

Statement of Environmental Effects

For a

New Principal Dwelling House

at

**8 Baltimore Street
Belfield**

Prepared for

EDEN BRAE HOMES

Planning Outcomes Pty Ltd

July 2026

0417 467509; 0403 814650

1. Description of Proposal

Development consent is being sought for the *Construction of a new single-storey principal dwelling house and associated works* at 8 Baltimore Street Belfield 2191.

The new principal dwelling house is proposed to contain:

Double garage, front porch, entry, bedroom with walk-in-robe and ensuite, living, bathroom, powder, two (2) bedrooms with built-in-robos, laundry, family and dining with open kitchen with walk-in-pantry, outdoor Alfresco.

Note: The site contains a secondary dwelling adjacent to Bruce Avenue that is to be retained.

Note: Demolition of existing principal dwelling house forms part of a separate application.

2. Site Analysis

The subject site is legally known as Lot B in DP 344098. The site has a general north-east to south-west orientation and is located on the western side of Baltimore Street. Bruce Avenue runs at rear of the site.

The site has irregular in shape, with a frontage to Baltimore Street of 11.885m and a rear secondary frontage of 12.415m. The site area is 506m².



8 Baltimore Street Belfield 2191 - Google Maps



View of subject site from Baltimore Street - Google Maps



View of subject site from Bruce Avenue - Google Maps

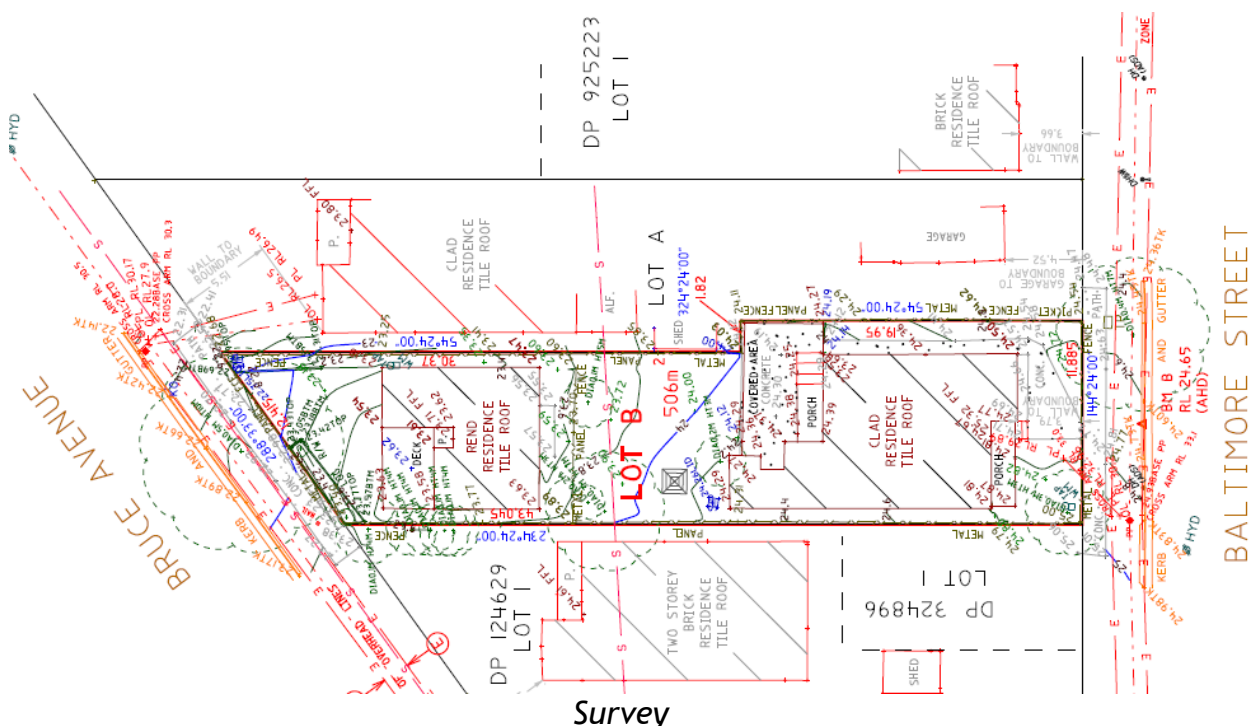
The site slopes approximately 1.8m to Bruce Avenue boundary. The site currently contains a single storey principal dwelling with ancillaries, accessed from Baltimore Street, and a secondary dwelling at rear, accessed from Bruce Avenue. The sewer main traverses the middle of the site, between the principal and secondary dwellings. The principal dwelling on site is to be demolished under a separate application. There are no works proposed with this application to the secondary dwelling.

