

STATEMENT OF ENVIRONMENTAL EFFECTS



64 Richmond Street, Earlwood

Lot 43 Sec 5 DP 32036

Lot 44 Sec 5 DP 32036

**Demolition of existing dwelling and structures, construction
of new two storey semi-detached dwellings**

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Town Planning

Introduction

This Statement of Environmental Effects (SEE) has been prepared on behalf of the landowner in support of a development application to Canterbury-Bankstown Council (the “Council”) for the demolition of existing structures and the construction of new two storey semi-detached dwellings on the site located at No.64 Richmond Street, Earlwood.

This SEE evaluates the proposed development for its compliance with the statutory controls embodied in various statutory planning instruments and demonstrates that the development is consistent with the aims and objectives of these instruments. In preparation of this document, consideration has been given to the following:

- The Environmental Planning and Assessment Act (1979) as amended.
- The Environmental Planning and Assessment Regulation.
- Canterbury-Bankstown Local Environmental Plan 2023 (CBLEP 2023)
- Canterbury-Bankstown Development Control Plan 2023 (CBDPC 2023).
- Canterbury Bankstown Draft Housing Strategy.
- Various State Environmental Planning Policies.

This report clearly and comprehensively addresses the statutory regime applicable to the application and demonstrates that the proposed development is complementary and compatible with the area. This SEE provides a description of the subject site and surrounds, an identification of the development proposed by this application and an assessment of the perceived impacts of this proposal for the matters contained within Section 4.15 of the Environmental Planning & Assessment Act, 1979 (EP&A Act), as amended.

Site and Locality

The subject site at No.64 Richmond Street, Earlwood is located within the Canterbury-Bankstown Council Local Government Area (LGA). Residential development within Earlwood is not defined by a single architectural style, but instead ranges from original dwellings to more contemporary dwellings. The past few years have seen many new homes being constructed in Earlwood and older dwellings undergoing extensive renovations. Future residential development in the locality is to preserve and enhance the landscape setting of the area and achieve compatibility with the established low-density characteristic.

While the immediate area is characterised predominately by low density residential development in the form of detached dwelling houses, the site is within close proximity to infrastructure such as schools, shops, transport and recreational facilities. As a result, the site is considered to be in an ideal location that enjoys ease of access to a variety of services that promote social and economic activity within Earlwood.

The subject site is located at No.64 Richmond Street, Earlwood. The site contains two separate parcels of land titled Lot 43 Section 5 DP 32036 and Lot 44 Section 5 DP 32036. The site is arranged on an east-west tangent and is orientated to address the site frontage of Richmond Street to the east. The site slopes gently downwards from the rear boundary to the front and a slight crossfall between the southern and northern side boundaries. The aerial image below shows the orientation of the subject site and its location relative to surrounding properties.



Location of subject site and surrounding properties

Source: Six maps

The site is rectangular in shape with a 12.19m frontage to Richmond Street, 28.65m northern and southern side boundaries and a 12.19m rear boundary. Lot 43 has a total area of 174.6m² and Lot 44 an area of 174.6m². The total site area is 349.2m². The site presently contains a single storey detached dwelling house of brick construction with a pitched and tiled roof form, a single carport within the site frontage and driveway access from Richmond Street. All existing structures on the site are to be demolished under this application. Images of the subject site are shown below.



Aerial view of the subject site

Source: Six maps



Street view of the subject site

Streetscape Analysis

The surrounding streetscapes are defined predominately by single and two storey detached and semi-detached dwelling houses, dual occupancies and multi dwelling housing developments in a variety of architectural stylings, commensurate with the R3 – Medium Density Residential zoning of the land. To the immediate north of the site at 62 Richmond Street, Earlwood is a single storey dwelling house of architectural brick construction with a pitched and tiled roof form, a single carport and driveway access from the street. To the immediate south of the site at 66 Richmond Street, Earlwood is a two storey dwelling house of architectural brick construction with a pitched and tiled roof form, with two integrated garages and driveway access from Street.



