

Development Application
Statement of Environmental Effects

1 McPherson Street, Punchbowl

BMAURBAN

Submitted to: Canterbury Bankstown Council
On behalf of: Resolut
Date: April, 2026

BMA URBAN STAFF RESPONSIBLE FOR THIS REPORT WERE:

Managing Director Bernard Moroz

Associate Director -----

Project Planner -----

Project Code McPher-115/26

Report Number Final - 18/04/26

CONTACT DETAILS:**BMA URBAN**

THREE INTERNATIONAL TOWERS

Suite 5, Level 24 300 Barangaroo Avenue

Sydney, NSW 2000

enquires@bmaurban.com

BMAURBAN.com

This report has been prepared by BMA Urban with input from other expert consultants. The information contained herein is neither false nor misleading and the contents are based on information and facts that were correct at the time of writing. BMA Urban accepts no responsibility or liability for any errors, omissions or resultant consequences including any loss or damage arising from reliance in information in this publication.

Copyright © BMA Urban P/L ACN 623 236 608

TABLE OF CONTENTS

1.	INTRODUCTION	5
1.1	Report Structure	5
2.	SITE ANALYSIS AND CONTEXT	6
2.1	The Subject Site	6
2.2	Site Description	6
2.3	Existing Built Form and Landscaping	6
2.4	Site Surrounds	7
3.	THE PROPOSAL	8
3.1	Description	8
4.	NUMERICAL OVERVIEW	11
4.1	Building Design	11
4.2	Vehicular Access and Parking	12
4.3	Waste Management	12
5.	STATUTORY PLANNING CONSIDERATIONS	13
5.1	Overview	13
5.2	Environmental Planning and Assessment Act 1979	13
5.3	Environmental Planning and Assessment Regulations 2021	14
5.4	State Environmental Planning Policies	14
5.6	Local Environmental Plans	16
5.8	Development Control Plans	23
6.0	ENVIRONMENTAL IMPACT ASSESSMENT	43
6.1	Assessment of Natural Environmental Impacts	43
6.2	Assessment of Built Environmental Impacts: Character and Context	43
6.3	Assessment of Built Environmental Impacts: Privacy and Amenity	44
6.4	Assessment of the Site Suitability	44
6.5	The Public Interest	45
7.0	CONCLUSION	46

FIGURES

Figure 1: Site Plan (Base Map).....	6
Figure 2: Subject site as viewed from McPherson Avenue.....	7
Figure 3: As previous.....	7
Figure 4: Ground Floor Plan (1)	8
Figure 5: Ground Floor Plan (2)	9
Figure 6: First Floor plan (1).....	9
First Floor Plan 7: First Floor plan (2).....	10
Figure 8: Development Perspective	11
Figure 9: Material Schedule.....	12
Figure 10: 1943 Site Aerial	15
Figure 11: Zoning Map	16
Figure 12: Height of Buildings Map	18
Figure 13: FSR Map	18

1. INTRODUCTION

This Statement of Environmental Effects (SEE) has been prepared for on behalf of **Resolut (the applicant)** in support of a Detailed Development Application (DA) to Canterbury Bankstown Council, prepared in accordance with Section 4.12 of the Environmental Planning and Assessment Act, 1979 and Clause 50 of the Environmental Planning and Assessment Regulation, 2021.

The proposed development comprises of demolition of the existing dwelling/s and subsequent construction of a new multi-dwelling housing development and strata subdivision.

1.1 Report Structure

This SEE is structure in the following manner:

- **Section 1** – Introduction;
- **Section 2** - Analysis of site and surrounding context;
- **Section 3** - Background to the project;
- **Section 4** - A description of the proposed development;
- **Section 5** - Assessment of the proposal's compliance with relevant planning instruments and policies;
- **Section 6** - Impact assessment and consideration of key planning issues as required by Section 4.15 of the EP&A Act; and
- **Section 7** – Conclusion.

2. SITE ANALYSIS AND CONTEXT

2.1 The Subject Site

The subject site is located within the Local Government Area (LGA) of Canterbury Bankstown **Figure 1** below provides a plan view identifying the location of the site within its defining context.



Figure 1: Site Plan (Base Map)

Source: Six Maps

Subject site 

2.2 Site Description

The site, located on the western side of McPherson Avenue, comprises of a street frontage width of 27.56m, respective northern and southern boundary lengths of 78.09m and 70.59m (inclusive of a 9.145m return, and a rear boundary width of 15.48m. The site yields a total land area of 1453m².

2.3 Existing Built Form and Landscaping

The site currently comprises of a single storey brick dwellings alongside detached single metal garages with metal roof. **Figures 2 and 3** below provide a visual appreciation of the site as it currently presents.



Figure 2: Subject site as viewed from McPherson Avenue



Figure 3: As previous

2.4 Site Surrounds

The subject site is located within a residential area that is predominately characterised by an eclectic mix of older and newer housing stock constructed at different stages of Sydney's development including renovated Californian Bungalow and Inter-War cottages, 'project home' 'dwellings' and 'multi-dwelling housing'. The diverse range of architectural themes observed within the immediate context further exemplifies the heterogeneous streetscape character; however, it is noted that more modern contemporary development is slowly emerging within the context upon the redevelopment of ageing housing stock.

3. THE PROPOSAL

3.1 Description

The proposed development comprises of the demolition of existing dwelling and subsequent construction of a new multi-dwelling housing development.

The proposed development is further described as follows:

Ground Floor Plan

- Access via the new crossover along the south-eastern corner of the site for the purpose of providing direct vehicular access into and out from the development;
- Five (5) dwellings which will present with either a two (2) storey scale or single storey;
- Single and or dual parking provision to each dwelling;
- One (1) visitor parking space;
- Independent waste storage areas; and
- Landscaping works.

An extract of the proposed ground level is reproduced below for reference:

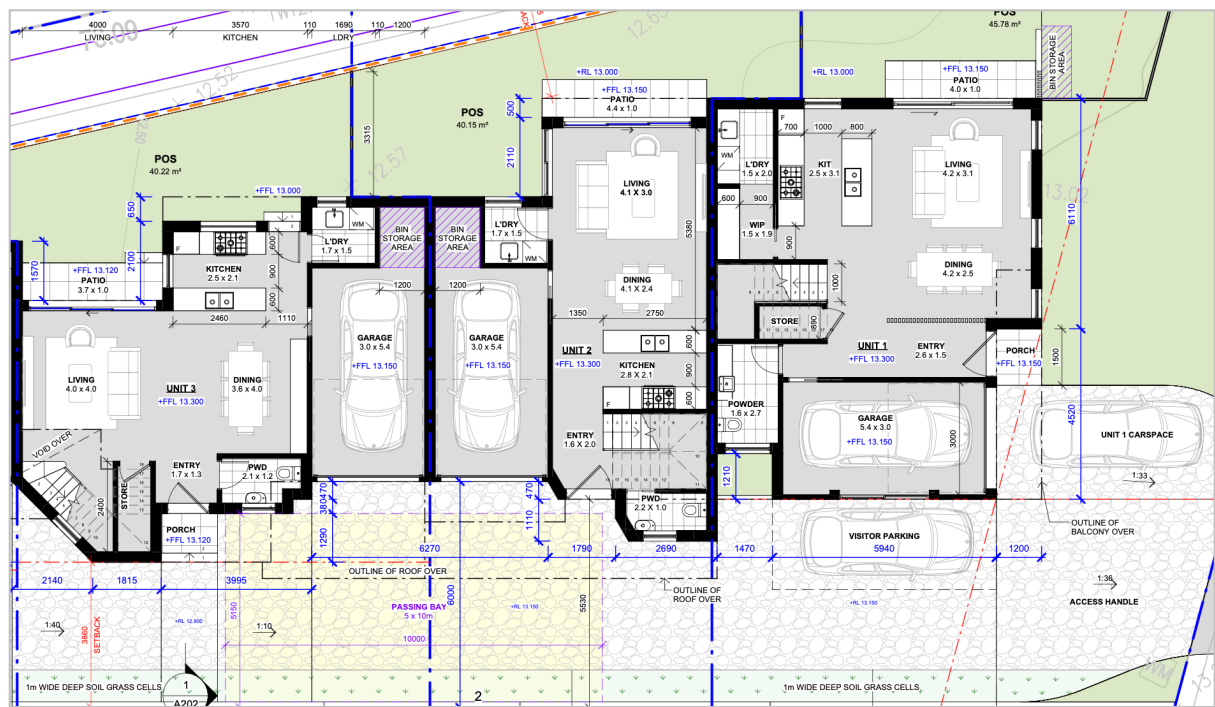


Figure 4: Ground Floor Plan (1)