There is no significant vegetation on the site that require removal for the proposed works to occur.

This document is property of Planning Outcomes P/L (© July 2026). No part of this document may be copied, modified, reproduced, or transmitted, whether partially or completely, or otherwise used, or passed onto other parties without the written consent of Planning Outcomes P/L.

The site is adjoined by detached single and two (2) storey dwelling houses and dual occupancies, in various architectural styles. Rail infrastructure is in the vicinity, across Bruce Avenue.

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 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.

As the site is currently used as residential, it is considered unlikely to be contaminated. For this reason, no further investigation is considered necessary.

3.2 State Environmental Planning Policy (Sustainable Buildings) 2022

SEPP (Sustainable Buildings) 2022 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 Chapter b2 of the SEPP. The proposal achieves the minimum performance levels / targets associated with water, energy and thermal efficiency.

3.3 State Environmental Planning Policy (Transport and Infrastructure) 2021

The site at 8 Baltimore Street Belfield is impacted by rail noise from the adjacent railway line.

The *Transport and Infrastructure SEPP* was introduced in 2021 as part of the department's consolidation of a number of state environmental planning policies, including the SEPP (Infrastructure) 2007 (Infrastructure SEPP).

It sets internal noise criteria for residential developments near public transport infrastructure. Proposal should consider noise and vibration on site.

The Department of Planning document Development Near Rail Corridors and Busy Roads - Interim Guideline (2008) and the Transport and Infrastructure SEPP. The design of the new principal dwelling is to meet internal acoustic objectives set out in the Department of Planning Guideline and *Transport and Infrastructure SEPP*.

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

The subject site is located within the catchment of the Georges River. It contains planning principles that the consent authority must take into account when determining a development application. These include acid sulfate soils, land degradation, effluent disposal and urban/stormwater runoff.

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

- the works do not involve deep excavation,
- 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 sewerage system.

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

4. Canterbury-Bankstown Local Environmental Plan 2023

The site is located in the R3 Medium Density Residential Zone. Dwelling houses are permissible with consent in the R3 zone. It is considered that the proposed development meets the objectives of the R3 zone, specifically:

1 Objectives of zone

- *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.*



Zoning Map - R3 - 8 Baltimore Street Belfield

The new dwelling is consistent with the relevant objectives of the R3 Medium Density Residential zone on the basis that:

- The new principal dwelling house contributes to the ongoing provision of housing within an established residential area.
- The development maintains the existing pattern of residential accommodation on the site, through the provision of a principal dwelling, while retaining the secondary dwelling at rear. The proposal contributes to housing diversity by supporting a range of residential accommodation types and household arrangements.
- The proposal does not prejudice the establishment or operation of compatible local services and facilities within the surrounding area. The development is consistent with the residential character envisaged for the zone.

- The proposal will not generate adverse impacts associated with non-residential activities, is compatible with the surrounding residential environment and will maintain the amenity of the surrounding neighbourhood.
- The proposed single-storey dwelling presents a built form that is modest in scale and compatible with the surrounding residential context. The proposal contributes positively to the streetscape.
- Landscaping on site has been integrated with the building design to enhance visual amenity, support environmental performance, and contribute to the established landscape character of the locality. The provision of landscaped areas and deep soil planting opportunities will assist in urban cooling, stormwater management, and the creation of an attractive residential setting.
- The proposal is residential in nature and is compatible with surrounding land uses. The development is not expected to generate adverse amenity impacts on adjoining properties and therefore minimises potential land use conflicts.
- The site is located within an established urban area that benefits from access to local services, public transport, and active transport networks. The continued residential use of the site supports the strategic intent of accommodating residential development in accessible locations.
- The proposal demonstrates a high standard of architectural design through an appropriate scale, height, and site coverage that respond to the site's context and surrounding development pattern.

Standard	Compliance
Zoning - R3 Medium Density Residential	Re-construction of the principal dwelling house on site is permissible in the zone with consent.
Lot size map - min 460m ²	n/a 506m ² No subdivision proposed.
Height - maximum 8.5m	Yes Single storey. Maximum height 5.35m RIDGE LEVEL RL 29.55 MAX BUILDING HEIGHT PERMISSIBLE = 8500 MM PROVIDED = 5350 MM Complies.

This document is property of Planning Outcomes P/L (© July 2026). No part of this document may be copied, modified, reproduced, or transmitted, whether partially or completely, or otherwise used, or passed onto other parties without the written consent of Planning Outcomes P/L.

