

Statement of Environmental Effects

For an

Attached Dual Occupancy

at

**14 Raine Road
Padstow**

Prepared for ALLCASTLE HOMES

Planning Outcomes Pty Ltd

May 2026

0417 467509; 0403 814650

1. Description of Proposal

Pursuant to Section 4.16 of the Act, development consent is being sought for the *Construction of a two (2) storey attached dual occupancy, associated landscaping works and Torrens Title subdivision* at 14 Raine Road Padstow 2211.

Each unit in the attached dual occupancy is proposed to contain:

Ground Floor

Single garage, front porch, entry, study, internal staircase, laundry, linen, dining with open kitchen with walk in pantry, outdoor Alfresco.

First Floor

Bedroom with walk-in-robe and ensuite, bathroom, three (3) bedrooms each with a built-in-robe, front Juliet balcony (serviced from the front bedrooms).

Following subdivision of the subject site,

Unit 1 Lot area - 299.038m²

Unit 2 Lot area - 338.862m²

The existing dwelling on site is to be demolished as part of a separate application.

2. Site Analysis

The subject site is legally known as Lot B in DP 406606. The site is located on the north-western side of Raine Road and has a north-west to south-east orientation, with the street to south-east. The site has an unusual, irregular shape, with a primary frontage to Raine Road of 15.255m. The total site area is 637.9m².

The site has a diagonal crossfall of approximately 1m from the front to the rear boundary, however the area where development is proposed has an overall mild slope in several directions. The site is surrounded mainly by low density residential developments, multi-dwellings and townhouses developments. The driveway which adjoins subject site to the west services one such townhouse development on the grounds of 16 Raine Road, adjoining neighbour. Padstow TAFE College and Playford Park Cricket Nets are further north-east.

The site contains an existing single storey dwelling house which will be demolished separately to this application. The metal shed in the rear corner is proposed to be retained. The sewer main runs at back.



Subject Site at 14 Raine Road Padstow - NSW Planning Portal



Subject site at 14 Raine Road Padstow - Google Maps



Streetscape view of the subject site at 14 Raine Road Padstow - Google Maps

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A narrow concrete pathway is forward to the subject site. There is a young street tree fronting the development, on the public verge, which will not be affected by the proposal.

The utility services available to the site may require some augmentation. It is not anticipated that the proposal will have adverse impacts on the provision or availability of these services.

The site is **not** bushfire prone.

The subject site is **not** within the flood planning area (FPA) or probable maximum flood (PMF). The site is **not** subject to flood related development controls.

The site is **not** biodiversity certified land within the meaning of Part 8 of the Biodiversity Conservation Act, 2016 and does **not** contain riparian land and is not subject to an approved property vegetation plan.
The land is **not** biodiversity stewardship land.

The site is **not** in a heritage conservation area. The site does not contain a heritage item nor is it in the vicinity of any heritage item.

3. State Policies

This report has been prepared pursuant to *Section 4.12 of the Environmental Planning and Assessment Act 1979* and pursuant to *Part 3, Division 1 Making development applications of the Environmental Planning and Assessment Regulation 2021* (2021 EP&A Regulation).

The purpose of this statement is to:

- provide a detailed description of the proposal,
- provide a description of the site context, including identification of the site, existing development on the site, and surrounding development,
- undertake an assessment of the proposal in terms of the matters for consideration as listed under Section 4.15 of the EP&A Act, and
- identify and assess the issues relevant to the proposed development.

This statement must be read in conjunction with the plans and the supporting information submitted separately.

3.1 State Environmental Planning Policy (Resilience and Hazards) 2021 - Chapter 4 - Land Remediation

State Environmental Planning Policy (Resilience and Hazards) 2021 applies to all land and aims to provide a State-wide planning approach to the remediation of contaminated land. This new consolidated SEPP includes in Chapter 4 the provisions of the repealed SEPP 55 - Remediation of Land.

Chapter 4 of SEPP (Resilience and Hazards) requires the consent authority to consider whether the land is contaminated prior to granting consent to carrying out any development on that land and if the land is contaminated, it is satisfied that the land is suitable in its current state or will be suitable after remediation for the purpose for which the development is proposed to be carried out.

The site has a history of residential use and is considered unlikely to be contaminated. No further investigation is considered necessary.

3.2 State Environmental Planning Policy (Sustainable Buildings) 2022

Chapter 2 Standards for residential development - BASIX applies to the proposed development and aims to encourage sustainable residential development. A BASIX Certificate has been submitted with the development application to achieve compliance with the SEPP. The proposal achieves the minimum performance levels / targets associated with water, energy and thermal efficiency.

3.3 SEPP (Biodiversity and Conservation) 2021 - Chapter 6 - Water Catchments - Georges River Catchment

The subject site is located within the catchment of the Georges River.