Source: Resolut

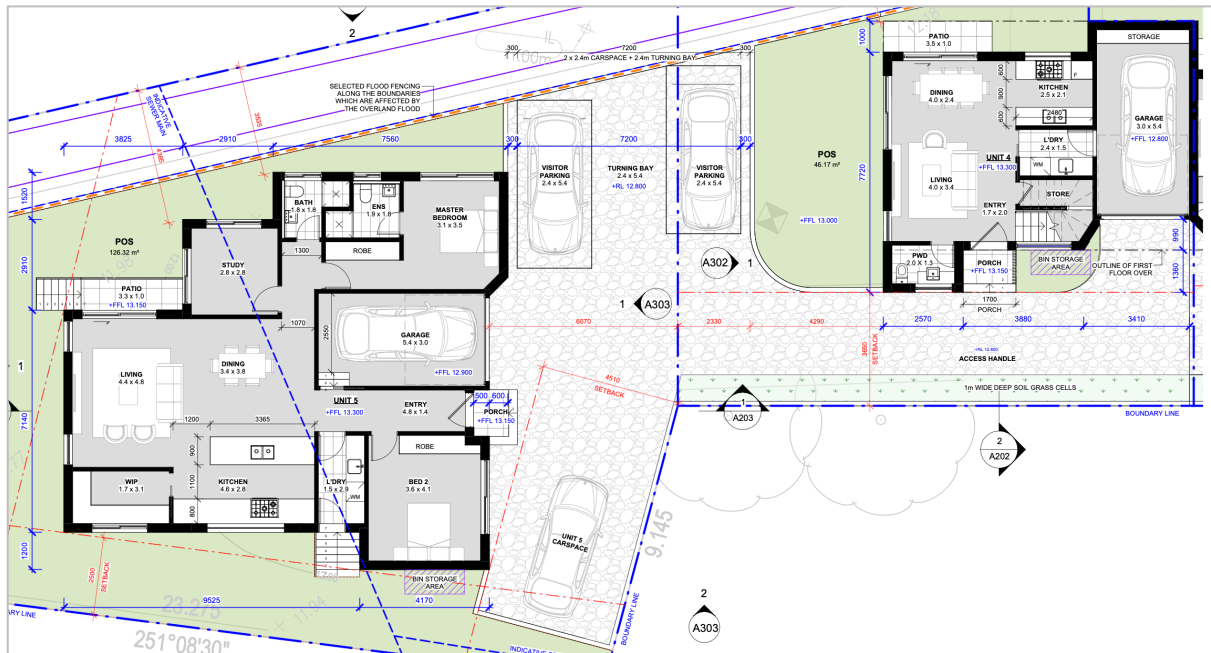


Figure 5: Ground Floor Plan (2)

Source: Resolut

First Floor Plan

- Provision of bedroom spaces, rumpus, balconies, attic and WC facilities across the dwellings.

Extracts of the proposed first floor plan is reproduced below for reference:

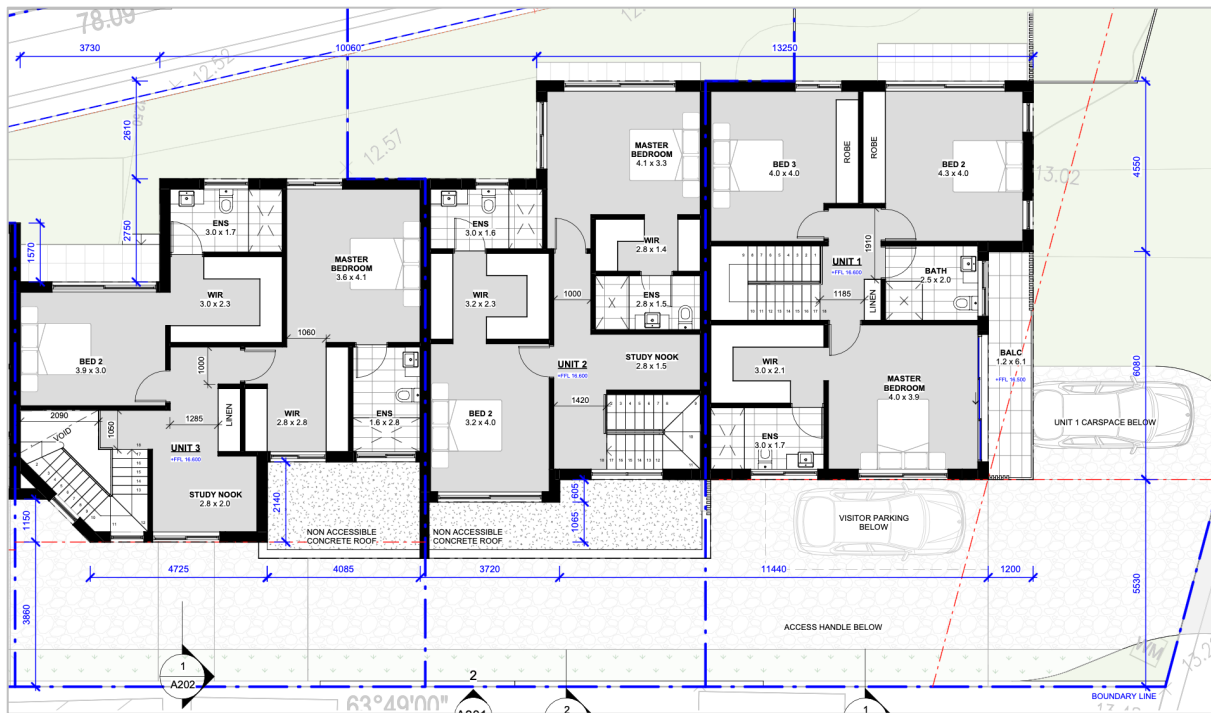


Figure 6: First Floor plan (1)

Source: Resolut



Source: Six Maps

4. NUMERICAL OVERVIEW

The key numerical aspects of the proposed development are outlined in **Table 2** and described in further detail in the following sections.

Parameter	Proposal
Site Area	1453m ²
Total GFA	569.18m ²
Building Height (Maximum)	8.5m
Parking	One (1)/Two (2) spaces provided to each dwelling inclusive of a single visitor space.

Table 1: Numeric Overview of the proposed development

4.1 Building Design

The building facades have been designed in a manner whereby they serve to modulate the building volume while variations in materiality seek to further define the layers of the development in a manner that also facilitates the provision of a greater level of visual interest. The architectural language is encouraged by a defined, yet sympathetic built form appropriately modulated, yet inherently, complementing the defining character both existing and emerging. **Figure 8** below being a perspective of the development, most appropriately demonstrate the visual relationship the proposal will have with the public domain along McPherson Avenue.