Surrounding context, adjoining properties at No.62 and No.66 Richmond Street

There are examples of detached and semi-detached dwelling developments throughout Richmond Street and the surrounding streetscapes that exhibit a similar architectural design configuration to the development proposed under this application. Example images are presented below, demonstrating that the proposed development is in keeping with the built form characteristics of the area and will set a desirable precedence for future development in Earlwood.



No.48 Woolcott Street, Earlwood



No.27 Caroline Street, Earlwood



No.15, 17 & 19 Richmond Street, Earlwood



No.56 and 58 Richmond Street, Earlwood



No.67 Richmond Street, Earlwood



No.52a and 52b Richmond Street, Earlwood

Proposal

This Development Application is made for the demolition of existing structures and the construction of a two storey semi-detached dwellings on the site located at No.64 Richmond Street, Earlwood. The proposed works are to be undertaken in accordance with the Architectural Plans submitted with this application. Specifically, the proposed development comprises of the following works:

- Demolition of existing dwelling house and all structures.
- Construction of new two storey semi-detached dwelling development (one dwelling to be located on Lot 43 and one dwelling to be located on Lot 44).
- Comprehensive site landscaping in accordance with the requirements of the CBDP 2023.

The intention of the proposed development is to achieve the development potential of the site and contribute to the housing demand of the locality. The proposed development will not adversely affect the adjoining land or open spaces in terms of overshadowing, views, privacy or visual intrusion. The final design of the development will significantly improve the sites presentation to the streetscape as a result of contemporary and sympathetic architectural design combined with aesthetic landscaping works to ensure the development is consistent with the existing and desired future characteristics of Richmond Street and the wider Earlwood locality.

Demolition

To facilitate the proposed development, the existing dwelling house and all structures on the site are to be demolished in accordance with the Demolition Plan submitted with this application.

Construction

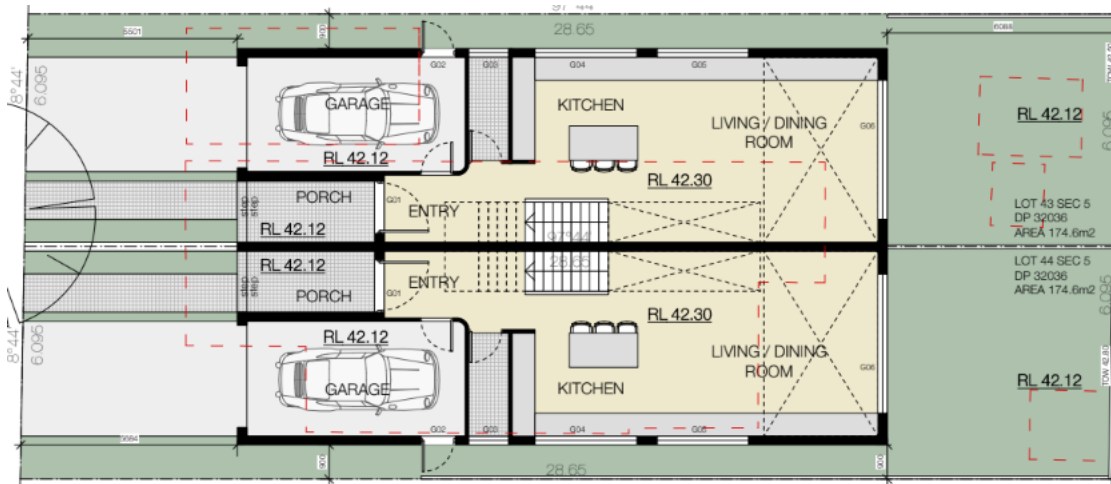
Ground Floor Plan

Dwelling 1

- Single integrated garage
- Porch, entry, kitchen, and living /dining room
- New driveway accessing garage

Dwelling 2

- Single integrated garage
- Porch, entry, kitchen, and living /dining room
- New driveway accessing garage