FSR - 0.5:1 or 222.9m ²	Yes Proposed GFA - 197.3m² (secondary dwelling of 51.4m² included) FSR 0.40:1 Complies.
Acid Sulfate Soils	Yes - Class 5 The subject site is identified as being affected by Class 5 Acid Sulfate Soils, but no mitigation works are necessary given the proposal does not involve deep excavation.
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 items.

Clause 6.1 Acid sulfate soils

The subject site at 8 Baltimore Street Belfield is identified as being affected by Class 5 Acid Sulfate Soils.

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

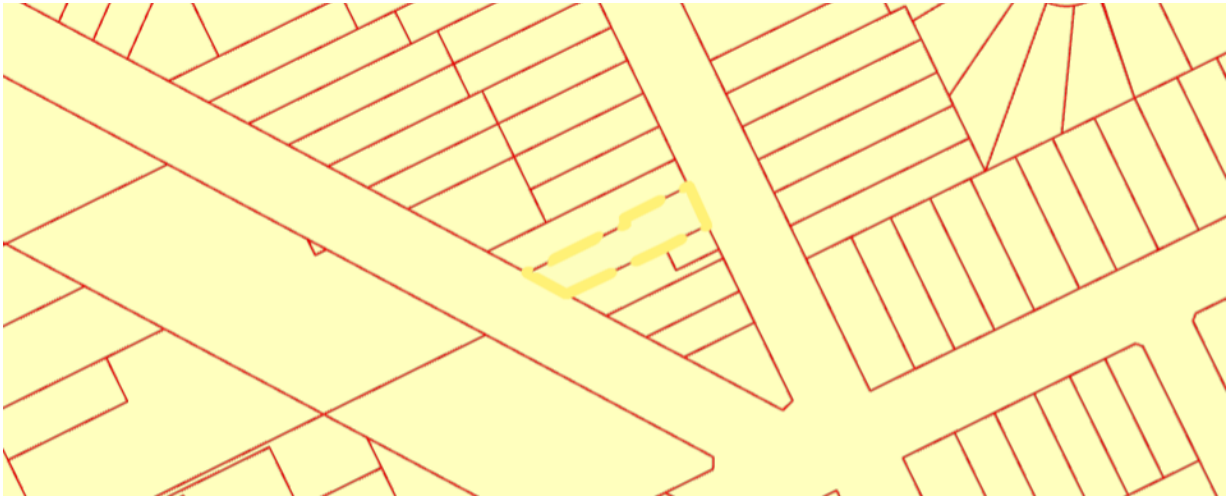
- (1) The objective of this clause is to ensure that development does not disturb, expose or drain acid sulfate soils and cause environmental damage.*
- (2) Development consent is required for the carrying out of works described in the table to this subclause on land shown on the Acid Sulfate Soils Map as being of the class specified for those works.*

Class of land	Works
5	<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) Despite subclause (2), development consent is not required under this clause to carry out any works if—*

This document is property of Planning Outcomes P/L (© July 2026). No part of this document may be copied, modified, reproduced, or transmitted, whether partially or completely, or otherwise used, or passed onto other parties without the written consent of Planning Outcomes P/L.

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



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

Large areas of the coastal zone of NSW have the potential to be affected by acid sulfate soils which become problematic if exposed during excavations or similar activities. However, in this specific case, no mitigation works are necessary given that the proposal for new dwelling: -

- does not involve deep excavation (approx. 600mm cut),
- the site is not located within 500 metres of adjacent site in Class 1, 2, 3 or 4 that is below 5 metres Australian Height Datum and by which the water table is likely to be lowered below 1 metre 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.

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

The *Canterbury-Bankstown Development Control Plan 2023* supports the *Canterbury-Bankstown Local Environmental Plan 2023*, by providing additional objectives and development controls to enhance the function and appearance of development. The development controls include storey limits, setbacks, urban design, amenity, landscaping, access and parking.

The new principal dwelling at 8 Baltimore Street Belfield responds appropriately to the site's context and residential character through a modest scale and built form, with a maximum building height well below the applicable 8.5m height limit. The