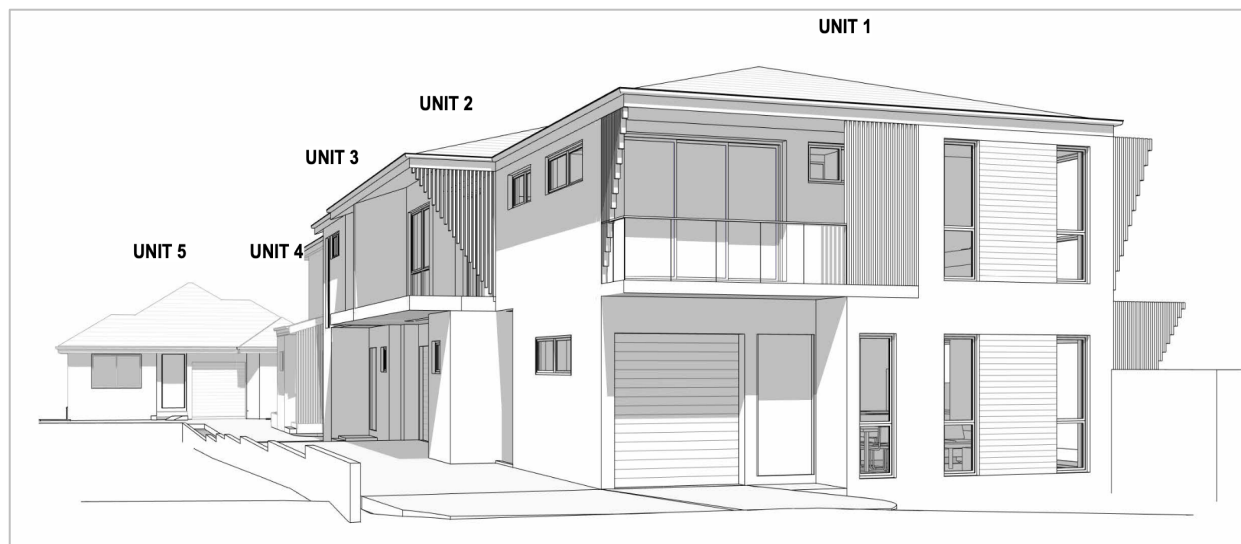


Figure 8: Development Perspective

Source: Resolut

4.1.1 Materials and Finishes

The proposed development includes building exteriors that provide visual articulation across the facades. A number of conventional treatments have been incorporated into the development which maximise daylight and external views whilst providing protection against glare. The design also seeks to utilise a number of conventional and more distinctive materials that serve to accentuate the contrasting elements of the building. **Figure 9** below is an extract of the material schedule.



Figure 9: Material Schedule

Source: Resolut

4.2 Vehicular Access and Parking

4.2.2 Vehicular Access/Parking

The proposal seeks to provide vehicular access directly from McPherson Avenue by way of a crossover within the south-eastern corner of the site. Each dwelling forming part of this development is provided with a garage and or hardstand space that is capable of accommodating one (1) and or two (2) vehicles. One (1) visitor space is sited across the development designed in open form.

4.3 Waste Management

A Waste Management Plan (WMP) prepared by Resolut and is submitted with the Development Application. The WMP covers operational waste management details, describing the location and capacity of waste storage areas, waste volumes that are anticipated to be generated by the development, and reporting and management responsibilities.

5. STATUTORY PLANNING CONSIDERATIONS

5.1 Overview

The relevant statutory framework considered in the preparation of this report comprises:

- State Environmental Planning Policy (Biodiversity and Conservation) 2021;
- State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004;
- State Environmental Planning Policy (Biodiversity and Conservation) 2021;
- State Environmental Planning Policy (Resilience and Hazards) 2021;
- Canterbury Bankstown Local Environmental Plan 2023; and
- Canterbury Bankstown Development Control Plan 2023.

The relevant provisions and controls of the above Instruments and Plans are summarised in the following sections of this SEE.

5.2 Environmental Planning and Assessment Act 1979

5.2.1 Section 1.3 – Objects

The Environmental Planning and Assessment Act, 1979 (the Act) is the principle planning and development legislation in New South Wales. In accordance with Section 1.3, the objectives of the Act are:

- a) to promote the social and economic welfare of the community and a better environment by the proper management, development and conservation of the State's natural and other resources,*
- b) to facilitate ecologically sustainable development by integrating relevant economic, environmental and social considerations in decision-making about environmental planning and assessment,*
- c) to promote the orderly and economic use and development of land,*
- d) to promote the delivery and maintenance of affordable housing,*
- e) to protect the environment, including the conservation of threatened and other species of native animals and plants, ecological communities and their habitats,*
- f) to promote the sustainable management of built and cultural heritage (including Aboriginal cultural heritage),*
- g) to promote good design and amenity of the built environment*
- h) to promote the proper construction and maintenance of buildings, including the protection of the health and safety of their occupants,*
- i) to promote the sharing of the responsibility for environmental planning and assessment between the different levels of government in the State,*
- j) to provide increased opportunity for community participation in environmental planning and assessment.*

The proposed development is considered to be consistent with the objects of the EP&A Act for the following reasons:

- It promotes the orderly and economic use and development of the land by proposing a residential built form that is consistent with the medium density residential zoning and character of the site and surrounding locality; and
- It promotes good design and amenity by providing for an appropriately designed built form that responds to the characteristics of the site and locality, whilst ensuring that the amenity of the built environment in the immediate vicinity remains uncompromised.

5.3 Environmental Planning and Assessment Regulations 2021

5.3.1 Section 69 – Compliance with the BCA

The proposed development has been designed in a manner whereby the requirements of the BCA are capable of being met.

5.4 State Environmental Planning Policies

5.4.1 State Environmental Planning Policy (Resilience and Hazards) 2021

Chapter 4 – Remediation of Land

Chapter 4 of this state policy applies to the whole of the State. The object of this chapter is to provide for a Statewide planning approach to the remediation of contaminated land. In accordance with the provisions of clause 4.6(1) of this state policy, Council must not consent to the carrying out of any development on land unless it has considered whether the land is contaminated, and 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. Due to the existing and surrounding residential land uses, there is nothing to indicate that the site would be affected by soil contamination within the meaning of the contaminated land planning guidelines. Reference is made to the 1943 site aerial in **Figure 10** below.

As such, the subject site is considered suitable in its current state for continued residential use and the proposed residential development.



Figure 10: 1943 Site Aerial

Source: Six Maps

Subject site 

5.4.2 State Environmental Planning Policy (BASIX) 2004

In accordance with the provisions of the State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004, a BASIX Certificate has been provided. The proposed development satisfies the requirements of the Certificate in terms of water, thermal comfort and energy efficiency.

5.4.3 State Environmental Planning Policy (Biodiversity and Conservation) 2021

Chapter 2 – Vegetation in non-rural areas

Chapter 2 of this state policy applies to the non-rural areas of the State inclusive of the subject local government area and aims to (a) *protect the biodiversity values of trees and other vegetation in non-rural areas of the State* and (b) *preserve the amenity of non-rural areas of the State through the preservation of trees and other vegetation*.

The proposal seeks the removal of three (3) trees from the site while a number of trees are nominated for retention. The proposal is accompanied by both an Arborist report and root mapping investigation prepared by Lizzie the Arborist which substantiates both the proposed tree removal and retention.

5.6 Local Environmental Plans

5.6.1 Canterbury Bankstown Local Environmental Plan 2023

The Canterbury Bankstown Local Environmental Plan 2023 (CBLEP 2023) applies to the subject site which is identified as being within Zone R3 – Medium Density Residential. The proposed development is best characterised as '**multi-dwelling housing**' which is a permissible form of development with the consent of Council in the R3 zone.



Figure 11: Zoning Map

Source: CBLEP 2023

Subject site 

The objectives of the R3 – Medium Density Residential Zone are as follows:

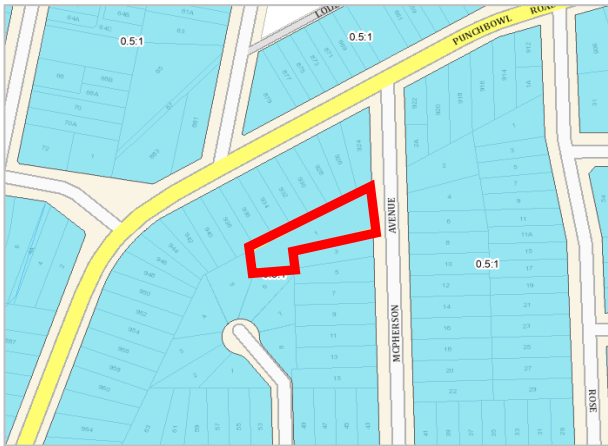
- To provide for the housing needs of the community within a medium density residential environment.
- To provide a variety of housing types within a medium density residential environment.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.
- To allow for certain non-residential uses that are compatible with residential uses and do not adversely affect the living environment or amenity of the area.
- To allow for development that provides a suitable visual transition between high density residential areas and low density residential areas.
- To ensure suitable landscaping in the medium density residential environment.
- To minimise conflict between land uses within this zone and land uses within adjoining zones.

- To allow for increased residential density in accessible locations to maximise public transport patronage and encourage walking and cycling.
- To promote a high standard of urban design and local amenity.

The proposed development is consistent with the objectives of Zone. A summary of our assessment of the proposed development against the LEP provisions is detailed below. Some clauses with the LEP have been deliberately omitted because they are not applicable to the proposed development.