It is considered that the proposed development will not have an adverse environmental impact on the Georges River Catchment for the following reasons:

- Class 5 Acid Sulfate Soils, and an Acid Sulfate Soils Management Plan is not required;
- Sediment and erosion will be appropriately controlled during construction;
- Stormwater will be appropriately controlled and managed on the site throughout the life of the project including water retention and re-use; and
- The site benefits from a reticulated water and sewerage system.

In conclusion, the proposed development is consistent with the aims and objective of the plan.

4. Canterbury-Bankstown Local Environmental Plan 2023

The subject site is zoned R2 Low Density Residential by the *Canterbury-Bankstown Local Environmental Plan 2023*. Dual occupancies are permitted with consent in the R2 Low Density Residential Zone.

Zone R2 Low Density Residential

1 Objectives of zone

- To provide for the housing needs of the community within a low density residential environment.*
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.*
- To allow for certain non-residential uses that are compatible with residential uses and do not adversely affect the living environment or amenity of the area.*
- To ensure suitable landscaping in the low density residential environment.*
- To minimise and manage traffic and parking impacts.*
- To minimise conflict between land uses within this zone and land uses within adjoining zones.*
- To promote a high standard of urban design and local amenity.*

The proposed development is for an attached dual occupancy that meets the objectives of the R2 zone as follows:

- The proposed attached dual occupancy provides for the housing needs of the community through a built form and density consistent with the desired future character of the zone, achieving compliance with the applicable development standards, building height, floor space ratio, landscaped area and subdivision requirements.
- The proposal will continue to facilitate the orderly provision of facilities and services required, by contributing to the established residential neighbourhood within proximity to existing public infrastructure, transport networks, community facilities, retail services and public open space areas that support the ongoing function and amenity of the locality.
- The proposed development has been designed to ensure compatibility with the surrounding residential context through appropriate building form, setbacks, site coverage, landscaping and overall residential amenity, avoiding adverse impacts on the amenity of adjoining properties.
- The proposal ensures suitable landscaping through the provision of substantial landscaped area and deep soil planting zones across 62.45% of

the site, which will contribute positively to the streetscape character, residential amenity, stormwater infiltration, urban canopy, consistent with the objectives of the DCP.

- The development minimises and appropriately manages traffic and parking impacts through a site layout and vehicle access arrangement that accommodates the anticipated parking and maneuvering requirements of the dual occupancy, thereby maintaining the safe and efficient operation of the local road network.
- The proposal minimises potential land use conflict within the zone through a scale, intensity and residential character that are compatible with surrounding low density residential developments, ensuring that the attached dual occupancy integrates appropriately.
- The dual occupancy is designed with a well-articulated built form, appropriate building proportions, compliant height and floor space ratio, functional internal layout, usable private open space, generous landscaping, so to respond appropriately to the prevailing suburban character and desired future character of the Padstow locality.

For the above reasons, is considered that the proposed attached dual occupancy is consistent with the objectives for development in the R2 Low Density Residential Zone.



Zoning of the subject site - NSW Planning Portal

LEP Standard	Compliance																																
Zoning - R2 Low Density Residential	Dual occupancies are permissible with consent.																																
Height- 9m	Yes 6.995m Complies.																																
FSR - 0.5:1 318m ²	Yes FSR 0.39:1 <table> <tr><td>A. UNIT 1 GROUND FLOOR AREA</td><td>99.41m²</td></tr> <tr><td>B. UNIT 1 FIRST FLOOR AREA</td><td>84.43m²</td></tr> <tr><td>C. UNIT 2 GROUND FLOOR AREA</td><td>99.41m²</td></tr> <tr><td>D. UNIT 2 FIRST FLOOR AREA</td><td>84.43m²</td></tr> <tr><td>E. TOTAL BUILDING AREA</td><td>367.68m²</td></tr> <tr><td>F. UNIT 1 GARAGE AREA</td><td>18.29m²</td></tr> <tr><td>G. UNIT 2 GARAGE AREA</td><td>18.29m²</td></tr> <tr><td>H. UNIT 1 PORCH AREA</td><td>3.55m²</td></tr> <tr><td>I. UNIT 2 PORCH AREA</td><td>3.55m²</td></tr> <tr><td>J. UNIT 1 ALFRESCO AREA</td><td>15.76m²</td></tr> <tr><td>K. UNIT 2 ALFRESCO AREA</td><td>15.76m²</td></tr> <tr><td>L. UNIT 1 BALCONY AREA</td><td>7.08m²</td></tr> <tr><td>M. UNIT 2 BALCONY AREA</td><td>7.08m²</td></tr> <tr><td>N. EXT. WALLS + VOID AREA</td><td>29.44m²</td></tr> <tr><td>O. DRIVEWAY AREA (APPROX.)</td><td>40.00m²</td></tr> <tr><td>P. SITE AREA</td><td>636.00m²</td></tr> </table> FSR: E - (F+G+H+I+J+K+L+M+N) / P 0.39 : 1 Complies.	A. UNIT 1 GROUND FLOOR AREA	99.41m ²	B. UNIT 1 FIRST FLOOR AREA	84.43m ²	C. UNIT 2 GROUND FLOOR AREA	99.41m ²	D. UNIT 2 FIRST FLOOR AREA	84.43m ²	E. TOTAL BUILDING AREA	367.68m ²	F. UNIT 1 GARAGE AREA	18.29m ²	G. UNIT 2 GARAGE AREA	18.29m ²	H. UNIT 1 PORCH AREA	3.55m ²	I. UNIT 2 PORCH AREA	3.55m ²	J. UNIT 1 ALFRESCO AREA	15.76m ²	K. UNIT 2 ALFRESCO AREA	15.76m ²	L. UNIT 1 BALCONY AREA	7.08m ²	M. UNIT 2 BALCONY AREA	7.08m ²	N. EXT. WALLS + VOID AREA	29.44m ²	O. DRIVEWAY AREA (APPROX.)	40.00m ²	P. SITE AREA	636.00m ²
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Minimum lot sizes for dual occupancies for land identified as “Area 1” (i) for dual occupancies (attached)—500m², and (ii) for dual occupancies (detached)—700m²	Yes Subject site is identified as “Area 1”. Proposed dual occupancy is attached. The size of the subject site is 637.9m². Complies.																																
Width of the lot for land identified as “Area 1” (b) the width of the lot at the front building line is at least— (i) for dual occupancies (attached)—15m, and	Yes Subject site is identified as “Area 1”. Proposed dual occupancy is attached. Width of the lot at the front building line is at least 15.255m.																																