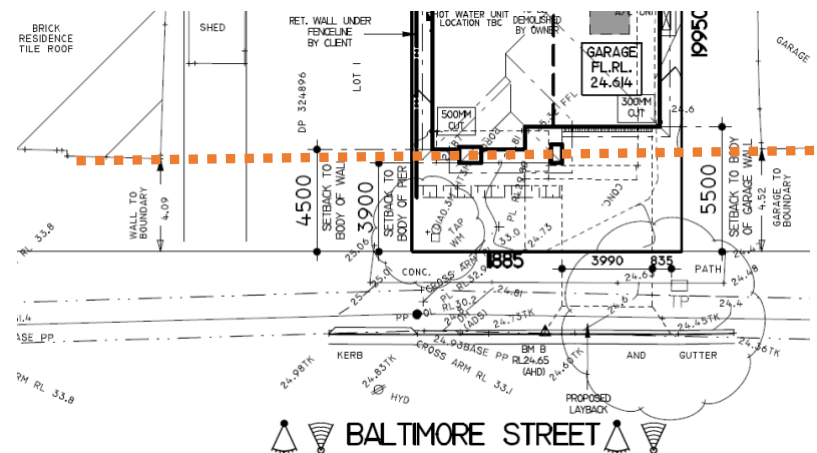
proposal also achieves compliance with the relevant development standards for FSR, and controls for site coverage and landscaping, resulting in a development proportionate to the site and sympathetic to the surrounding neighbourhood. The new principal dwelling house contributes positively to Baltimore Street through a well-articulated front elevation that aligns with the prevailing pattern of adjoining dwellings, reinforcing the established character of the locality.

The proposal provides maintains residential amenity for neighbouring properties. The single-storey design, appropriate building separation and generous landscaped areas ensure adequate access to sunlight, outlook, privacy and open space. Landscaping exceeds the minimum requirement of 20% and proposal provides opportunities for substantial planting and future tree canopy, supporting a garden environment. The integration of landscaping and built form is consistent with the DCP's emphasis on sustainable and high-quality design outcomes, while the retention of open space around the dwelling contributes to the visual amenity of the site.

Overall, the proposal represents a well-designed development that achieves a high standard of architectural presentation, functionality and environmental performance. Therefore, the proposal meets the relevant objectives that apply to dwelling houses in *Chapter 5 Residential Accommodation - 5.2 Former Canterbury LGA in Canterbury-Bankstown Development Control Plan 2023*. Further assessment of compliance of the proposal with the requirements of *Canterbury-Bankstown Development Control Plan 2023* for Dwelling houses with frontage of 12.5m or less is detailed in the table below.

Design Element or Item	Minimum Standard or Control
Front Setback	<i>Site Width 12.5m or less.</i> <i>Minimum setback of 5.5m from the front boundary.</i> <i>Maximum 2m recess for the main entrance from the front building line.</i> <i>Where the existing front setback is less than 5.5m, further encroachments by alterations and additions are not acceptable.</i> <i>Elements that articulate a front elevation of a dwelling house, such as awnings, balconies, patios, pergolas, porches, porticoes and verandas, may project up to 1.5m into the required front setback articulation zone.</i> The proposed dwelling seeks a variation to the numerical front setback control. The front building wall is setback 4.5m from the primary street frontage, with the front porch setback 3.9m.

The garage is setback 5.5m from the front boundary.



While the proposed front wall setback is less than the prescribed 5.5m control, it is consistent with the established setback pattern of adjoining development, with the dwelling to the south-east setback approximately 4.09m and the dwelling to the north-west setback approximately 4.52m from the front boundary.

The proposed porch projects into the front setback area as an articulation element. The DCP specifically permits elements such as porches, porticoes and verandas to project up to 1.5m into the required front setback articulation zone.

The proposed porch is therefore consistent with the intent of the control to provide articulation and visual interest to the streetscape.

2.6 Setbacks

Objectives

- 01 To establish the desired spatial proportions of the street and define the street edge.*
- 02 To limit the scale and bulk of development by retaining landscaped open space around.*
- 03 To contribute to the natural landscape by retaining adequate space for new trees and conserving existing visually prominent trees.*
- 04 To provide sufficient separation between buildings and adjacent land to limit the visual, environmental and likely potential amenity impacts of new development.*

	• The proposed dwelling responds to the prevailing built form character of Baltimore Street by aligning closely with the front setbacks of the adjoining dwellings. Rather than appearing visually prominent or out of character, the proposal reinforces the established street edge and contributes to a consistent rhythm of development along the streetscape. The proposal therefore maintains the desired spatial proportions of the street. • The development provides for sufficient landscaped areas across the site, with landscaping of approx. 29% of the site area. The proposed site coverage of 48.3% also remains below the maximum permitted 50% for sites between 450m² and 599m². The development therefore retains adequate landscaped open space around the dwelling and does not result in excessive building bulk or site overdevelopment. • The proposal provides generous landscaped areas within the front and side setbacks, creating opportunities for meaningful deep soil planting for canopy trees and contributing positively to the streetscape character. • The dwelling is single storey in form and scale. Appropriate side and rear setbacks are maintained, ensuring adequate separation from adjoining properties. Given the modest scale of the dwelling and its consistency with the established setback pattern of neighbouring development, the proposal will not result in unreasonable visual bulk, overshadowing, privacy loss or other adverse amenity impacts. The development therefore satisfies the underlying intent of the setback controls. The variation is minor, produces a compatible streetscape outcome, maintains generous landscaping, and does not result in adverse impacts on neighbouring properties or the public domain. It is concluded that the development in the form proposed is consistent with the established character of Baltimore Street and achieves the objectives of the setback provisions. Accordingly, the proposal is considered to satisfy the objectives of Clause 2.6 Setbacks of the <i>Canterbury-Bankstown Development Control Plan 2023</i>.
Side Setback	<i>Minimum 900mm for lots <12.5m wide</i>