Canterbury Bankstown Local Environmental Plan 2023			
CL	Requirement	Proposed	Y/N
Part 2 - Permitted or Prohibited development			
2.6	Subdivision – Consent Requirements	The proposal seeks consent for strata subdivision.	Yes
2.7	Demolition requires development consent	This application seeks consent for demolition of the existing building/s and ancillary structures.	Yes
Part 4 – Principal Development Standards			
4.1B	Minimum lot sizes and special provisions for certain dwellings Development consent must not be granted to development on land specified in Column 1 of the table to this subclause for a purpose specified in Column 2 unless— (a) the lot is at least the size specified in Column 3, and (b) the width of the lot at the front building line is at least the width specified in Column 4. R3 Zone- Mufti Dwelling Housing Site Area of 1000m ² Frontage 20m	The site yields an overall land area of 1453m ² and consolidated frontage width of 23.56m.	Yes

Canterbury Bankstown Local Environmental Plan 2023

CL	Requirement	Proposed	Y/N
4.3	Height of Buildings The development is subject to the provisions of Clause 4.3, which as indicated on the associated "Height of Buildings" Map, limits the height of buildings to 8.5m.	 Figure 12: Height of Buildings Map Source: CBLEP 2023 The proposal will comprise of a maximum height of 8.5m complying with the standard.	Yes
4.4	Floor Space The development is subject to the provisions of Clause 4.4, which as indicated on the associated "Floor Space Ratio" Map, limits the FSR to 0.5:1.	 Figure 13: FSR Map Source: CBLEP 2023 The proposal will comprise of a total gross floor area of 569.18m² generating an FSR of 0.392:1.	Yes

Canterbury Bankstown Local Environmental Plan 2023

CL	Requirement	Proposed	Y/N
Part 5: Miscellaneous provisions			
5.10	Heritage Conservation The consent authority may, before granting consent to any development: (a) on land on which a heritage item is located, or (b) on land that is within a heritage conservation area, or (c) on land that is within the vicinity of land referred to in paragraph (a) or (b), require a heritage management document to be prepared that assesses the extent to which the carrying out of the proposed development would affect the heritage significance of the heritage item or heritage conservation area concerned.	The building on the site is not identified as a heritage item, is not located in proximity to an item of relevance nor is it located in a heritage conservation area.	N/A
5.21	Flood Planning 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— (a) is compatible with the flood function and behaviour on the land, and	Refer to the flood impact assessment prepared by ae Consulting accompanying this application. This report provides a number of design recommendations that if adhered to, would mitigate any future flood risk across the development.	Yes

Canterbury Bankstown Local Environmental Plan 2023

CL	Requirement	Proposed	Y/N
	(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 (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 (d) incorporates appropriate measures to manage risk to life in the event of a flood, and (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.		

Part 6: Additional Local Provisions

6.2	Earthworks This clause seeks to ensure earthworks would not have a detrimental impact on any environmental functions or existing built environments. It also prescribes that earthworks are required for most earthworks.	The proposal seeks to undertake a low level of earthworks noting the scope of work proposed across the site. It is considered unlikely that the site, which for the most part has been relatively undisturbed, contains relics or any items of historic significance. Should any such item be encountered during site preparation works, excavation will cease immediately and the appropriate government authority notified. It is anticipated that a standard condition of consent will be imposed in this regard.	Yes
-----	--	--	-----

Canterbury Bankstown Local Environmental Plan 2023

CL	Requirement	Proposed	Y/N
		The site is not in proximity to, nor are earthworks likely to have any detrimental impact on groundwater, drinking water catchment or environmentally sensitive area. Sediment and erosion controls will be installed and maintained for the duration of site preparation and construction phases to ensure there is no risk of sediment laden water leaving the site and entering council's drainage infrastructure. Excavation techniques which focus on minimising disturbance resulting from noise and vibration transmission will be implemented. Sediment and erosion controls will be installed and maintained for the duration of site preparation and construction phases. In this regard, the proposal will not have a detrimental impact on environmental functions and processes, neighbouring uses, cultural or heritage items or features of the surrounding land.	
6.3	Stormwater management and water sensitive urban design (3) Development consent must not be granted to development on land to which this clause applies unless the consent authority is satisfied that the development— (a) is designed to maximise the use of water permeable surfaces on the land having regard to the soil characteristics affecting on-site infiltration of water, and (b) includes, if practicable, on-site stormwater retention for use as an alternative supply to mains water, groundwater or river water, and	The proposal is accompanied by a stormwater plan prepared by ae which we have been informed, has been designed in response to the controls prescribed across this standard.	Yes

Canterbury Bankstown Local Environmental Plan 2023

CL	Requirement	Proposed	Y/N
	(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 (d) includes riparian, stormwater and flooding measures, and (e) is designed to incorporate the following water sensitive urban design principles— (i) protection and enhancement of water quality, by improving the quality of stormwater runoff from urban catchments, (ii) minimisation of harmful impacts of urban development on water balance and on surface and groundwater flow regimes, (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.		

Canterbury Bankstown Local Environmental Plan 2023

CL	Requirement	Proposed	Y/N
6.9	Essential Services 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— (a) the supply of water, (b) the supply of electricity, (c) the disposal and management of sewage, (d) stormwater drainage or on-site conservation, (e) waste management, (f) suitable vehicular access.	These services are already available to the site. Where required, the existing services will be upgraded to cater for the proposed development.	Yes

Table 2: Canterbury Bankstown Local Environmental Plan 2023 Compliance Table

5.8 Development Control Plans

5.1.1 Canterbury Bankstown Development Control Plan 2023

Council adopted the Canterbury-Bankstown Development Control Plan 2023 on 25 May 2021, and it came into effect on 23 June 2023. The Canterbury-Bankstown Development Control Plan 2023 supports the LEP by providing additional objectives and development controls to enhance the function, design and amenity of development.

Chapter 2: Site Considerations

Item	Response
2.3 Tree Management	The proposal seeks the removal of three (3) trees from the site. The proposal is accompanied by an Arborist report prepared by Lizzy the Arborist.

Chapter 3: General Requirements

Objective	Provisions	Response																												
Chapter 3.1 - DEVELOPMENT ENGINEERING REQUIREMENTS																														
Section 2 – Civil Engineering Requirements																														
O1 To ensure that development considers the existing public roads and levels. O2 To ensure that development considers the location of existing and proposed vehicular access with regard to avoiding existing drainage structures, traffic control devices, street infrastructure, existing utilities and street trees.	<u>Vehicular footway crossing design and construction</u> 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. <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><tr><td>Multi-dwelling development</td><td>3.5m</td><td>6m **</td><td>Heavy duty</td></tr><tr><td>Commercial development</td><td>3.5m</td><td>TINOW Guidelines</td><td>Heavy duty</td></tr><tr><td>Industrial development</td><td>TINOW Guidelines</td><td>TINOW Guidelines</td><td>Heavy duty</td></tr></table> A second vehicular crossing will be permitted if: • A minimum 6m long parking bay can be provided between the wings of the crossings. Council may vary this requirement under special circumstances, based on technical assessments of the merits of the situation.	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	Multi-dwelling development	3.5m	6m **	Heavy duty	Commercial development	3.5m	TINOW Guidelines	Heavy duty	Industrial development	TINOW Guidelines	TINOW Guidelines	Heavy duty	Complies The entry driveway is 6m metres wide and contains a passing bay within the property boundary for 2 vehicles to pass. This is in accordance with the requirements of AS/NZS2890.1 Clause 3.2.2 Width requirements at low volume (Category 1) driveways.
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																											
Multi-dwelling development	3.5m	6m **	Heavy duty																											
Commercial development	3.5m	TINOW Guidelines	Heavy duty																											
Industrial development	TINOW Guidelines	TINOW Guidelines	Heavy duty																											

	<u>Internal driveway requirements</u> The on-site driveway layout must be designed so that a car may be able to access and exit all required car spaces in one motion. In addition, a required car parking space must be located so as to be outside and clear of any vehicular manoeuvring area or right of carriage way. Austroads standard turning path templates are to be used to determine acceptability.	Complies A swept path analysis prepared by CJP and accompanies this application. This analysis demonstrates that vehicles entering and exiting the site via the proposed driveway as well as vehicle circulation within the car parking areas can be carried out in a forward direction.
	<u>Sight distance requirements</u> 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. Refer to the Australian Standard AS 2890.1 for minimum sight distance requirements. If adequate sight distance for the access to any development cannot be achieved and considered a concern, the applicant may be required to install regulatory signs, at the boundary of the development, as agreed with Council.	The accompanying traffic impact assessment prepared by CJP confirms that the proposed car parking layout has been designed to comply with the requirements set out in the relevant Australian Standards for car parking facilities, namely AS2890.1:2004 and AS2890.6:2009.
Section 3- Stormwater drainage systems		
O1 To establish a high standard of stormwater drainage infrastructure within the site. O2 To ensure that the proposed and constructed stormwater drainage system do not adversely impact on Council's stormwater drainage system, the development itself and adjoining sites.	<u>Development impacted by stormwater systems</u> Applicants must apply to Council for a Stormwater System Report (SSR), prior to DA submission, 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.	Complies A stormwater SSR report prepared by ae Consulting accompanies this application.