(ii) for dual occupancies (detached)–20m	Complies.
Frontage to a road for land identified as “Area 1”	Yes Subject site is identified as “Area 1”. Both dwellings in the dual occupancy has a frontage to Raine Road. Complies.
Subdivision of the dual occupancy for land identified as “Area 1” (a) for dual occupancies (attached)–250m², and (b) for dual occupancies (detached)–350m².	Yes Subject site is identified as “Area 1”. Proposed dual occupancy is attached. Unit 1 Lot area resulting from subdivision - 299.038m² Unit 2 Lot area resulting from subdivision - 338.862m² Each lot resulting from subdivision is greater than the minimum of 250m² required. Complies.
Acid Sulfate Soils	Yes The site is identified as being affected by Class 5 Acid Sulfate Soils, but consent is not required under clause 6.1 (6) of the <i>Canterbury-Bankstown Local Environmental Plan 2023</i>
Heritage	n/a The site is not in a heritage conservation area. The site does not contain a heritage item nor is it in the vicinity of any heritage item.

4.1A Minimum lot sizes and special provisions for dual occupancies

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

- (a) to ensure lots are large enough to accommodate proposed dwellings, setbacks to adjoining land, private open space and landscaped areas, driveways and vehicle manoeuvring areas,*
 - (b) to ensure lots are large enough to protect special attributes, including natural or cultural features, heritage items, heritage conservation areas, trees and natural topographical features,*
 - (c) to minimise the likely adverse impact of development on the amenity of the area.*
- (2) Development consent must not be granted to development for the purposes of dual occupancies on a lot in Zone R2 on land identified as “Area 1” on the Clause Application Map unless—*
 - (a) the lot is at least—*
 - (i) for dual occupancies (attached)—500m², and*
 - (ii) for dual occupancies (detached)—700m², and*
 - (b) the width of the lot at the front building line is at least—*
 - (i) for dual occupancies (attached)—15m, and*
 - (ii) for dual occupancies (detached)—20m, and*
 - (c) each dwelling will have a frontage to a road.*
- (3) Despite clauses 4.1 and 4.1AA, development consent must not be granted to the subdivision of a dual occupancy in Zone R2 on land identified as “Area 1” on the Clause Application Map unless each resulting lot will be at least—*
 - (a) for dual occupancies (attached)—250m², and*
 - (b) for dual occupancies (detached)—350m².*

The subject site is located within the R2 Low Density Residential zone and is identified as “Area 1” on the Clause Application Map, where attached dual occupancies are permissible subject to compliance with the relevant development standards.

The proposal comprises an attached dual occupancy on a site with an area of 636m², which exceeds the minimum site area requirement of 500m² prescribed under Clause 4.1A(2)(a)(i).

In addition, the lot width at the front building line is 15.255m, thereby satisfying the minimum frontage requirement of 15m for attached dual occupancies pursuant to Clause 4.1A(2)(b)(i).

The development has been designed such that each dwelling presents to and obtains frontage access from Raine Road public road, consistent with Clause 4.1A(2)(c).

The proposal includes Torrens Title subdivision of the attached dual occupancy, with each resulting allotment exceeding the minimum lot size requirement of 250m² applicable to attached dual occupancies under Clause 4.1A(3)(a).

The compliant site dimensions and subdivision pattern ensure that the development is capable of accommodating an appropriate residential built form together with adequate setbacks, landscaped area, private open space, vehicular access and manoeuvring arrangements in a manner that is compatible with the established low density residential character of the locality.

