the site via Dennis Street. The site is not located in any bushfire or flood prone land.

3.0 SUMMARY OF PROPOSAL

The development application includes following:

- Demolition of existing single storey house and car garage
- Construction of Double Storey Semi - Attached Dual Occupancy.
- Construction of detached granny at rear of Unit 1
- Construction of detached studio at rear of Unit 2
- landscaping and driveway works

4.0 THE PROVISIONS OF ANY ENVIRONMENTAL PLANNING INSTRUMENT

4.1 State Environmental Planning Policy No 55—Remediation of Land

The site is an existing dwelling and has not been used for any contaminating purposes. Therefore, there is no need for any further investigation in this regard.

4.2 SEPP (Biodiversity and Conservation) 2021

Proposal does not involve any clearing of vegetation that is a heritage item or an Aboriginal object, or located in a heritage conservation area or Aboriginal place of heritage significance.

4.3 State Environmental Planning Policy (Sustainable Buildings) 2022

4.3 State Environmental Planning Policy – (Building Sustainability Index: BASIX) 2004

BASIX certificate for proposed dwelling has been prepared and accompanies the application. The requirements outlined in each BASIX certificate will be incorporated in the design.

Please refer to the BASIX certificates submitted with the development application for more details.

4.4 Canterbury-Bankstown Local Environmental Plan 2023

4.5 Canterbury-Bankstown Local Environmental Plan 2023

The site is located in R4 – High Density Residential

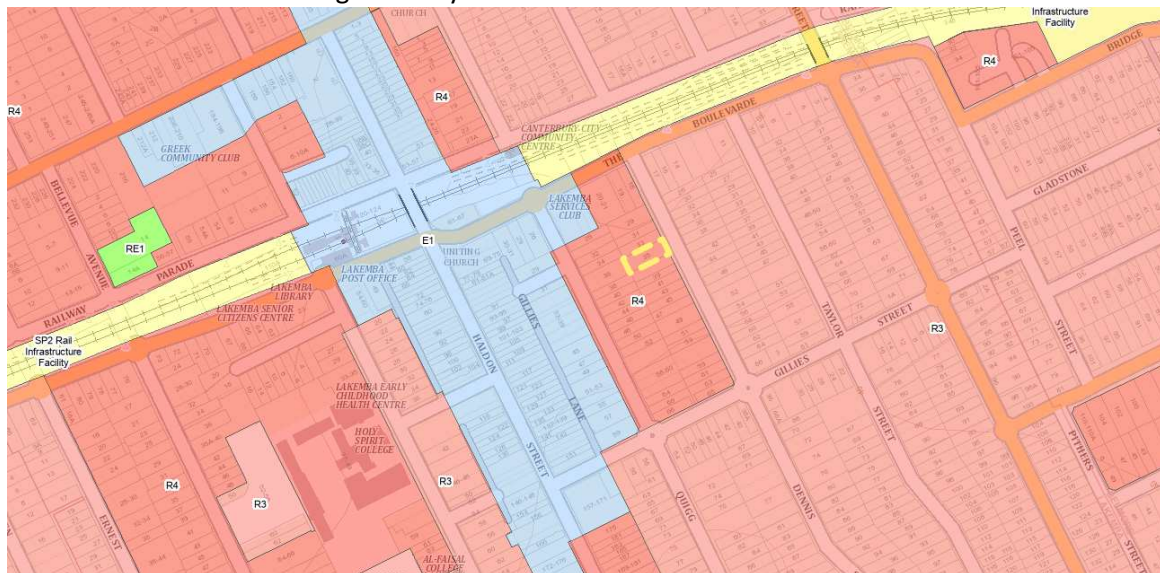


Figure 04 - Extract map showing the current land use zone of the site.

Source: Planning Portal NSW

4.5.1 Zone Objectives

The objectives of the R4 Zone – High Density Residential are as follows:

1 Objectives of zone

- To provide for the housing needs of the community within a high density residential environment.
- To provide a variety of housing types within a high density residential environment.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.
- 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.