	The minimum side setbacks are 0.9m on one side and 0.957m on the other side. Complies.
Rear Setback	<i>Minimum rear setback - 6m.</i> The proposed rear setback is 15.155m to rear wall and Alfresco. Min 6.683m is provided in-between dwellings on site. Complies.
Height Limit	<i>The storey limit for dwelling houses is 2 storeys. The maximum roof pitch is 35 degrees.</i> The proposed single storey dwelling has a simple pitched roof that accentuates the shape of exterior walls, and minimises bulk and scale, with a 22.5 degrees roof pitch. The roof design is compatible with the building style and does not visually dominate the building or other roofs in the locality.  NORTH EAST ELEVATION 1:100 SUMMARY OF MATERIALS - 22.5° ROOF PITCH COLORBOND ROOF SHEETING - COLORBOND GUTTER & FASCIA - CHARGED PVC DOWNPIPES TO BE PAINTED - PRE-FABRICATED FRAMES & ROOF TRUSSES TO MANUFACTURE DETAILS & SPECIFICATIONS - DIMENSIONS ARE TO FRAME SIZES ONLY EXCLUDES GYPROCK & SKIRTINGS THEREFORE THEY ARE NOT FINISHED ROOM SIZES - FACE BRICKWORK - CLADDING FINISH AS SELECTED - TIMBER BEAM TO BE PAINT GRADE - TIMBER POSTS TO BE PAINT GRADE - ALUMINIUM WINDOWS & DOORS - FRONT ENTRY DOOR & FRAME TO BE PAINT GRADE - SECTIONAL OVERHEAD GARAGE DOOR

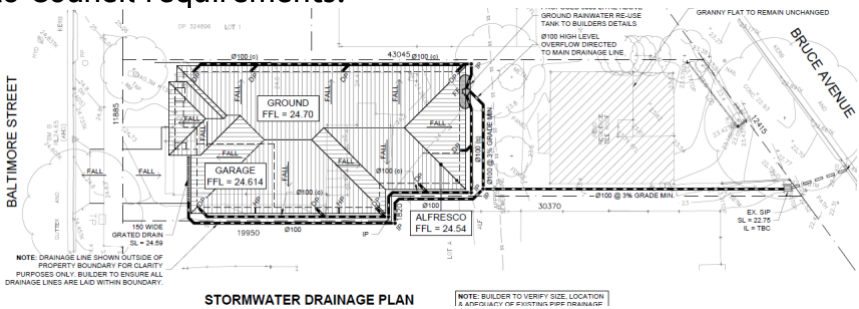
This document is property of Planning Outcomes P/L (© July 2026). No part of this document may be copied, modified, reproduced, or transmitted, whether partially or completely, or otherwise used, or passed onto other parties without the written consent of Planning Outcomes P/L.

	The dwelling achieves compliance with the main applicable development controls, including building height, floor space ratio, landscaping, and site coverage. The external <i>Summary of Materials</i> submitted shows warm, earth-like chosen colours and finishes for the dwelling. Consistent with the objectives of the DCP, the development achieves a built form that provides good internal amenity, respects neighbouring properties, contributes positively to the public domain, and integrates landscaping and built elements as a cohesive and sustainable design. The resulting development will enhance the site's presentation to Baltimore Street while maintaining the amenity and character of the surrounding residential neighbourhood. Complies.
Internal Design	<i>The primary living area and principal bedroom must have a minimum dimension of 3.5m.</i> <i>Provide general storage in addition to bedroom wardrobes and kitchen cupboards.</i> <i>Secondary bedrooms must have a minimum dimension of 3m.</i> Complies.
Site Coverage	<i>Maximum site coverage of all buildings - 50% of site area</i> SITE AREA = 506 SQM SITE COVERAGE OF ALL BUILDING ON THE SITE PERMISSIBLE = 50% OR 253 SQM PROVIDED = 48.3% OR 244.2 SQM Soft landscaping achieves 29%. Complies.
Design Requirements	<i>Objectives</i> <i>01 To ensure that development is coordinated with, and complements, the public domain to enhance the character and the image of the streetscape.</i>