Furthermore, the proposal achieves compliance with the applicable development standards relating to building height, floor space ratio, site coverage and landscaped area, thereby demonstrating that the site is of sufficient size and configuration to support the proposed development without resulting in unreasonable impacts on the amenity of adjoining properties or the broader streetscape character.

It is concluded that the proposed development demonstrates full compliance with the requirements of *Clause 4.1A - Minimum Lot Sizes and Special Provisions for Dual Occupancies* under the *Canterbury-Bankstown Local Environmental Plan 2023*.

Clause 6.1 Acid sulfate soils

The subject site at 14 Raine Road Padstow is identified as being affected by Class 5 Acid Sulfate Soils.



Subject site on the Acid Sulfate Soils Map - NSW Planning Portal

Development consent must not be granted to development on land to which this clause applies unless the consent authority is satisfied that:

- (1) The objective of this clause is to ensure that development does not disturb, expose or drain acid sulfate soils and cause environmental damage.*

(2) Development consent is required for the carrying out of works described in the table to this subclause on land shown on the Acid Sulfate Soils Map as being of the class specified for those works.

(3) Development consent must not be granted under this clause for the carrying out of works unless an acid sulfate soils management plan has been—

- (a) prepared for the proposed works in accordance with the Acid Sulfate Soils Manual, and*
- (b) provided to the consent authority.*

<i>Class of land</i>	<i>Works</i>
<i>5</i>	<i>Works within 500m of adjacent Class 1, 2, 3 or 4 land that is below 5m Australian Height Datum and by which the watertable is likely to be lowered below 1m Australian Height Datum on adjacent Class 1, 2, 3 or 4 land.</i>

(6) Development consent is not required under this clause to carry out works that—

- (a) involve the disturbance of less than 1 tonne of soil, and*
- (b) are not likely to lower the watertable.*

Large areas of NSW have the potential to be affected by acid sulfate soils which become problematic if exposed during excavations or similar activities.

In this specific case, no mitigation works are necessary given that:

- the works are not within 500m of adjacent Class 1, 2, 3 or 4 land that is below 5m Australian Height Datum and by which the watertable is likely to be lowered below 1m Australian Height Datum on adjacent Class 1, 2, 3 or 4 land,
- the works involve the disturbance of less than 1 tonne of soil, and
- the works are not likely to lower the water table.

For the above reasons, an Acid Sulfate Soils Management plan is not required.

The proposal does not disturb, expose or drain acid sulfate soils and is regarded to not cause environmental damage. Consequently, the proposal is found to be

consistent with objectives and the provisions of *Clause 6.1 Acid sulfate soils of the Canterbury-Bankstown Local Environmental Plan 2023*.

5. Canterbury-Bankstown Development Control Plan 2023

Chapter 5 Residential Accommodation 5.1 Former Bankstown LGA - Section 4 - Dual occupancies

The proposed attached dual occupancy is a low scale residential built form that is compatible with the prevailing urban character and established pattern of development within the surrounding Padstow locality.

Objectives for Dual occupancies

- O1 To ensure the building form, building design, setbacks and landscape of dual occupancies are compatible with the prevailing suburban character of the residential areas, particularly the single dwelling suburban character of the low density residential areas.*
- O2 To ensure the building form, building design, room sizes and internal layout of dual occupancies provide appropriate amenity to residents in terms of private open space, access to sunlight, privacy and useability.*
- O3 To ensure the building form and building design of dual occupancies do not adversely impact on the amenity of neighbouring sites in terms of visual bulk, access to sunlight and privacy.*
- O4 To ensure the size, location and design of private open spaces provide appropriate amenity to residents in terms of useability, access to sunlight, privacy and landscape.*
- O5 To ensure the landscape design contributes to a high quality streetscape and amenity.*
- O6 To provide deep soil zones to allow for and support healthy plant and tree growth.*
- O7 To ensure the building form of dual occupancies in the foreshore protection area preserves the existing topography, land and rock formations, and the unique ecology of natural bushland and mangrove areas.*
- O8 To minimise the visual impact of off-street parking on the streetscape.*

The proposal has a compliant building height, floor space ratio, site coverage and landscaped area, together with suitable setbacks, articulation and site planning,

so to reduce the perception of visual bulk and achieve an appropriate streetscape presentation.

The architectural form, landscape treatment and overall site layout ensure the development integrates appropriately within the existing residential context, while positively contributing to the character and amenity of Padstow.

The proposal incorporates substantial landscaped area and deep soil zones, which will also improve visual amenity consistent with the landscape and streetscape objectives. Vehicle parking and access arrangements have also been integrated into the site design in a manner that minimises the visual dominance of off-street parking and maintains the residential character of the streetscape.

The proposed attached dual occupancy provides a high standard of residential amenity for future occupants and adjoining properties through an efficient and functional internal layout, private open space, solar access, privacy and useability. The scale and configuration of the development ensure that adverse amenity impacts on neighbouring properties are minimised. The compliant site dimensions and subdivision pattern ensure the development is capable of comfortably accommodating the attached dual occupancy without resulting in overdevelopment of the site.