4.5.2 Land Use Table

The land use table for **R4 High Density Residential** Zone is given below:

R4- High Density Residential	
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; Home businesses; Multi dwelling housing; Neighbourhood shops; Oyster aquaculture; Places of public worship; Recreation areas; Residential flat buildings; Respite day care centres; Roads; Secondary dwellings ; Serviced apartments; Shop top housing
4	Prohibited Any other development not specified in item 2 or 3

Consent is sought for the erection of double storey semi-attached dwelling and secondary dwellings at rear. Highlighted above – it is permitted in R4 zone with consent.

4.5.3 The provisions of State Environmental Planning Policy – Canterbury-Bankstown Local Environmental Plan 2023

The provisions of State Environmental Planning Policy –are as follows:

Relevant Control		Response
Land use and other development controls resulting from precinct planning		
7. Additional Local Provisions		The site is located in Liverpool Area
Part 2 Permitted or prohibited development		
Various controls		See Section 4.4.2 of this report.
Part 4 Principal development standards		
4.1A Minimum lot sizes and special provisions for dual occupancies Development consent must not be granted to development for the purposes of dual occupancies on a lot on land		Complies. Proposed Duplex is located in Area 2 of Clause Application Map Lot complies with minimum 600m ² = Lot is 873.4m ² Lot Width at front is 17.985m

<p>identified as “Area 2” on the <i>Clause Application Map</i> unless—</p> <ul style="list-style-type: none"> - The lot is at least 600m² - The width of the lot at the front building line is at least 15m. - Each dwelling will have a frontage to a road. 	<p>Proposed duplexes both have frontage to Dennis Street.</p>
<p>4.3 Height of buildings Maximum height limit of 11.5 metres identified in the Canterbury-Bankstown digital LEP viewer under the ‘Height of Buildings Map’ tab.</p>	<p><u>Building height Control must comply with - Schedule 1 Additional permitted uses: 27 - Use of land in Zone R4 in Area 2 – maximum 8.5m height</u></p>
<p>4.4 Floor space ratio For a building used for the purposes of dwelling houses or semi-attached dwellings on land identified as “Area 2” on the <i>Clause Application Map</i> For a site area of 600m² or more—0.5:1.</p>	<p>Complies. Control for Floor Space Ratio is restricted to Control mentioned below in <u>Schedule 1 Additional permitted uses: 27 - Use of land in Zone R4 in Area 2</u></p>
<p>Part 5 Miscellaneous provisions</p>	
<p>5.9 Preservation of trees or vegetation</p>	<p>The proposed extension will not involve any removal of trees.</p>
<p>5.10 Heritage conservation</p>	<p>The site does not contain heritage item nor located in heritage conservation area. The site is not located in close proximity of any heritage building.</p> <p>AHIMS research has revealed that the site does not contain any aboriginal heritage item.</p>
<p>5.11 Bush fire hazard reduction</p>	<p>The site is not to be located in a Bushfire Prone Zone.</p>
<p>Part 7 Additional Local Provisions</p>	
<p>7.1 Acid sulphate soils</p>	<p>The subject property is not identified as affected by Acid Sulphate Soils</p>
<p>7.3 Flood planning</p>	<p>The subject site has not been identified as being flood prone.</p>
<p>Schedule 1 Additional permitted uses 27 This clause applies to land identified as “Area 2” on the <i>Clause Application Map</i> that is in Zone R4. Development for the following purposes is permitted with development consent—</p> <ul style="list-style-type: none"> - hostels. - Semi-detached dwellings. - Dual occupancies. <p>If the floor space ratio of a resulting building does not exceed 0.5:1, and the height of a resulting building does not exceed 8.5m.</p>	<p>Complies. Total Lot Size = 873.4 Maximum Required FSR 0.5:1 = 436.7:873.4</p> <p>Duplex 1 + Granny Total GFA = 232.41m² Duplex 2 + Studio Total GFA = 202.76m²</p> <p>TOTAL FSR = 435.17m² FSR Complies</p> <p>Unit 1 Building Height = 6.983m Unit 2 Building Height = 7.1m</p>

5.0 THE PROVISION OF ANY DRAFT ENVIRONMENTAL PLANNING INSTRUMENT

There is no draft Environmental Planning Instrument applicable on the subject site.