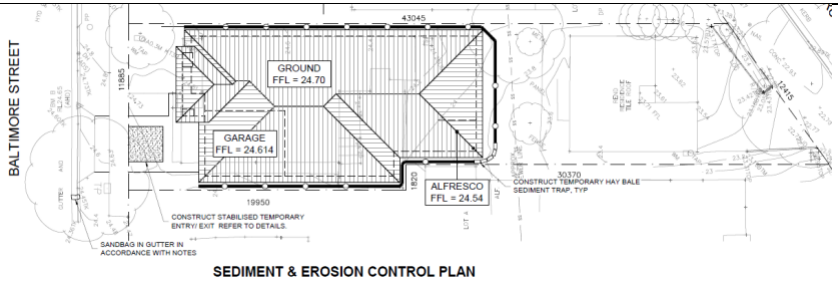
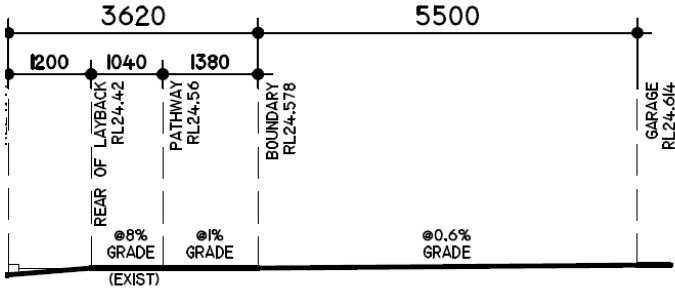
	<i>02 To ensure that development provides good amenity for occupants of new and existing development, including reasonable solar access, privacy, and natural ventilation.</i> <i>03 To ensure alterations and additions complement the architectural character of the existing building or is of a contemporary design that is appropriate in its context.</i> <i>04 To facilitate positive interaction between the private and public domain.</i> <i>05 To maximise passive surveillance to promote safety and security.</i> <i>06 To encourage effective articulation of building design to reduce the appearance of scale, enhance visual interest and ensure a diversity of built form.</i> <i>07 To ensure all elements of the facade and roof are integrated into the architectural form and detail of the building and enhance streetscape appearance.</i> <i>08 To encourage high standards of amenity through appropriate dimensions and configurations of habitable rooms.</i> <i>A development must use architectural elements to articulate facades and minimise large expanses of blank walls and glazed areas.</i> <i>Maximum length of unarticulated walls:</i> <i>• facades that face the street 4-6m.</i> <i>Avoid long flat walls along street frontages. Stagger the wall with a step (not a fin wall or a protruding feature) of at least 0.5m.</i> The proposed single-storey dwelling has been designed to complement the established residential character of Belfield while providing a contemporary built form that positively contributes to the streetscape. The development responds to the existing pattern of surrounding dwellings through its scale, height, setbacks and architectural presentation, achieving a cohesive relationship with the public domain. The dwelling incorporates articulated building elements, including the front porch and varied façade treatments, which reduce the perception of bulk, create visual interest and contribute to a well-defined and attractive streetscape. The roof form, façade composition and architectural detailing are integrated into a cohesive design that enhances the appearance of the development and is
--	---

	appropriate to its residential context. The double garage is recessed 1.6m behind the front porch. Colours, textures and finishes ensure the garage doors do not dominate the street elevation. The proposal provides a high standard of residential amenity for future occupants through the provision of appropriately configured living spaces, access to natural light, ventilation and private open space. The dwelling's orientation, setbacks and single-storey form minimise impacts on neighbouring properties while maintaining reasonable levels of privacy and solar access. The design promotes positive interaction between the dwelling and the street through the inclusion of habitable room windows and a clearly identifiable entry that address the public domain, contributing to passive surveillance and neighbourhood safety. Overall, the development achieves a high-quality architectural solution that balances functionality, amenity and visual appeal, consistent with the objectives for building design, streetscape integration and residential amenity. It is considered that the proposed dwelling has sufficient articulation to meet the requirements of <i>Canterbury-Bankstown Development Control Plan 2023</i>. Complies.
Sustainable Living	<u><i>Requirements for Dwelling Houses</i></u> <i>New dwellings are to provide:</i> • <i>capability for a safe and continuous path of travel from the street or car parking area into the dwelling;</i> • <i>internal doors with a clearance of 820mm and corridors with a clearance of 1000mm, that facilitate comfortable unimpeded movement between spaces;</i> • <i>a toilet at the ground floor level;</i> • <i>a bathroom that contains a hobless shower recess;</i> • <i>reinforced walls around the toilet, shower and bath to support safe installation of grabrails at a later date;</i> • <i>stairways that are designed with handrails and safe access.</i> <i>The above dimensions and clearances are to be demonstrated on a floor plan.</i> The design includes dimensions and clearances that demonstrate comfortable living and sustainable built