O3 To ensure that buildings are not affected by inundation from stormwater runoff resulting from the 100-year ARI storm event.																						
O4 To ensure that any proposed stormwater drainage works are designed to minimise any nuisance caused by stormwater drainage flows from local catchment flooding or mainstream flooding from rivers.	<u>Disposal of stormwater runoff</u> 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.	Complies The proposal is accompanied by detailed stormwater drainage plans prepared by ae Consulting. We have been advised that these plans have been designed in consideration of the relevant prescribed requirements of this DCP.																				
O5 To manage stormwater runoff and prevent damage to buildings and property and reduce hazardous flows.	<u>Drainage line easement widths</u> The creation of an easement to drain water must be agreed to, in writing, by the burdened property owners, prior to an operational DA Consent being issued by Council. Documents relative to the creation of an easement to drain water are to be lodged and registered with Land and Property Information (LPI) prior to issue of the Construction Certificate. All costs must be borne by the developer. The minimum easements widths are as follows: <table><tr><th>Pipe diameter (mm)</th><th>Width of easement to drain water (m)</th></tr><tr><td>100, 150</td><td>1.0 *</td></tr><tr><td>225</td><td>1.2 *</td></tr><tr><td>300</td><td>1.5</td></tr><tr><td>375, 450</td><td>2.0</td></tr><tr><td>525, 600, 675</td><td>2.5</td></tr><tr><td>750, 825, 900</td><td>3.0</td></tr><tr><td>1050, 1200</td><td>3.5</td></tr><tr><td>1350, 1500</td><td>4.0</td></tr><tr><td>1650, 1800</td><td>4.5</td></tr></table>	Pipe diameter (mm)	Width of easement to drain water (m)	100, 150	1.0 *	225	1.2 *	300	1.5	375, 450	2.0	525, 600, 675	2.5	750, 825, 900	3.0	1050, 1200	3.5	1350, 1500	4.0	1650, 1800	4.5	Complies The proposed stormwater discharge will connect to the existing stormwater easement located to the north of the site.
Pipe diameter (mm)	Width of easement to drain water (m)																					
100, 150	1.0 *																					
225	1.2 *																					
300	1.5																					
375, 450	2.0																					
525, 600, 675	2.5																					
750, 825, 900	3.0																					
1050, 1200	3.5																					
1350, 1500	4.0																					
1650, 1800	4.5																					
O6 To avoid the location of stormwater drainage infrastructure within tree driplines and deep soil zones. O7 To give special consideration to development requiring the submission of BASIX Certificate where the use of rainwater storage tanks fitted into stormwater drainage systems may supplement the domestic water supply.	<u>Requirements for flood freeboard and minimum floor levels</u> Minimum flood freeboard and flood planning levels (FPL) are specified in Chapter 2.2 of this DCP. In cases, where different freeboard requirements apply to the same site, the highest freeboard must be adopted. Finished floor levels for buildings on lands, subject to OLFP flows, must also be set in accordance with Chapter 2.2 of this DCP.	Complies The subject land is not identified as being flood affected. A flood impact assessment has been prepared by ae Consulting which provides a number of design recommendations that if adhered to, would mitigate any future flood risk across the development.																				

Chapter 3.2 – PARKING

Section 2- Off Street Parking Rates

O1 To ensure development meets the car, bicycle and service vehicle parking demands generated by various land uses.

O2 To minimise on-street car parking to ensure road safety and visual aesthetics.

Development must use the Off-Street Parking Schedule to calculate the amount of car, bicycle and service vehicle parking spaces that are required on the site.

Multi dwelling housing/multi dwelling housing (terraces)	Studio or 1 bedroom: 1 space per dwelling; 2 bedroom: 1.5 space per dwelling; 3 bedroom or more: 2 spaces per dwelling; 1 visitor space per 5 dwellings
--	--

Complies

The proposed development is subject to a parking demand of nine (9) spaces being eight (8) residential and one (1) visitor.

The development provides for a compliant number of space.

Section 3- Design and Layout

O1 To ensure the location and layout of parking areas function efficiently and safely.

O2 To provide efficiency in vehicular circulation and connection with the external traffic network.

O3 To achieve a balance between parking requirements, visual aesthetics and pedestrian safety.

Parking location

Development must not locate entries to car parking or delivery areas:

- (a) close to intersections and signalised junctions;
- (b) on crests or curves;
- (c) where adequate sight distance is not available;
- (d) opposite parking entries of other buildings that generate a large amount of traffic (unless separated by a raised median island);
- (e) where right turning traffic entering may obstruct through traffic;
- (f) where vehicles entering might interfere with operations of bus stops, taxi ranks, loading zones or pedestrian crossings; or
- (g) where there are obstructions which may prevent drivers from having a clear view of pedestrians and vehicles.

Complies

The accompanying traffic impact assessment prepared by CJP confirms that the proposed car parking layout has been designed to comply with the requirements set out in the relevant Australian Standards for car parking facilities, namely AS2890.1:2004 and AS2890.6:2009.

Chapter 3.3 – WASTE MANAGEMENT

Section 3 – Residential Development

O1 To maximise resource recovery and encourage source separation of waste, reuse and recycling by ensuring development provides adequate and appropriate bin storage and collection areas. O2 To ensure development incorporates well-designed and adaptable bin storage areas and collection facilities that are convenient and accessible to occupants. O3 To maximise residential amenity and minimise adverse environmental and health related impacts associated with waste management such as odour and noise from bin storage and collection areas. O4 To ensure bin storage and collection areas are designed to integrate with and meet the requirements for Council's domestic waste services. O5 To ensure development facilitates all waste streams being handled, stored and collected in a manner to reduce risk to health and safety of all users including maintenance (such as caretakers), collection staff and contractors (and required vehicles and equipment).	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. 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. 3.3 Development must provide an adequate sized bin storage area behind the front building line to accommodate all allocated bins. 3.4 The location of the bin storage area must not adversely impact on the streetscape, building design or amenity of dwellings. 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. 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.	<u>Complies</u> The proposal is accompanied by an operational waste management plan prepared by Resolut. It is proposed to locate all required bin storage across each individual dwelling's nominated area/s.
---	---	--

O6 To integrate bin storage and collection areas with the building form and landscape to avoid adverse visual impacts on the streetscape and neighbourhood. O7 To assist in achieving Federal and State Government waste minimisation and diversion targets as set by relevant legislation, regulations and strategies.	3.7 Where possible, development may consider providing each dwelling with a suitable space for composting and worm farming, located within the backyard, private courtyard or open space. Composting facilities should locate on an unpaved area, with a minimum size of 1m² per dwelling. 3.8 Dwellings are to have access to an adequately sized on-site storage area to store bulky waste awaiting collection. 3.9 Development must comply with the requirements of the applicable Waste Design for New Developments Guide. 3.11 Development that proposes individual bin storage areas is to have all allocated bins presented for kerbside collection. 3.12 Where development proposes kerbside collection, the nominated collection point must be of sufficient size to accommodate all allocated bins within the site's frontage.	
---	--	--

CHAPTER 3.7 LANDSCAPE

Section 2 – Landscape Design

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.	New landscaping is to complement the existing street landscaping and improve the quality of the streetscape. The landscape design is to contribute to and take advantage of the site characteristics. Development must consider the retention of existing trees in the building design.	Complies Tree removal is sought as part of this application; however, is offset by the extent of new landscaping provided across the development as reflected in the accompanying landscape design prepared by Resolut.
---	--	--