6.0 THE PROVISIONS OF ANY DEVELOPMENT CONTROL PLAN

6.1 Canterbury - Bankstown Development Control Plan 2023 – 5 Residential Accommodation – 5.2 Former Canterbury LGA

Canterbury-Bankstown Development Control Plan 2023 - 5 Residential Accommodation – 5.2 Former Canterbury LGA	
Relevant Control	Response
SECTION 3 – DUAL OCCUPANCIES AND SEMI-DETACHED DWELLINGS	
General Objectives To ensure all neighbourhoods are safe and comfortable. To ensure a diversity of well-designed dwellings that are sympathetic to the density and function of each neighbourhood. To ensure residential streets and yards are green and leafy, with substantial tree canopy. To ensure buildings are adequately setback from existing structures to facilitate household activities and landscaping. To ensure that development provides good amenity, solar access and privacy for occupiers of new and existing buildings.	Complies. Green areas have been considered when designing for both dwellings. Green area for both dwellings has been provided as well as providing amenities, solar access, and privacy for all dwellings on site. <u>Please refer to architectural drawings attached to application.</u>
Site Planning Minimum Lot Size and Frontage Dual occupancy and semi-detached dwellings must have a street frontage. Minimum 15m width, measured at the street boundary. On corner lots, this means the short boundary. Each dwelling is required to have a minimum frontage width of 7.5m On irregular blocks, the site width is measured at the required front setback. Dual occupancy (detached) is acceptable only where each dwelling can face and have frontage to the street, such as on a corner site.	Complies. Lot is 17.985m wide at street boundary. Both proposed dwellings have width greater than 7.5m. Both proposed dwelling face towards the street.
3.2 Private Open Space Dual occupancy and semi-detached dwellings with a frontage of 7.5m or greater must provide a minimum of 50m ² of private open space. Dual occupancy and semi-detached dwellings must provide one area of private open space with a minimum dimension in any direction of 4m.	Complies. A minimum Private open space of 24m ² has been highlighted on architectural drawings to illustrate compliance with DCP Controls. Private open space for both dwellings is located at the rear with direct access from living and dining areas of ground floor.

<p>Dual occupancy and semi-detached dwellings must provide one area at least 2.5m x 2.5m suitable for outdoor dining facilities.</p> <p>The design of private open space must satisfy the following criteria:</p> <ul style="list-style-type: none"> (a) Be located at ground level to the rear of an allotment behind the dual occupancy. (b) Be located adjacent to the main living areas, such as a living room. (c) Have a maximum gradient of 1:50. (d) The principal area of open space for each dwelling may comprise a combination of privacy screens, sun-shading devices and landscaped areas. (e) Be designed to prevent direct overlooking from a public place or from neighbouring buildings. (f) Be designed to accommodate both recreation and service activities. (g) Include a suitably screened area for clothes drying facilities. (h) Be oriented to provide maximum exposure to midwinter sunlight whilst optimising privacy. <p>Ensure that balconies, verandas or pergolas do not encroach upon any required deep soil area</p>	<p><u>Please refer to architectural drawings for reference.</u></p>
<p>3.3 Layout and Orientation</p> <p>Orientate development to maximise solar access and natural lighting, without unduly increasing the building's heat load.</p> <p>Site the development to avoid casting shadows onto neighbouring dwelling's primary living area, private open space and solar cells.</p> <p>Coordinate design for natural ventilation with passive solar design techniques.</p> <p>Site new development and private open space to avoid existing shadows cast from nearby buildings.</p> <p>Site a building to take maximum benefit from cross-breezes and prevailing winds.</p> <p>Do not compromise the creation of casual surveillance of the street, communal space and parking areas, through the required orientation.</p>	<p>Complies.</p> <p>Certain layout and orientation designs were limited to proposal as both dwelling must face towards the street.</p> <p>Proposed design for both dwellings was made with consideration for LEP and DCP controls.</p> <p>Casual surveillance of street has not been compromised as well as private open space.</p> <p><u>Please see Architectural Drawings accompanying application.</u></p>