It is concluded that the proposed attached dual occupancy has been designed in a manner that is consistent with the objectives of *Chapter 5 Residential Accommodation - Section 5.1 Former Bankstown LGA - Section 4 Dual Occupancies of the Canterbury-Bankstown Development Control Plan 2023*. Further details on specific compliance are provided below.

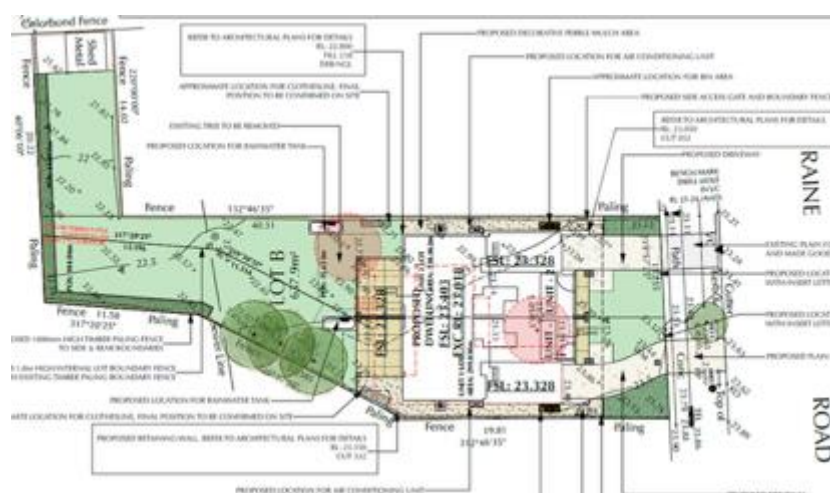
Design Element or Item	Minimum Standard or Control
Height	<i>The storey limit for dual occupancies is two storeys. Max height is 9m.</i> Both dwellings in the dual occupancy are 2 storeys and have a maximum height of 6.995m above the ground floor. Complies.
Front Setback	• <i>Minimum 5.5m primary setback for first storey (ground floor).</i> • <i>Minimum 6.5m primary setback for second storey.</i>

	<i>NOTE: Front setback is measured to the wall of the dwelling.</i> Unit 2 is closer to the street. Front setback of Unit 2 is min 6.472m to the ground floor and min 6.509m to first floor wall, excluding the porch, first floor balcony and structural/ decorative elements. Front setback of Unit 1, which is setback marginally further away from front boundary, is at min 6.821m to the ground floor and 6.812m to first floor wall, excluding the porch, first floor balcony and structural/ decorative elements. The garage of Unit 2 is setback min 7.343m. The garage of Unit 1 is setback min 7.82m. The building form and building design, including the proposed front setback is compatible with the prevailing suburban character of the low density residential area. Complies.
Side Setback	<i>The minimum setback for a building wall to the side boundary of the site is 0.9m.</i> <i>For wall heights >7m - 1.5m minimum side setback</i> Wall heights are <7m. Unit 2 has a minimum side setback of 1.097m-1.337m to the ground floor, and 1.497m to the first floor. Unit 1 has a minimum side setback of 1.138m-1.378m to the ground floor, and 1.538m to the first floor. Given the shape of the site, the proposal ensured side setbacks exceed minimum 1m to any boundary. Complies.
Rear Setback	<i>The setback to the rear boundary of an allotment should complement the rear building alignment of any adjoining dwelling house and dual occupancy.</i>

	The proposed rear setback to rear alfrescos is 23.067m. Complies.
Site Coverage	<i>For dual occupancy, site coverage (total impervious surfaces) is not to exceed 66%. If the site coverage (total impervious surfaces) is more than 66% then on site detention is required for a dual occupancy.</i> Total impervious area is approximately 37.55% of the site area. Complies.
Design Requirements	<i>The design of dual occupancies must ensure:</i> <i>(a) The street facade of dual occupancies (attached) adopt an asymmetrical design to provide each dwelling with an individual identity when viewed from the street; or</i> <i>(b) The street facade of dual occupancies (attached) or dual occupancies (detached) incorporate architectural elements that are compatible with the asymmetrical appearance of neighbouring dwelling houses, particularly where a pattern is established by a group of adjoining dwelling houses; and</i> <i>(c) The front porch and one or more living area or bedroom windows to each dwelling face the street; and</i> <i>(d) the garage, driveway and front fence do not dominate the front of the building and front yard; and</i> <i>(e) the two dwellings on a corner allotment each face a different frontage.</i> <i>The maximum roof pitch for dual occupancies is 35 degrees.</i>