O4 To contribute to the quality and amenity of communal open space, podiums and courtyards.		
---	--	--

Chapter 5: Residential Accommodation (Former Canterbury LGA)

Section 4— Multi-dwelling housing and attached dwellings

Provisions	Requirement	Proposed	Y/N
4.1 Minimum Lot Sizes & Frontage	Multi dwelling housing and attached dwellings must have a street frontage.	The proposed building has a direct relationship with McPherson Avenue.	Yes
	The minimum primary street frontage width for attached dwellings, multi dwelling housing and attached dwelling's is.	A street frontage width of 27.56m is observed along McPherson Avenue.	Yes
	(a) 27m for development along major roads; or (b) 20m for development along any local road.		
4.2 Isolated Sites	Neighbouring properties are not to be isolated so that the property will be unable to reasonably accommodate redevelopment.	Having regard to the site characteristics and its relationship with neighbouring properties, In this regard, no isolation matters will arise as a result of the proposed land development.	Yes
4.3 Private Open Space	General Design Attached Dwellings and Multi Dwelling Housing must provide 40m ² of private open space per dwelling.	Each of the five (5) dwellings are provided with the minimum 40m ² area of private open space as demonstrated in the private open space area calculation plan on the accompanying architectural plan detail set prepared by Resolut.	Yes
	Private open space must include an area 2.5m by 2.5m suitable for outdoor dining facilities.	Each area of private open space is provided with the requisite minimum	Yes

		2.5m x 2.5m area enabling the provision of outdoor dining facilities.	
	Private open space must be located adjacent to the main living areas, such as a living room, dining room or kitchen.	All nominated areas of private open space have been located off living/dining rooms where they will serve as a natural extension to each space.	Yes
	Include a suitably screened area for clothes drying facilities.	Each dwelling is provided with independent clothesline drying facilities which are suitably screened and imperceptible from the public domain.	Yes
	Be designed to prevent direct overlooking from a public space, communal place or from neighbouring buildings.	All nominated areas of private open space have been designed as far as practical, in a manner that will not unreasonably compromise the amenity enjoyed by neighbouring buildings/lands and vice versa.	Yes
	Be oriented to provide maximum exposure to midwinter daylight whilst optimising privacy.	Where the site characteristics allow, areas of private open space have been orientated as far as practicable, due north and therefore, will be provided with acceptable levels of solar access. Furthermore, a clear delineation is provided between the areas of private open space ensuring reciprocal privacy outcomes between residents utilising each space will result.	Yes
	Ground Level Design		
	Private open space at ground level shall have a maximum gradient of 1:50.	The nominated areas of private open spaces are of a compliant gradient.	Yes
	Ensure that balconies, verandas or pergolas do not encroach upon any required deep soil area.	The proposal remains consistent with this requirement.	Yes
	Private open space at ground level must be a minimum of 4m in any direction for attached dwellings and multi dwelling housing.	Each dwelling forming part of this development is provided with a private open space diameter that complies with this control.	Yes

	Balconies		
	Design and detail the balcony to take advantage of local climate and context.	This design outcome has been achieved.	Yes
	Use screening devices to obscure seated persons, clothes drying areas, bicycle storage or air conditioning units from public view.	Consent conditions may be imposed in this regard.	Yes
4.4 Layout and Orientation	Orientate development to maximise solar access and natural lighting, without unduly increasing the building's heat load.	The development has been sited and configured in a manner that will facilitate the provision of generous amount of solar access reducing the need for artificial lighting. The siting, layout and spatial distances across the ensuing internal built forms, will facilitate the provision of generous northern solar access into each respective living and or dining space.	Yes
	Coordinate design for natural ventilation with passive solar design techniques.	The siting of the floor plates and spatial relationship the built form will have with neighbouring properties ensures the provision of a high degree of natural cross ventilation across the dwellings.	Yes
	Site new development and private open space to avoid existing shadows cast from nearby buildings.	The siting of the floorplates having regard to the orientational relationship between this and neighbouring building/s, both existing and emerging, will ensure that the extent of solar access capable of being provided to the nominated areas of private open space will not be adversely compromised.	Yes
	Do not compromise the creation of casual surveillance of the street, communal space and parking areas, through the required orientation.	The orientation of the building does not lead to any unreasonable impediment in terms of the developments ability to provide ongoing casual surveillance over the street, common and or parking areas.	Yes

4.5 Height	Maximum height of one storey where the building is located more than 20m (in addition to the required front setback) or a distance of 65% of the total length of the allotment, as measured from the front boundary (whichever is the greater).	The proposal seeks the provision of a two (2) storey form across the primary component of the land as it presents along McPherson Avenue which then transitions to a single storey form on approach to the rear of the site as evident across dwelling 5.	Yes
	Maximum height of two (2) storeys	A maximum building scale of two (2) storeys is presented as made evident by dwellings 1, 2, 3 and 4 forming part of this development.	Yes
	Maximum external wall height of 3.8m where the one storey restriction applies.	The rear component of the development where the single storey restriction applies will comprise of a maximum wall height of 4.7m. While non complaint, the subject site is flood affected and as per the flood report planning recommendations prepared by AE, the ground floor FFL RL of all dwellings is to be constructed to an RL 13.3m AHD. As a result, the maximum external wall height of dwelling 5 will exceed the 3.8m wall height. Having regard to the siting, scale and perceptible volume of dwelling 5, the control departure will not give rise to any adverse level of visual and or amenity impact between this dwelling and neighbouring properties.	Merit
	Maximum external wall height of 7m where two storeys are permitted and the height of buildings under the LEP is 8.5m.	The primary component of the development containing townhouses one (1), two (2), three (3) and four (4) will comprise of a maximum wall height of 7m compliant with this control.	Yes
	Attics and mezzanine floors do not comprise a storey.	Noted. The rear component of the development as discussed across the preceding control, is best defined as single storey and attic.	Yes

	Roof top terraces are not acceptable on any building or outbuilding in any residential zone.	The provision of rooftop terraces are not sought as part of this development.	Yes
	Maximum 1m cut below ground level where it will extend beyond an exterior wall of the building.	The proposal does not seek to undertake a substantive amount of excavation work.	Yes
	No limit to cut below ground level where it will be contained entirely within the exterior walls of a building, however, excavated area is not to accommodate any habitable room that would be located substantially below ground level.	Noted. The proposal complies with this requirement.	Yes
	Maximum 600mm fill above ground level where it would extend beyond an exterior wall of a building.	The proposal seeks to undertake a maximum amount of fill that ranges between 200mm and 1400mm beyond the exterior wall of the building. This is the direct result of the flood impediments impacting the land which necessitated the raising of the floor levels to meet the FPL applicable to the land.	Merit
	If proposed cut and fill, or a retaining wall, would be deeper or higher than 1m, structural viability must be confirmed by suitably qualified engineers' reports.	Noted. Can be confirmed and addressed by way of any CC documentation.	Yes
4.6 Setbacks (R3 Zone)	Front, Side and Rear A minimum setback of 6m from the front boundary.	The proposed development observes a minimum front setback of 6m measured to the external face of the building.	Yes
	A minimum setback of 3m from the rear boundary where the building the subject of the setback, is single storey.	A minimum setback of 3m as measured to the external face of the building is observed across the rear western component of the development.	Yes

	(c) Minimum 3m or 5m width of deep soil along the front and rear boundaries based on setback requirements.	The development seeks the provision of generous levels of deep soil across the street frontage and rear interface; however, a shortfall with the unimpeded 3m deep soil zone along both the front and rear boundary is observed. The inability to provide this level of unimpeded deep soil across the frontage is influenced by the provision of an entry driveway across the street frontage. Across the rear, the deep soil zone is only encroached by way of the alfresco area stair access and north-western corner of the alfresco itself. As detailed across the accompanying landscape plan prepared by Resolut, the inability to achieve strict numerical compliance with the control would not serve to impede upon the ongoing provision of a well resolved level of landscaping across the development. Vast levels of landscaping continue to be provided across the site peripheries which range from shallow grass treatments and medium sized shrubs to substantive tree planting which includes five (5) trees species which are capable of a mature height that range between 7m and 10m. It is therefore considered that the development continues to meet the overriding objectives of this control despite strict numerical compliance being met.	Merit
--	---	---	--------------