Proposed Ground Floor Plan

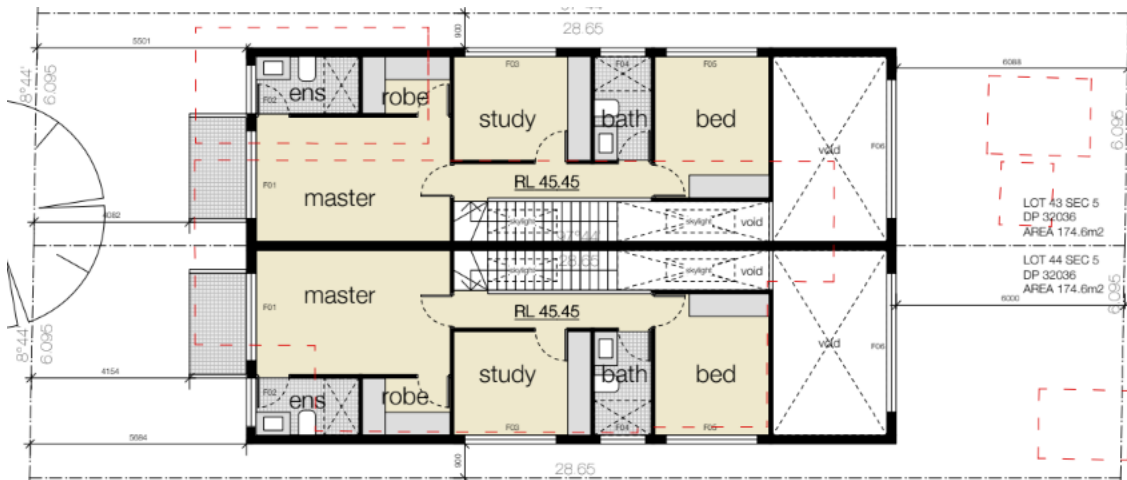
First Floor Plan

Dwelling 1

- Master bedroom with ensuite, robe and balcony
- Stairs, study, bathroom, bedroom and void

Dwelling 2

- Master bedroom with ensuite, robe and balcony
- Stairs, study, bathroom, bedroom and void



Proposed First Floor Plan

The proposed development would have the following site dimensions:

LOT 43

Site Area – 174.6sqm
Ground Floor Gross Floor Area – 56sqm
First Floor Gross Floor Area – 56.6sqm
Total Gross Floor Area – 112.6sqm
Proposed Floor Space Ratio – 0.645:1
Landscaped Area – 63.8sqm (36.54%)

LOT 44

Site Area – 174.6sqm
Ground Floor Gross Floor Area – 56sqm
First Floor Gross Floor Area – 56.6sqm
Total Gross Floor Area – 112.6sqm
Proposed Floor Space Ratio – 0.645:1
Landscaped Area – 63.4sqm (36.53%)

Landscaping Works

As detailed on the Architectural Plans submitted with this application, the proposed development involves deep soil landscaping and vegetation within the front setback to Richmond Street, as well as the provision of landscaping along the side and rear boundaries of the site. A total of 63.8m² of landscaping is proposed within Lot 43 and 63.4m² within Lot 44. Landscape treatment is commensurate with the proposed works and will help to soften the appearance of the built form and hardstand areas, whilst contributing to the well-maintained landscape characteristic of the locality.

Site Access and Car Parking

The proposed development provides for one (1) integrated on-site car parking per dwelling, a total of two (2) carparking spaces. New driveways are to be constructed to provide access to each dwelling from Richmond Street to the east. Consent is sought for the construction of the new driveway crossings to service the parking of each dwelling.

Private Open Space

Private open space is provided to Lot 43 and Lot 44 in the form of an outdoor landscaped open space at the rear of the site. The proposed private open space areas are accessed directly from the internal living areas on the ground floor level of each dwelling, ensuring that the spaces act as an extension of the open plan kitchen, living and dining areas. The proposed location and configuration of private open space on the site will provide a high level of amenity for future occupants whilst retaining the privacy and solar access of neighbouring properties. Fencing and landscape elements within the side and rear setbacks of the site will provide a visual and acoustic buffer to nearby buildings.