	dual occupancy development and adjoining medium density residential development accessed via a shared vehicular driveway. The main roof pitch is 5 degrees, located behind a front parapet, which complies with the maximum of 35 degrees control. The proposed development also satisfies the remaining relevant provisions of Clause 4.21, with each dwelling incorporating a clearly identifiable entrance and front porch addressing the primary street frontage of Raine Road, together with habitable room windows orientated towards the street, to facilitate passive surveillance. The garage and driveway arrangements have been integrated into the site layout such that they do not visually dominate the building frontage or front setback area, with the presentation softened through appropriate landscaping and building articulation. Overall, despite having a symmetrical composition, the proposal meets the objectives of the design requirements.
Landscape and Open Space Requirements	<u>Private Open Space</u> <i>Dual occupancies must provide a minimum 80m² of private open space per dwelling behind the front building line. This may be in the form of a single area or a sum of areas per dwelling provided the minimum width of each area is 5m throughout.</i> Private Open Space provided (in addition to Alfrescos): Unit 1: approx. 104.06m² Unit 2: approx. 35.653m² + 66.032m² Complies. <u>Landscaping</u> <i>A minimum of 45% of the area between the dual occupancy and the primary frontage and secondary frontage where applicable, must be landscaped by way of trees, shrubs, ground cover and grass planting (this does not include the car parking area, driveway and paths).</i> A professional Landscape Plan by SCULPT & SPADE DESIGN LANDSCAPE ARCHITECTS has been provided, showing a range

of native trees proposed to be planted at key locations - with 3 trees able to reach 8m at maturity.



PROPOSED PLANT SCHEDULE			
LATIN NAME	COMMON NAME	QUANTITY	MATURE HEIGHT
Callistemon 'Great Balls of Fire'	Bottlebrush	8	1200mm
Podocarpus elatus	Illawarra Plum	1	8000mm
Rhaphiolepis 'Oriental Pearl'	Indian Hawthorn	5	1000mm
Syzygium australe 'Straight and Narrow'	Lillypilly 'Straight and Narrow'	18	3000mm
Fredericia laurina 'Luscious'	Water Gum	2	8000mm

The front tree on the green verge, forward to the site is to be retained. Development does not affect any significant trees on the site and adjoining sites. The area forward to the dwellings is heavily landscaped, with over 45% of this area being landscaped.

Complies.

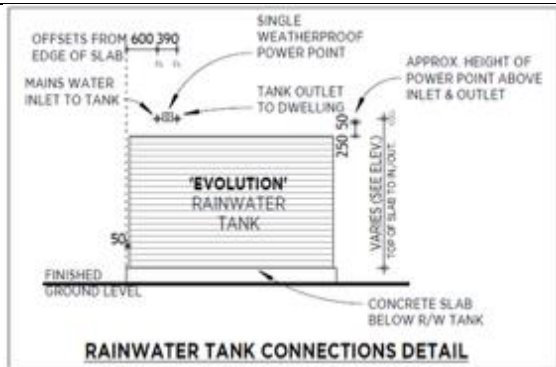
Energy Efficiency

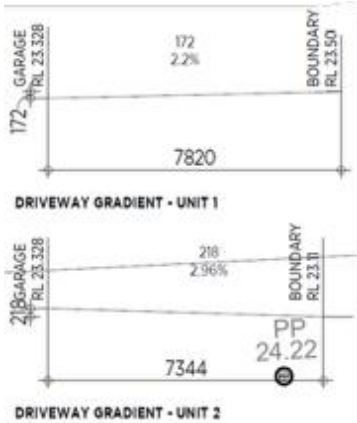
The proposal complies with the Building Sustainability Index (BASIX) requirements. BASIX achievements are marked on the architectural plans.

In addition to the standard BASIX requirements, the design of the dual occupancy creates functional open plan dwellings that have excellent access to natural light and ventilation. Six solar panels will be accommodated on the roof of each new dwelling in the dual occupancy, at a later date, for sustainable production of energy.

The proposed development incorporates the principles of Ecologically Sustainable Development (ESD).

	Complies.
Overshadowing	<i>At least one living area of a dwelling on an adjoining site must receive a minimum three hours of sunlight between 8.00am and 4.00pm at the mid-winter solstice. Where this requirement cannot be met, the development must not result with additional overshadowing on the affected living areas of the dwelling.</i> <i>A minimum 50% of the private open space required for each dwelling and a minimum 50% of the private open space of a dwelling on an adjoining site must receive at least three hours of sunlight between 9.00am and 5.00pm at the equinox. Where this requirement cannot be met for a dwelling on an adjoining site, the development must not result with additional overshadowing on the affected private open space.</i> The subject site has a north-west to south-east orientation, with Raine Road to south-east. Consequently, the dual occupancy does not overshadow rear yards, but front yards and the road. Shadow diagrams have been provided showing that solar access to any front facing and side facing living area windows of adjoining dwellings will be available for up to three hours between 9am and 5pm during the winter solstice. Minimum 50% of the adjoining dwelling's private open space and adjoining private open space will receive 3 hours of sunlight between 9am and 5pm on 21st June. Complies.
Stormwater	<i>If the site coverage (total impervious surfaces) is more 66% then on site detention is required for dual occupancy.</i> Site coverage is approximately 37.55% of the site area. A 3,000L tank is proposed for stormwater collection and re-use. Excess stormwater is to be disposed off according to Council requirements.