Building Envelope	
<p>3.4 Height</p> <p>Development for the purposes of dual occupancy and semi-detached dwellings must not exceed the following numerical requirements:</p> <p>A maximum two storey built form.</p> <p>A maximum external wall height of 7m where the maximum height of buildings standard under the LEP is 8.5m.</p> <p>A maximum external wall height of 8m where the maximum height of building standard under the LEP is 9.5m.</p> <p>Finished ground floor level is not to exceed 1m above the natural ground level.</p>	<p>Maximum height limit of 11.5 metres identified in the Canterbury-Bankstown digital LEP viewer under the 'Height of Buildings Map' tab. <u>However</u></p> <p><u>Building height Control must comply with - Schedule 1 Additional permitted uses: 27 - Use of land in Zone R4 in Area 2 – maximum 8.5m height</u></p> <p>Unit 1 Building Height = 6.978m Unit 2 Building Height = 7.1m</p>
<p>3.5 Setbacks – Table 8 Dual Occupancy and Semi-Detached 12.5m or greater</p> <p>Front Setback –</p> <p>Minimum setback of 6m from the front boundary.</p> <p>Maximum 2m recess for the main entrance from the front building line</p> <p>Side Setbacks -</p> <p>Minimum setback of 1.2m from side boundaries</p> <p>Corner lots: minimum setback of 3.5m from the secondary street frontage (the longer street boundary)</p> <p>Rear Setback -</p> <p>Minimum setback of 6m from the rear boundary</p> <p>Front and rear setbacks are to be provided as deep soil areas. Driveways and footpaths may cross deep soil areas</p> <p>The following minor building elements may project up to 1m into the minimum side setback area:</p> <p>Roof eaves, awnings, pergolas and patios.</p> <p>Stair or ramp access to the ground floor.</p> <p>Rainwater tanks.</p> <p>Terraces above basement parking that are no higher than 1m above ground level (except dwelling houses, semi-detached dwellings and dual occupancy)</p>	<p>Complies.</p> <p>Front setback for both dual occupancies is 6m</p> <p>Complies</p> <p>Ground floor Side Setback for Unit 1 = 1.665m Ground Floor Side Setback for Unit 2 = 1.33m</p> <p>First Floor Side Setback for Unit 1 = 1.795m First Floor Side Setback for Unit 2 = 1.25m</p> <p>Complies.</p> <p>Both proposed dwelling Unit 1 and Unit 2 comply with rear setback controls.</p> <p>Both rear setbacks are 23.29m</p> <p>Proposed Granny at the rear of Unit 1 lot. Setback between Unit 1 and Granny is 11.09m</p> <p>Proposed Studio at rear of Unit 2 lot. Setback between both Unit 2 and Studio is 14.22m</p>
<p>3.6 Building Depth</p> <p>Dual occupancy housing and semi-detached dwellings must not exceed a building depth of 25m.</p> <p>An exception to above control applies where a dual occupancy (attached) is proposed on a</p>	<p>Complies.</p> <p>Both Units 1 and 2 have a building depth of 22.7m including from alfresco end to porch end.</p>

<p>corner site and where one of the dwellings face the secondary (longest) street frontage. In that circumstance, a building depth requirement of 35m from the primary street frontage must not be exceeded.</p>	
<p>3.7 Building Separation Where a detached dual occupancy is proposed and with each dwelling having a primary street frontage, a minimum building separation of 2.4m must be provided between the two dwellings (measured from the outer faces of the exterior wall of each dwelling). The 2.4m building separation must be shared equally in distance (i.e. 1.2m for each dwelling) between the two dwellings.</p> <p>Garages or carports may be located in the separation area.</p>	<p>N/A</p> <p>Proposed Dual occupancies are not detached. Controls do not relate to this proposal.</p>
<p>Building Design</p>	
<p>3.8 General Design Contemporary Built Form Contemporary architectural designs may be acceptable if: A heritage listing does not apply to the existing dwelling or to its immediate neighbours.</p> <p>The proposed addition is not visually prominent from the street or from a public space</p> <p>Extensive remodeling of existing facades is proposed in accordance with controls of this DCP.</p> <p>New building forms and design features shall not mimic traditional features, but should reflect these in a contemporary design.</p> <p>Access to upper storeys must not be via external stairs</p> <p>All dwellings must contain one kitchen and laundry facility.</p> <p>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>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>Complies. Site is not located in heritage listed zone.</p> <p>The proposed facades for both units of dual occupancies are of modern design.</p> <p>No external staircases proposed for access to First Floor.</p> <p>Kitchen and laundry have been proposed in each Unit 1 & 2.</p>