	environment. Flexibility of open plan allows for additional requirements that can be added at a later date, should they be required by the occupants of the dwelling. Complies.
Landscape and Open Space Requirements	<i>Landscaping</i> <i>15% of the site to be deep soil landscaping</i> <i>Private Open space to be located adjacent to main living areas and should contain an area minimum 2.5m x 2.5m suitable for outdoor dining and area minimum 4m² suitable for clothes drying.</i> Landscaping: No significant vegetation or trees are on the subject site. The public tree forward to the subject site remains unaffected by the proposed development. LANDSCAPE DEEP SOIL REQUIRED = 20% OR 101.2 SQM PROVIDED = 29% OR 147 SQM Approximately 60% of the front setback comprises soft landscaping (apart from the driveway). The front setback includes a landscaped front garden consistent with the prevailing character of the area. Private Open Space: 6.683m x 11.885m = 79.42m² of POS is provided at rear of the dwelling. Complies with the minimum required dimensions. Complies.
Energy Efficiency	<i>BASIX certification required.</i> The proposal complies with the Building Sustainability Index (BASIX) requirements. BASIX achievements are marked on the architectural plans. The internal spaces have been designed to respond to urban design rationale and dwelling efficiency in terms of energy use. Solar panels of 2KW will be accommodated in the future on the northern side of the roof. The proposed development incorporates the principles of Ecologically Sustainable Development (ESD).

	Complies.
Overshadowing	<i>Proposed development must retain a minimum of 3 hours of sunlight between 9.00am and 3.00pm on 21 June for existing primary living areas and to 50% of the principal private open space.</i> <i>Clothes drying areas on adjoining residential properties must receive a minimum of 3 hours of sunlight on 21 June.</i> The new dwelling is single storey. The site has a general north-east to south-west orientation. It is expected that the adjoining southern properties will receive at least 3 hours of sunlight between 9am and 3pm on 21 June. Clothes drying areas on subject property and on adjoining southern residential property receive a minimum of 3 hours of sunlight on 21 June. Complies.
Stormwater	Site coverage complies: SITE AREA = 506 SQM SITE COVERAGE OF ALL BUILDING ON THE SITE PERMISSIBLE = 50% OR 253 SQM PROVIDED = 48.3% OR 244.2 SQM A 3000L water tank is proposed for stormwater collection and re-use. Excess stormwater is to be disposed of according to Council requirements.  Stormwater Drainage Plans by ENGINEERING STUDIO professionally detail the rainwater tank location and connection.

This document is property of Planning Outcomes P/L (© July 2026). No part of this document may be copied, modified, reproduced, or transmitted, whether partially or completely, or otherwise used, or passed onto other parties without the written consent of Planning Outcomes P/L.

	 SEDIMENT & EROSION CONTROL PLAN
	Complies.
Parking	<i>On a site that is less than 12.5m wide, provide parking in a carport, or a single-width garage and add a carport if additional covered parking is necessary. Parking is to be provided in a single width carport or garage.</i> <i>The garage is to be setback at least 1m behind the outermost alignment of external walls, verandas or balconies.</i> Two (2) car parking spaces are provided within the double garage. The double garage is recessed 1.6m behind the front porch and 1m behind the front wall of the dwelling. Complies.
Access	Vehicular Access <i>Access driveways widths to comply AS2890.1 - 1993 Parking Facilities - Part 1: Off Street Car Parking.</i> Driveway Gradient <i>Maximum allowable driveway gradient is 25%. Transition grades for changes in grade in excess of 12.5%. Driveways with a grade in excess of 15% are constructed with no slip finish.</i>  DRIVEWAY PROFILE 1:100