	Multi dwelling housing development must comply with the following side setbacks: (a) A minimum of setback of 1.5m from the side boundaries for dwellings that would be fronting the street or front setback. (b) A minimum setback of 2.5m from the side boundaries for building that does not front the street or front setback. (c) A minimum of 1m width of deep soil along side boundaries.	Dwelling 1 which fronts the street is setback 3.959m from the northern boundary and 5.38m from the southern. Side setbacks for the dwellings that do not front the street are of a minimum of 2.5m across the southern boundary. Across the northern boundary, these setbacks range from 700mm to >2.5m. While a numerical departure is observed, a 2.885m wide stormwater channel traverses the length of the north-western boundary and in doing so, substantiates the shortfall noting that the requisite level of separation between the subject and neighbouring development will continue to be achieved.	Merit
4.7 Building Depth	Building depth must not exceed a maximum of 25m.	A maximum building depth of 13.6m is proposed across the development.	Yes
4.8 Building Separation	Multi dwelling housing must provide a minimum 5m separation between buildings that are on one site (measured from the outer faces of the exterior wall of each building). In the separation area: Deep soil or private open spaces are permitted as well as communal open space. Driveways, walkways and building lobbies are permitted (driveways should have planted verges at least 1m wide comprising canopy trees, along both sides).	No separation is provided between dwellings one (1) through to four (4) where an attached liner development form is observed. Where this form terminates at the western periphery of dwelling four (4), 9.68m of separation is provided untoward dwelling five (5) which is sited as the rearmost component of this development. While components of the development represent a degree of numerical shortfall, the objectives of the control continue to be met. The development will continue to provide for reasonable levels of solar access and privacy across all dwellings while the scale of the development remains proportionately balanced noting the transition from a two storey to a single storey and attic form on approach to the rear of the land.	Merit

4.9 Building Design	Contemporary Built Form		
	Contemporary architectural designs may be acceptable if:	The proposed development adopts a mix of contemporary and traditional built form features that will not be interpreted as incongruous with the streetscape setting both existing and likely to emerge upon the redevelopment of neighbouring land.	Yes
	(a) A heritage listing does not apply to the existing dwelling or to its immediate neighbours.		
	(b) The proposed addition is not visually prominent from the street or from a public space.		
	(c) Extensive remodelling of existing facades is proposed in accordance with controls of this DCP.		
	New building forms and design features shall not mimic traditional features, but should reflect these in a contemporary design.	The built form of the proposal subtly introduces a number of contemporary design features that would serve to provide a greater degree of visual interest across the facades.	Yes
	All dwellings must contain one kitchen and laundry facility.	All dwellings forming part of this development comprise of kitchen and laundry facilities.	Yes
	Building Entries		
	Entries to residential buildings must be clearly identifiable.	The proposal includes the provision of readily apparent dwelling entries to dwelling 1 off McPherson Avenue.	Yes
	A minimum of one habitable room per dwelling must be oriented towards the street to promote positive social interaction and community safety.	Dwelling 1 orientates the dining and living spaces at ground level towards the frontage and at first floor level, bedroom areas.	Yes
	Sight lines to the street from habitable rooms or entrances must not be obscured by ancillary structures.	The proposal does not include the provision of any ancillary structures that would unduly compromise on available sight lines across the development.	Yes
	Landscaping of street setbacks should not include continuous visually-solid hedges that would block sight lines from dwellings or conceal intruders.	A consent condition may be imposed reflective of this requirement.	Yes

	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.	A consent condition may be imposed reflective of this requirement.	Yes
	Dwellings that face the street must have private entrances direct from the street footpath.	Dwelling 1 is provided with direct entrance off the street.	Yes
	Façade Treatment Facades visible from the street should be designed as a series of articulating panels.	The street fronting façade has been designed as a range of expressive elements which will display a high degree of built form modulation and articulation. This is best demonstrated in the development perspective prepared by Resolut and reproduced in Figure 8 .	Yes
	Use non-reflective materials, do not randomly mix light and dark coloured bricks, and treat publicly accessible wall surfaces with anti-graffiti coating.	The array of material proposed to be utilised across the development are predominately of a non-reflective base.	Yes
	Windows Windows and openings shall be appropriately located and shaded to reduce summer heat load and maximise sunlight in winter.	Window have been suitable located across the development with the intent of maximising solar access.	Yes
	Windows must be rectangular.	The proposed windows are rectangular.	Yes
	Large windows should be screened with blinds, louvres, awnings or pergolas.	Screening devices have been provided across the building so as to encourage solar access, yet restrict the ability for direct overlooking into neighbouring properties.	Yes
	Dormer windows on buildings in the residential zone do not appear as additional storey must comply with the following design requirements:	The proposal complies with these requirements.	Yes

	- Individual dormers are no wider than 1.5m in width; - Provide a minimum 2.5m separation between dormers; and - Dormers do not extend encroach above the ridgeline of the building.		
4.10 Roof Design and Features	Use a simple pitched roof that accentuates the shape of exterior walls, and minimises bulk and scale.	The development includes the provision of both more contemporary and traditional roof form features that will assist in accentuating the building mass while maintaining an acceptable degree of visual bulk and scale.	Yes
	Roof pitches are to be compatible and sympathetic to nearby buildings.	The roof pitching outcomes sought to be provided across the development are not uncharacteristic of that considered to be most definably prominent across both the immediate and broader contextual setting.	Yes
	Relate roof design to the desired built form and context.	The proposed roof forms have been designed in a manner that seeks to establish a high degree of visual resemblance with that considered a dominant streetscape form, being pitched roofs.	Yes
	Pitched roofs should not exceed a pitch of 30 degrees.	The proposal complies with this requirement.	Yes
4.11 Dwelling Layout and Mix	Design interiors to be capable of accommodating the range of furniture that is typical for the purpose of each room.	The proposed floor plan layouts indicate functional living arrangements for the future building occupants.	Yes
	The primary living area and principal bedroom must have a minimum width of 3.5m.	All living areas are provided with minimum dimensions that comply with this control	Yes
	Secondary bedrooms must have a minimum width of 3m.	All secondary bedrooms will comprise of a minimum internal width of 3m.	Yes

	The minimum amount of storage required is 6m³ for one bedroom dwellings 8m³ for two bedroom dwellings, or 10m³ for dwellings with three or more bedrooms.	The proposal provides for the requisite amount of storage across the development.	Yes
4.12 Solar Access and Shadowing	Solar Access to Proposed Development Where site orientation permits at least primary living areas of dwellings must receive a minimum of 3 hours of sunlight between 8.00am and 4.00pm on 21 June.	The shadow diagrams prepared by Resolut demonstrates that all living areas are capable of being provided with the minimum 3 hours of sunlight.	Yes
	Dwellings must comply with the following: (a) At least one living room window and at least 50% or 35m² with minimum dimension of 2.5m (whichever is the lesser), of ground level private open space. (b) Receives a minimum of 3 hours sunlight between 8:00 am and 4:00 pm on 21 June. (c) Where existing overshadowing by buildings and fences is already greater than this, sunlight is not to be reduced by more than 20%.	The shadow diagrams prepared by Resolut demonstrate that the requisite amount of solar access into the proposed dwellings is capable of being met.	Yes
	Solar Access to Neighbouring Development Proposed development must retain a minimum of 3 hours of sunlight between 8.00am and 4.00pm on 21 June for existing primary living areas and to 50% of the principal private open space.	Despite the orientational characteristics between the subject and neighbouring land to the south which would inadvertently result in additional shadowing being cast over this multi-dwelling housing development, the siting and scale of the proposed development will ensure that neighbouring properties will receive ample amounts of solar access which is	Yes

		in this case, is also predicated upon their orientation.	
4.13 Visual Privacy	Locate and orient new development to maximise visual privacy between buildings, on and adjacent to the site. Minimise direct overlooking of rooms and private open space through the following: (a) Provide adequate building separation, and rear and side setbacks; and (b) Orient living room windows and private open space towards the street and/or rear of the lot to avoid direct overlooking between neighbouring residential properties. If living room windows or private open spaces would directly overlook a neighbouring dwelling: (a) Provide effective screening with louvres, shutters, blinds or pergolas; and/or (b) Use windows that are less than 600mm wide or have a minimum sill height of at least 1.5m above the associated floor level.	Window orientation ensures privacy of neighbours is not unduly compromised. The design limits the number of upper level windows oriented to neighbouring properties; however, sufficient openings for ventilation and daylight access remain. Furthermore, the development has been designed to incorporate the strategic placement of balconies, windows and primary area of private open space in order to maximise visual privacy and prevent unreasonable opportunities for overlooking into adjoining properties.	Yes
4.14 Acoustic Privacy	- Protect sensitive rooms, such as bedrooms, from likely sources of noise such as major roads and neighbouring living areas. - Above ground access to new dwellings must not include communal balconies that would be located immediately next to a bedroom window.	The development has been designed to orient any noise sensitive equipment in such manner that will not result in any unreasonable impact to the acoustic privacy of adjoining properties and will in turn afford acoustic privacy to the occupants of the development.	Yes