<p>Building Entries</p> <p>Entries to residential buildings must be clearly identifiable</p> <p>A minimum of one habitable room must be oriented towards the street to promote positive social interaction and community safety Sight lines to the street from habitable rooms or entrances must not be obscured by ancillary structures.</p>	<p>Complies.</p> <p>Entry to both Units is clearly visible.</p> <p>One habitable room with direct sightline to the street is proposed for both units.</p>
<p>Internal Dwelling Layout</p> <p>Design interiors to be capable of accommodating the range of furniture that is typical for the purpose of each room.</p> <p>The primary living area and principal bedroom must have a minimum width of 3.5m. Secondary bedrooms must have a minimum width of 3m.</p> <p>Provide general storage in addition to bedroom wardrobes and kitchen cupboards.</p>	<p>Complies</p> <p>Proposed living area has minimum width of 3.9m with open plan design for Kitchen, Dining and Living.</p> <p>Master bedroom on First floor has width of 3.6m in both units. Secondary bedrooms on first floor have a width of 3.2m</p> <p>Storage provided in walk in pantry for both Unit 1 and 2</p>
<p>Facade Treatment</p> <p>Development on corner lots must address both street frontages through façade treatment and articulation of elevations</p> <p>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>Facade design should reflect the orientation of the site using elements such as sun shading devices, light shelves and bay windows.</p> <p>Facades visible from the street should be designed as a series of articulating panels or elements.</p> <p>The width of articulating panels should be consistent with the scale and rhythm characteristic of bungalows.</p> <p>The width of articulating panels shall be in accordance with the numerical requirements below: Street Elevation = 4 – 6m Side Elevation = 10 – 15m</p>	<p>Complies.</p> <p>Non Reflective materials have been proposed for facade with rendered brick and timber cladding. Light and Dark colours have not been mixed. Proposed facade incorporates a lighter colour texture.</p> <p>Facade design has taken into consideration of shading with proposed balcony providing shade and rain protection for entry to Ground floor.</p> <p>Articulating elements such as columns and balcony articulating passed the front building line.</p> <p>First Floor wall is stepped behind Ground Floor wall. Balcony features also provide a break from a continuous flat wall on the facade.</p> <p>Timber Cladding and rendered brick elements used in facade to provide contrast to facade design.</p> <p>Units 1 and 2 have varying heights so they are not read as a continuous line along the street.</p>

<p>Avoid long flat walls along street frontages - stagger the wall alignment with a step (not a fin wall or other protruding feature) of at least 0.5m for residential buildings.</p> <p>Vary the height of modules so they are not read as a continuous line on any one street between 2 - 4 storeys, step-back to the middle component and again at the top.</p> <p>Incorporate contrasting elements in the facade - use a harmonious range of high quality materials, finishes and detailing.</p> <p>Screen prominent corners with awnings, balconies, terraces or verandas that project at least 1 m from the general wall alignment</p>	
<p>Pavilions</p> <p>The top storey of any two-storey dwelling should be designed as a series of connected pavilion elements to minimise scale and bulk.</p> <p>Facades that exceed 25m in length shall be indented to create the appearance of multiple pavilion elements.</p> <p>Pavilion elements shall have a depth between 10-15m.</p> <p>Articulate upper storey pavilions with an additional side boundary setback, and identify by separate roofs.</p>	<p>N/A</p>
<p>Windows</p> <p>Large windows should be located at the corners of a building and may be designed as projecting bay-windows</p> <p>Large windows should be screened with blinds, louvres, awnings or pergolas.</p> <p>Windows must be rectangular. Square, circle and semi-circle windows are acceptable in moderation.</p> <p>Vertical proportioned window openings can include multi-panel windows or multi-panel doors</p> <p>Windows and openings shall be appropriately located and shaded to reduce summer heat load and maximise sunlight in winter</p>	<p>Complies.</p> <p>Rectangular windows proposed for dual occupancy units.</p> <p>One circular window proposed on both facades.</p> <p>Roof Eaves have been proposed for some form of shading of windows.</p> <p>Window schedule has been provided with drawings.</p> <p><u>Please refer to BASIX and NATHERS accompanying with application.</u></p>