	Car parking is designated in accordance with Australian Standard AS 2890.1–2004, Parking Facilities, Part 1: Off-street car parking and with Council controls. Complies.
Privacy and Noise	<i>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:</i> <i>• Provide adequate building separation, and rear and side setbacks; and</i> <i>• 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.</i> With development on small lots, a certain degree of mutual overlooking is expected. Notwithstanding this, the proposed side setbacks of the dwelling are sufficient to ensure that visual and acoustic impacts are minimised. The new dwelling is single storey. Views from side facing living areas on the ground floor and from rear Alfresco will be partially screened by boundary fences. The impact of the proposed dwelling house on the privacy of adjoining dwellings is considered to be reasonable. Complies.
Safety (security)	<i>Orientate the main entrance towards the street. At least one habitable room to face the street. Sight lines to street from habitable rooms/entrances must not be obstructed.</i> The front porch and bedroom face towards Baltimore Street. The proposal provides for casual surveillance of the front yard and street. Complies.
Cut & Fill	<i>Finished ground floor level is to be maximum of 1m above natural ground level</i> <i>Maximum 1m cut below ground level where it will extend beyond an exterior wall of the building.</i> <i>• 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</i>

	<i>habitable room that would be located substantially below ground level.</i> <i>• Maximum 600mm fill above ground level where it would extend beyond an exterior wall of a building.</i> Maximum cut approx. 500mm Maximum fill approx. 500mm The general landform on site is maintained, with cut and fill only on the footprint of the dwelling. The alteration of natural ground levels is proposed in a manner that will not compromise the structural stability, integrity or the amenity of adjacent developments. Complies.

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 8 Baltimore Street Belfield is zoned R3 Medium Density Residential and the proposed dwelling house complies with the development standards of the *Canterbury-Bankstown Local Environmental Plan 2023* and generally complies with controls and objectives of the *Canterbury-Bankstown Development Control Plan 2023*. Any departure from the numeric controls is considered to be minor and is 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, it is concluded that the proposed new principal dwelling house will have minimal impact on the environment due to the following reasons:

- The proposal has been carefully designed in response to the site's characteristics, surrounding built form and established streetscape pattern, resulting in a development that integrates successfully within its local context.
- The proposed single-storey dwelling achieves a scale, bulk and height that are compatible with neighbouring development and the desired future character of Belfield. The development remains well within the applicable development standards.
- The architectural design incorporates appropriate articulation, materials and proportions that contribute positively to Baltimore streetscape and provide an attractive residential presentation.
- The proposal will provide a high level of amenity for future occupants through access to natural light, ventilation, private open space and functional living environments, while maintaining the amenity of adjoining properties.
- The single-storey form, appropriate setbacks and landscaped setting ensure that impacts relating to privacy, overshadowing and visual bulk are minimised.
- No works are proposed to the existing secondary dwelling at the rear of the site. The proposal therefore maintains the established arrangement of development on the site without generating adverse impacts on adjoining lands.
- Standard precautions will be implemented during the construction stage, to ensure there are no adverse environmental impacts including the installation of erosion and sediment controls, and the provision of waste receptors and temporary construction exits that will be maintained in a condition that prevents tracking or flowing of sediment onto public or private property.
- Appropriate measures will be implemented during the life of the project to minimise environmental impacts, with stormwater being collected and disposed of in accordance with Council's requirements.

(c) the suitability of the site for the development

- The site is considered suitable for the construction of a new principal dwelling house 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 the Council's Notification Policy.

(e) the public interest

- The proposed development generally serves the public by making a positive contribution to Belfield, without imposing any significant adverse impacts on the amenity of the surrounding lands.

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 has been found to be consistent with the objectives of the relevant planning provisions.

The proposed principal single-storey dwelling achieves a high-quality residential design while presenting a contemporary architectural expression. The dwelling has been designed to complement the public domain through an attractive and well-articulated street frontage. Architectural elements, including the front porch, varied wall planes and roof form, provide visual interest and reduce the perceived bulk of the building, resulting in a development that contributes to the character of Baltimore Street. The façade and roof design are integrated into a cohesive architectural composition that enhances the overall appearance and reinforces the Belfield character.

The design promotes a high level of amenity for both future occupants and neighbouring properties through appropriate building siting, internal layout and access to natural light and ventilation. Habitable rooms are well-proportioned and configured to provide comfortable living environments, while windows and the principal entrance are oriented towards the street to facilitate positive interaction with the public domain and enhance passive surveillance.

The single-storey scale, generous landscaped areas and appropriate separation from adjoining development ensure that privacy, solar access and neighbourhood amenity are maintained. Collectively, the proposal delivers a functional, attractive and well-resolved residential development that satisfies the objectives relating to design quality, occupant amenity, streetscape integration and community safety.

Having regard to the relevant provisions of the *Environmental Planning and Assessment Act 1979*, the applicable planning controls and the merits of the proposal, the development is considered suitable for the site and worthy of Council's approval.