	 Diagram illustrating the Rainwater Tank Connections Detail. The tank is labeled 'EVOLUTION' RAINWATER TANK. Key features include: OFFSETS FROM EDGE OF SLAB (600, 390); MAINS WATER INLET TO TANK; SINGLE WEATHERPROOF POWER POINT; TANK OUTLET TO DWELLING; APPROX HEIGHT OF POWER POINT ABOVE INLET & OUTLET; FINISHED GROUND LEVEL; CONCRETE SLAB BELOW R/W TANK; and a note 'VARIES (SEE ELEV.)' for the top of slab to inlet/outlet. RAINWATER TANK CONNECTIONS DETAIL						
	Complies.						
Parking	<u>Car parking spaces</u> 1 car space per 2 or less bedrooms; 2 car spaces per 3 or more bedrooms. <table><tr><th></th><th>Single Garage</th><th>Double Garage</th></tr><tr><td>Minimum Internal Garage Dimensions</td><td>3m (width) x 5.5m (length) Note: clear opening of 2.4m between doorjamb).</td><td>5.4m (width) x 5.5m (length) Note: clear opening of 4.8m between doorjamb).</td></tr></table> Car parking spaces should be located behind the building line however Council will permit one car parking space forward of the building line if: - it is uncovered and located in a stacked arrangement on the driveway in front of the covered car parking spaces; and - the covered car parking space is setback a minimum 6m from the primary and secondary frontages. The proposal contains a single garage for each dwelling. The garage of Unit 2 is setback min 7.343m. The garage of Unit 1 is setback min 7.82m. There is room for an additional parking space on the driveway, forward to each garage. Both garages width are 3m x 5.5m. Complies.		Single Garage	Double Garage	Minimum Internal Garage Dimensions	3m (width) x 5.5m (length) Note: clear opening of 2.4m between doorjamb).	5.4m (width) x 5.5m (length) Note: clear opening of 4.8m between doorjamb).
	Single Garage	Double Garage					
Minimum Internal Garage Dimensions	3m (width) x 5.5m (length) Note: clear opening of 2.4m between doorjamb).	5.4m (width) x 5.5m (length) Note: clear opening of 4.8m between doorjamb).					

Access	Minimum 3m driveway width. <table><tr><th>Maximum Gradient</th><th>Straight Ramps > 20m</th><th>Straight Ramps up to 20m</th></tr><tr><td>Private or Residential Car Parks</td><td>1 in 5 (20%)</td><td>1 in 4 (25%)</td></tr><tr><td>Domestic Driveways</td><td>1 in 4 (25%)</td><td>1 in 4 (25%)</td></tr></table> Each driveway is 3m wide - one driveway crossing existing, one proposed with this application.  Complies.	Maximum Gradient	Straight Ramps > 20m	Straight Ramps up to 20m	Private or Residential Car Parks	1 in 5 (20%)	1 in 4 (25%)	Domestic Driveways	1 in 4 (25%)	1 in 4 (25%)
Maximum Gradient	Straight Ramps > 20m	Straight Ramps up to 20m								
Private or Residential Car Parks	1 in 5 (20%)	1 in 4 (25%)								
Domestic Driveways	1 in 4 (25%)	1 in 4 (25%)								
Privacy and Noise	<u>Privacy</u> The windows of proposed dwellings that directly look into the living area/bedroom windows of an adjoining dwelling must: • Offset the windows to minimize overlooking. • Have a minimum sill height of 1.5m above floor level or • Have fixed obscure glazing to a minimum height of 1.5m above floor level or • Use another form of screening to the satisfaction of Council The outlook from a window of a proposed dwelling looking directly into the private open space of another dwelling does not require screening where: • The window is to a bathroom, bedroom, toilet, laundry, storage room or other non-habitable room;									

	• <i>Window has a minimum sill height of 1.5m above floor level or translucent glazing to a minimum height of 1.5m above floor level;</i> • <i>The window is designed to prevent overlooking of more than 50% of the private open space of a lower level or neighbouring dwelling.</i> The development has been designed to minimise amenity impacts on adjoining and neighbouring properties. Low overall height, compliant side setbacks and substantial rear setbacks to reduce visual bulk, maintain privacy and limit overshadowing. It is considered that, at the ground floor level, visual and acoustic privacy to adjoining residences will be maintained due to side and rear fences, setbacks and proposed landscaping. First floor balconies face front yard, for casual surveillance. There are no upper living areas. The proposal achieves a high level of residential amenity for both future occupants and neighbouring properties, consistent with the objective of maintaining a low density residential environment. Complies.
Safety (security)	The front porches face Raine Road. Windows to the study areas and upper bedrooms and balconies face the street for casual surveyance. Complies.
Cut & Fill	<i>Maximum 500mm of cut and 500mm of fill permitted.</i> The alteration of natural ground levels is proposed in a manner that will not compromise the structural stability, integrity and amenity of adjacent developments. The amount of fill does not exceed one metre in depth. Fill is not spread beyond the footprint of the building. Excavation of the landform is minimised. Maximum Cut - approx. 512mm Maximum Fill - approx. 218mm