<p>Dormer windows on buildings in the residential zone do not appear as additional storey must comply with the following design requirements:</p> <p>Individual dormers are no wider than 1.5m in width. Provide a minimum 2.5m separation between dormers. Dormers do not extend encroach above the ridgeline of the building.</p>	
<p>Ventilation 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>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>	<p>Complies.</p> <p>Windows have been proposed in all habitable rooms as well as open plan design for ground floor Living, Dining, and Kitchen.</p> <p>Ceiling fans proposed in all bedrooms as well as living areas.</p>
<p>3.9 Roof Design and Features Use a simple pitched roof that accentuates the shape of exterior walls, and minimises bulk and scale</p> <p>Avoid complex roof forms with multiple gables, hips and valleys, or turrets</p> <p>Roof pitches are to be compatible and sympathetic to nearby buildings.</p> <p>Parapet roofs that increase the height of exterior walls are to be minimised Use minor gables only to emphasise rooms or balconies that project from the body of a building</p> <p>Mansard roofs (or similar) are not permitted.</p> <p>Pitched roofs should not exceed a pitch of 30 degrees.</p> <p>Relate roof design to the desired built form and context.</p> <p>Roofs with greater pitches will be considered on merit taking into account matters such as</p>	<p>Complies.</p> <p>A simple Colorbond pitched roof has been proposed with a slope of 10 degrees.</p> <p>The parapet roof design integrates with the overall proposed facade design. The Increase height of the exterior walls is kept to a minimum and does not become overbearing to the street or neighbourhood.</p> <p>Proposed roof colour additionally integrates with proposed facade design.</p>

streetscape, heritage value and design integrity.	
Relate roof design to the desired built form and context	
<p>3.10 Fencing</p> <p>Provide boundary definition by construction of an open fence or low hedge to the front street boundary</p> <p>Front fences within the front boundary setback are to be no higher than 1.2m.</p> <p>Side fences may be 1.8m high to the predominant building line. Forward of the building line, side fences must taper down to the height of the front fence at a height no greater than 1.2m.</p> <p>On corner sites where the façade of a building presents to two street frontages, fences are to be no higher than 1.2m.</p> <p>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>Complies.</p> <p>No front fences proposed</p> <p>Side and Rear boundary fences proposed of 1.8m in height.</p>
<p>3.11 Building Services</p> <p>All letterboxes be installed to meet Australia Post standards.</p> <p>Design and provide discretely located mailboxes at the front of the property</p> <p>Integrate systems, services and utility areas with the design of the whole development – coordinate materials with those of the building and integrate with landscaping.</p> <p>Facilities should not be visually obtrusive and should not detract from soft landscaped areas that are located within the required setbacks or building separations.</p> <p>Appliances that are fitted to the exterior of a building, and enclosures for service meters, do not detract from the desired architectural quality of new building, or the desired green character of streetscapes.</p> <p>Unscreened appliances and meters should not be attached to any facade that would be visible from a street or driveway within the site:</p>	<p>Complies.</p> <p>Letterbox proposed at front of both Units.</p> <p>Rain Water Tank and AC unit proposed along side of both units hidden from street view.</p> <p>Proposed outdoor clothes line at rear of site hidden from street/public.</p> <p>Colour of Downpipes along dwellings shall compliment overall colour scheme of dwelling to integrate in to each dwelling.</p>