	▪ Screen balconies or windows in living rooms or bedrooms that would face a driveway or basement ramp.		
4.16 Building Services	▪ All letterboxes be installed to meet Australia Post standards. ▪ Design and provide discretely located mailboxes at the front of the property. ▪ Integrate systems, services and utility areas (such as plant rooms, hydrants, equipment and the like) with the design of the whole development – coordinate materials with those of the building and integrate with landscaping. ▪ Facilities should not be visually obtrusive and should not detract from soft-landscaped areas that are located within the required setbacks or building separations.	Consent Conditions may be imposed in this regard.	Yes

Table 3: Canterbury Bankstown Development Control Plan 2023 Compliance Table

6.0 ENVIRONMENTAL IMPACT ASSESSMENT

This section will consider the following: The Assessment of the Natural Environmental Impact; the Built Environment Impacts; the Site Suitability and the Public Interest in accordance with Section 4.15 of the EPA Act.

6.1 Assessment of Natural Environmental Impacts

This section will assess the topographic and scenic impacts as well as the water and air quality impacts of the proposed development.

6.1.1 Topography & Scenic Impacts

The proposal will be a positive contribution to the topographic and scenic qualities of the locality. Tree retention is being supplemented by additional planting which will positively contribute to the scenic character of the setting.

6.1.2 Water & Air Quality Impacts

The proposed development is, in our opinion, unlikely to result in any adverse effects on the locality in terms of water and air quality. Stormwater and runoff will be managed, and the proposal is, in our opinion, acceptable.

6.2 Assessment of Built Environmental Impacts: Character and Context

This section will address the impact of the proposed development on the character and context of the area.

6.2.1 Impact on the Area's Character

The surrounding area is predominately characterised by one and two storey developments which display a mixture of traditional and contemporary architectural styles.

The proposal is for a '*multi-dwelling housing development*' that will present as contextually compatible with the existing and emerging character of the area. The development will also present a siting, scale and volume which is not inconsistent with the scale and pattern of development observed across the streetscape.

A well-articulated built form, incorporating varied setbacks and a range of contemporary elements will serve to complement surrounding development. New plantings and landscaped areas are provided throughout the site which will soften bulk and scale and enhance the appearance of the development when viewed from adjoining properties and the street. In our opinion, the development will be a positive contribution to the streetscape and will present as compatible with the desired future character of the area.

6.3 Assessment of Built Environmental Impacts: Privacy and Amenity

6.3.1 Aural and Visual Privacy

The design and layout of the proposal will maintain aural and visual privacy for residents of neighbouring sites.

The proposed development has been sympathetically designed to ensure that privacy is provided to the future residents of the proposed dwelling/s and to adjoining properties. This has been achieved through the generally compliant built form, largely complaint setbacks, and the siting and orientation of the proposed private open outdoor space/s.

The extent of glazing provided along the critical elevations has been minimised and where provided, has been offset from or includes measures by way of opaque glazing or screening in order to minimise the potential for cross viewing.

6.3.2 Solar Access

To assess the impact of the proposed development in terms of overshadowing, shadow diagrams have been prepared by Resolut for 9:00 am, 12 noon and 3:00 pm for the winter solstice (21 June). These diagrams indicate that the characteristics of the land and the relationship with adjoining properties, does predicate that an additional level of shadowing will be cast over the adjoining property to the south. Notwithstanding, the neighbouring properties will continue to receive a reasonable level of solar access.

6.4 Assessment of the Site Suitability

This section will consider the proximity of the site to services and infrastructure; traffic, parking and access issues; and hazards.

6.4.1 Proximity to Services and Infrastructure

As the site is within an established area, electricity, telephone, water and sewerage are also readily available.

6.4.2 Traffic, Parking and Access

The extent of additional generation and or volume of the development is unlikely to create any perceptible level of impact to the surrounding road network.

As the proposal provides for a compliant level of spaces and geometry as per Council's DCP and AS 2890.1:2004, it will satisfy the likely parking demand for the proposal. The proposed development is in our opinion, suitable from a traffic and parking point of view.

6.4.3 Hazards

The site is not in an area recognised by Council as being subject to any form of hazard that would strictly preclude the ability for the proposed development to take place. Flood planning consideration have been

considered and it was found that subject to the implementation of the measures detailed within the FIA prepared by ae Consulting, matters relevant to flooding can be suitably addressed.

6.5 The Public Interest

This section will consider the social and economic effects of the proposal and the public interest.

6.5.1 Social and Economic Impact

The proposal will have social and economic benefits in the area with the construction of a well-designed multi-dwelling housing development. This will contribute to meeting the demand for medium density housing in the LGA.

The proposal also seeks to provide appropriate levels of landscaping reducing its visibility when viewed from neighbouring development and the public domain. The proposal will reduce water and energy consumption through efficient fixtures, fittings and insulation; and will provide off-street parking for residents. This will reduce water consumption and parking congestion in the area.

6.5.2 The Public Interest

The proposal has been designed with consideration of the adjoining residents' amenity and the streetscape. It will provide a well-designed development which is a contextually appropriate scale and form for the area. The development has been designed with the intent of preserving neighbouring amenity while also contributing positively to the streetscape and local character. The proposal is a quality development which serves the public interest.

7.0 CONCLUSION

The proposal is permissible in the R3 Medium Density Residential Zone under the LEP and is in our opinion, consistent with the relevant objectives of the Zone.

The subject development introduces open plan living area and generously proportioned areas of private open spaces to each dwelling, which will serve to enhance the internal and external amenity for the residents.

A well-articulated built form, with varied setbacks, a range of materials and finishes and an appropriate degree of landscaping, all of which serve to enhance the developments streetscape presentation has been provided. Importantly, the proposal is compatible with the existing and emerging character of development in the locality.

The proposal also demonstrates the provision of a high level of internal amenity for future dwelling occupants alongside the preservation of neighbouring dwelling amenity.

Having regard to the above, it is considered that the development is an acceptable built form, scale and density and will have acceptable impacts on the amenity of neighbouring development and therefore, can be supported.

DISCLAIMER

This report incorporates information and events up to that date only and excludes any information arising, or event occurring, after that date which may affect the validity of BMA Urban Pty Ltd opinion in this report. BMA Urban prepared this report on the instructions, and for the benefit only, **Resolut (Instructing Party)** for the purpose of the Statement of Environmental Effects and **(Purpose)**. To the extent permitted by applicable law, BMA Urban expressly disclaims all liability, whether direct or indirect, to the Instructing Party which relies or purports to rely on this report for any purpose other than the Purpose, and to any other person which relies or purports to rely on this report for any purpose whatsoever (including the Purpose).

In preparing this report, BMA Urban was required to make judgements which may be affected by unforeseen future events, the likelihood and effects of which are not capable of precise assessment.

All surveys, forecasts, projections and recommendations contained in or associated with this report are made in good faith and on the basis of information supplied to BMA Urban at the date of this report, and upon which BMA Urban relied. Achievement of the projections and budgets set out in this report will depend, among other things, on the actions of others over which BMA Urban has no control.

Whilst BMA Urban has made all reasonable inquiries it believes necessary in preparing this report, it is not responsible for determining the completeness or accuracy of information provided to it. BMA Urban (including its officers and personnel) is not liable for any errors or omissions, including in information provided by the Instructing Party or another person or upon which BMA Urban relies, provided that such errors or omissions are not made by BMA Urban recklessly or in bad faith.

This report has been prepared with due care and diligence by BMA Urban and the statements and opinions given by BMA Urban in this report are given in good faith and in the reasonable belief that they are correct and not misleading, subject to the limitations above.