	Complies.
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6. Matters for Consideration Pursuant to Section 4.15 of the Environmental Planning and Assessment (Amendment) Act, 1979

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 the subject of the development application—

(a) the provisions of—

- (i) any environmental planning instrument, and*
 - (ii) any proposed instrument, and*
 - (iii) any development control plan, and*
 - (iiia) any planning agreement, and*
 - (iv) any matters prescribed by the regulations,*
- that apply to the land to which the development application relates,*

The subject site at 14 Raine Road Padstow is zoned Residential R2 and the proposed dual occupancy is permissible under the provisions of the *Canterbury-Bankstown Local Environmental Plan 2023*. The proposed dual occupancy complies with the development standards contained within the *Canterbury-Bankstown Local Environmental Plan 2023*.

The proposed dual occupancy complies with the guidelines for development contained in the *Canterbury-Bankstown Development Control Plan 2023*. Any non-compliances with the numerical requirements of the DCP are considered to be minor and justified in the table above.

(b) The likely impacts of the development, including environmental impacts on both the natural and built environments and social and economic impacts in the locality.

In summary, the proposed two (2) storey attached dual occupancy development and Torrens Title subdivision is considered to result in minimal environmental and amenity impacts for the following reasons:

- The scale, bulk and presentation of the attached dual occupancy are compatible with the character of the Padstow locality, including the adjoining attached dual occupancy development and nearby medium

density residential development accessed via the adjoining vehicular driveway.

- The development achieves appropriate residential amenity for future occupants through the provision of functional internal layouts, adequate dimensions, suitable private open space areas, and satisfactory access to sunlight and natural ventilation.
- The proposed development has been designed to maintain an appropriate level of residential privacy through scale, suitable building setbacks, window placement, landscaping and building orientation, resulting in acceptable amenity for adjoining properties in terms of privacy, visual bulk and overshadowing.
- The built form, scale and site planning are appropriate to the residential setting and ensure the development integrates effectively within the established streetscape character of Raine Road, without resulting in unreasonable impacts upon the amenity, character or visual quality of the surrounding locality.
- The proposal incorporates substantial landscaped area and deep soil planting opportunities that will contribute to the streetscape presentation and long-term landscape character of the area.
- Appropriate construction management measures will be implemented during the construction phase, including erosion and sediment controls, waste management, dust minimization measures and stabilized site access arrangements, ensuring that impacts on adjoining properties, drainage infrastructure and the public domain are appropriately managed and minimized throughout the construction process.
- The social and economic impacts of the proposal are considered minor and appropriate to the scale and nature of the development. The proposal will contribute positively to the housing diversity within Raine Road, while maintaining consistency with the desired future character of Padstow.

(c) The suitability of the site for the development

- The site is considered suitable for the construction of a two storey dual occupancy and has no major environmental constraints to development.

(d) Any submissions made in accordance with this Act or the regulations

- The development will be subject to Council's Notification Policy

(e) The public interest

- The proposed attached dual occupancy with Torrens Title subdivision is in the public interest as it represents an appropriate response to the established low density residential context of the site, having regard to the surrounding built form, physical characteristics and dimensions of the site, existing pattern of development within the streetscape, and the relationship with adjoining residential properties and the public domain.

7. Conclusion

The relevant matters for consideration under section 4.15 of the *Environmental Planning and Assessment Act 1979* have been addressed in this report and the proposed development comprises a well-designed two-storey attached dual occupancy and Torrens Title subdivision that is consistent with the objectives and development standards of the *Canterbury-Bankstown Local Environmental Plan 2023* and *Canterbury-Bankstown Development Control Plan 2023*.

The proposal achieves full compliance with the applicable planning controls relating to minimum lot size, lot width, building height, floor space ratio, landscaped area and subdivision requirements, demonstrating that the site is capable of accommodating the development in an orderly and appropriate manner.

The built form presents a scale and character that are compatible with the established low density residential context and surrounding pattern of development, including adjoining attached and medium density residential development.

The development has been designed to provide a high standard of residential amenity for future occupants whilst minimising impacts on adjoining properties. Appropriate design and planning ensure objectives for privacy, solar access, visual bulk and overall presentation are fully met. The proposal incorporates substantial landscaped area and deep soil planting opportunities. Vehicle access and parking arrangements have been integrated into the design in a manner that does not dominate Raine Road streetscape.

Overall, the proposal represents an appropriate residential development that will contribute positively to housing choice within Padstow. The development is considered to achieve a balanced planning outcome through compliant and functional design, provides quality living environment for future occupants, and

avoids unreasonable environmental or amenity impacts. For these reasons, the proposal is in the interest of the public and worthy of full support from Council.



Photomontage