<p>Screen air conditioning units behind balcony balustrades.</p> <p>Provide screened recesses for water heaters rather than surface mounting them on exterior walls.</p> <p>Locate meters in service cabinets</p> <p>Screen or treat air conditioning units, TV Antennae, Satellite dishes, ventilation ducts and other like structures so they are not visible on the street elevation.</p> <p>Coordinate and integrate building services, such as drainage pipes, with overall façade and balcony design.</p> <p>Location and design of service areas should include:</p> <p>Screening of clothes drying areas from public places.</p> <p>Space for storage that is screened or integrated with the building design.</p> <p>Minimise visual impact of solar hot water systems by:</p> <p>Placing the system as unobtrusively as possible, both to the street and neighbouring properties.</p> <p>Using a colour that is consistent with the colour of roof materials.</p> <p>Designing solar panels, where possible, as part of the roof.</p> <p>Setting the solar panels back from the street frontage and position below the ridgeline.</p> <p>Separate the water storage tank from the solar collectors and place on a less visually obtrusive part of the roof, or within the building (for example, the roof space or laundry)</p>	
Amenity	
<p>3.12 Solar Access and Overshadowing</p> <p><u>Solar Access to Proposed Development</u></p> <p>At least primary living areas of dwelling must receive a min. Of 2 hours of sunlight between 9:00am and 3:00pm on 21 June</p> <p>Principle areas of private open space must receive a minimum of 2 hours of sunlight between 9.00am and 3.00pm on 21 June to at</p>	<p>Complies</p> <p>More than 50% of the Private Open Space receives the minimum hours of sunlight from 12pm to 3pm on 21 June.</p> <p><u>Please see Shadow Diagrams provided with application.</u></p>

least 50% of the open space surface area.	
<p><u>Solar Access to Neighbouring Development</u></p> <p>Proposed development must retain a minimum of 2 hours of sunlight between 9.00am and 3.00pm on 21 June for existing primary living areas and to 50% of the principal private open space.</p> <p>If a neighbouring dwelling currently receives less than 2 hours of sunlight then the proposed development must not reduce the existing level of solar access to that property</p> <p>Sunlight to solar hot water or photovoltaic systems on adjoining properties must comply with the following:</p> <p>Systems must receive at least 2 hours of direct sunlight between 9.00am and 3.00pm on 21 June.</p> <p>If a system currently receives less than 2 hours sunlight, then proposed development must not reduce the existing level of sunlight.</p> <p>Clothes drying areas on adjoining residential properties must receive a minimum of 2 hours of sunlight on 21 June.</p>	<p>Complies.</p> <p>Between 9am to 12pm the neighbouring lot to the South East receives the minimum amount of solar access to living areas as well as the Private Open Space.</p> <p>Neighbouring lot to North West is not affected by shadows of proposed dual occupancy.</p> <p><u>Please see Shadow Diagrams provided with application.</u></p>
<p><u>Shading Devices</u></p> <p>Windows and openings shall be appropriately located and shaded to reduce summer heat load and maximise sunlight in winter.</p> <p>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>Provide horizontal shading to north-facing windows and vertical shading to east or west windows.</p> <p>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</p>	<p>Complies.</p> <p>Proposed roof eaves to provide shading for windows to habitable rooms. Balcony above entry to create shading as well as protection from rain.</p> <p>Proposed windows in accordance with BASIX and NATHERS ratings to maximise sunlight in Winter and reduce Heat Loading.</p> <p><u>Please see BASIX and NATHERS that will accompany application</u></p>

<p>the horizontal.</p> <p>Avoid reducing internal natural daylight or interrupting views with shading devices.</p> <p>Use double-glazing, solar coated windows, curtains, or internal shutters to prevent heat loss and provide extra summer protection.</p> <p>Use high performance glass with a reflectivity below 20%.</p> <p>Minimise external glare by avoiding reflective films and use of tint glass.</p>	
<p>3.13 Visual Privacy</p> <p>Locate and orient new development to maximise visual privacy between buildings, on and adjacent to the site.</p> <p>Minimise direct overlooking of rooms and private open space through the following: Provide adequate building separation, and rear and side setbacks.</p> <p>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> <p>If living room windows or private open spaces would directly overlook a neighbouring dwelling: Provide effective screening with louvres, shutters, blinds or pergolas.</p> <p>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> <p>Screening of bedroom windows is optional and dimensions are not restricted.</p>	<p>Complies.</p> <p>Proposed Ground Floor living room windows oriented towards rear of lot.</p> <p>Window of both Master Beds directed towards each other. Proposed windows for Master are at 1800mm Sill Height to allow for visual privacy.</p> <p>Bedrooms 2 & 3 have windows that face towards the rear of lot and may cause breaches in privacy for adjacent units. The sill height of 1500mm has been proposed with a 900mm high window in bedroom 2 and 3 for both Units.</p> <p>All bathroom windows will be obscured glazing for privacy and have sill heights above 1500mm</p> <p>Screening along the sides of both balconies have been proposed to provide a form of visual privacy to neighbouring units and lots</p>
<p>3.14 Acoustic Privacy</p> <p>Protect sensitive rooms, such as bedrooms, from likely sources of noise such as major roads and neighbouring' living areas.</p> <p>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>Screen balconies or windows in living rooms or</p>	<p>Complies.</p> <p>No bedrooms are proposed in close proximity to major roads. Site is not located at a major road.</p> <p>Site will not be affected by Rail Corridor</p>

<p>bedrooms that would face a driveway or basement ramp.</p> <p>Address all requirements in 'Development Near Rail Corridors and Busy Roads - Interim Guideline (2008)' published by the NSW Department of Planning.</p>	
Section 7 Secondary Dwellings	
<p>Where a development application to Council is made for a secondary dwelling, the minimum frontage required for secondary dwellings will be considered on merit taking into consideration compliance with Canterbury City Council's Secondary Dwelling (Granny Flat) Policy (adopted on 15 October 2009 by CDC Minute 295).</p> <p>All Applications for Secondary Dwellings will be assessed against Schedule 1 of the State Environmental Planning Policy (Housing) 2021</p>	<p>Proposed granny and Studio located in R4 Zone – High Density Residential. Total Lot size is 873.4m²</p> <p>Granny Proposed at rear of Unit 1</p> <p>Granny has a Rear Setback of 4m to rear property boundary. Side Setback to North West Boundary 900mm Side Setback to South East Boundary 900mm 11.095m setback from Unit 1 exterior wall to Granny exterior wall</p> <p>Proposed Granny has a building height of 4.547m²</p> <p>Studio Proposed at rear of Unit 2 Studio has a Rear setback of 4m to rear property boundary. Side Setback to North West Boundary 1.285m Side Setback to South East Boundary 900mm 14.215m setback from Unit 2 exterior wall to Studio exterior wall</p> <p>Total GFA of 59.93m² for Granny Total GFA of 29.88m² for Studio</p> <p>Both Granny and Studio have a proposed green space to the rear. The Granny has rear landscape area of 33.21m² The Studio has a rear landscape area of 31.49m²</p> <p>Both Granny and Studio can offer a Private open Space to the rear.</p> <p>Proposed Granny design includes: 2 Bedrooms 1 Bath with Laundry Kitchen facilities Living space Dining space Entry Door.</p>

	No windows from Granny or Studio allow direct sightlines into the space of each other respectively. Additionally, a 1.8m High Colorbond fence will be proposed between both Granny and Studio boundaries for privacy. Bathroom windows will be obscured glazing with sill heights above 1500mm for privacy.
--	---

7.0 ENVIRONMENTAL EFFECTS

Under the provisions of Section 4.15 of the Environmental Planning and Assessment Act 1979 (EP&A Act), in determining a development application, a consent authority is to take into consideration such of the following matters as are of relevance to the development subject of the development application.

7.1 Social Impacts

The proposal will have a neutral social impact on the locality.

7.2 Economic Impacts

The proposal will have a positive economic impact on the locality by providing employment opportunities. The proposal will result in an increase in the population of the locality underpinning the additional spending in the local market.

7.3 Natural Hazards

The site is not located in natural hazard zones.

7.4 Stormwater System

A stormwater plan has been prepared and accompanies the application.

7.5 Energy Efficiency

A Basix Certificate has been prepared and accompanies the application.

7.6 Noise

The proposal will only generate residential scale noise. Therefore, it will have no detrimental impact on the neighbouring properties.

7.7 Visual Privacy

Direct overlooking from the ground floor and first floor living spaces is addressed by proposed 1.8m high boundary fence.

Any condition to improve the visual privacy of the adjoining dwellings will be accepted.

8.0 CONCLUSION

The proposal has been assessed against the provisions of the relevant controls and is consistent with the overall aims and objectives of the plans. The proposal will have no detrimental impact on the neighbouring properties in terms of noise, visual privacy and traffic. Therefore, the proposal is considered to be worthy of Council's support.