Landform

The form and massing of the development, including height and overall bulk and scale, is considered to achieve a uniform integration with the emerging character of the area, with many examples of two storey detached and semi-detached developments throughout the locality.

External Appearance and Design

The proposed development incorporates a range of projecting façade elements, both straight and curved detailing, multiple uniform windows on the building elevations to provide visual interest and articulation when viewed from the public domain. A range of materials and finishes are proposed including architectural render, timber cladding, glass balustrades and Colorbond metal roofing to provide further modulation. The proposed colour scheme assists in breaking up the visual bulk of the development and will ensure compatibility with the surrounding built and natural environment.



External Finishes Schedule

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.

STATUTORY PLANNING CONSIDERATIONS

In accordance with s4.15 of the EP&A Act 1979 the following matters shall be considered in determination of the development application. The following Environmental Planning Instruments are relevant to this application:

- The Environmental Planning and Assessment Act (1979) as amended.
- The Environmental Planning and Assessment Regulation.
- Canterbury-Bankstown Local Environmental Plan 2023 (CBLEP 2023)
- Canterbury-Bankstown Development Control Plan 2023 (CBDPC 2023).
- Canterbury Bankstown Draft Housing Strategy.
- Various State Environmental Planning Policies.

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

CANTERBURY BANKSTOWN DRAFT HOUSING STRATEGY

The Canterbury Bankstown Draft Housing Strategy provides an overarching, city wide framework for the provision of housing across Canterbury Bankstown, aligning the approaches and strategies of the two former local government areas within the City. The Strategy identifies that new housing in Earlwood will provide a mix of dwelling types in a built form that is compatible with the local character. The proposed development is consistent with this key action in providing a form of low impact residential development that retains the predominant detached and semi-detached dwelling character of the streetscape and creates a respectful dialogue with adjoining properties. The location of the subject site ensures that the residents can take advantage of nearby public transport, shopping, services and medical facilities.

STATE ENVIRONMENTAL PLANNING POLICY (RESILIENCE AND HAZARDS) 2021

The new State Environmental Planning Policy (Resilience and Hazards) 2021 (Resilience and Hazards SEPP) consolidates three SEPPs and is effectively a house keeping measure and does not introduce any substantive changes to the legal provisions. Chapter 4 of the Resilience and Hazards SEPP introduces planning controls for the remediation of contaminated land and requires an investigation to be made if land contamination is suspected. A review of historical aerial images has revealed that the site has historically been used for residential purposes. No evidence of fill, mines, sheep dips, mixing sheds or contaminating industrial activities are known to have been located on the site from the review of site history. As such, the site is considered highly unlikely to be contaminated and is suitable for the proposed development in accordance with the provisions of Chapter 4.

STATE ENVIRONMENTAL PLANNING POLICY – SUSTAINABLE BUILDINGS (2022)

State Environmental Planning Policy – Sustainable Buildings (2022) (Sustainable Buildings SEPP) requires all residential development in New South Wales to achieve a minimum target for energy efficiency, water efficiency and thermal comfort. The proposed development has been assessed in accordance with the relevant provisions of the Sustainable Buildings SEPP. It is demonstrated on the BASIX Certificate submitted with this application that the proposal achieves the required rating for energy efficiency, water efficiency and thermal comfort.

CANTERBURY-BANKSTOWN LOCAL ENVIRONMENTAL PLAN 2023

The Canterbury-Bankstown Local Environmental Plan 2023 (CBLEP 2023) is the principal planning instrument that governs all development within the Canterbury-Bankstown Council LGA. The objectives and provisions of the plan that relate to the proposed development are discussed below.

LAND USE ZONING

The subject site is zoned R3 - Medium Density Residential under the CBLEP 2023. The proposed development achieves the objectives of the R3 zone by providing a form of low impact residential development in the form of two semi-detached dwellings to meet the housing demand of the locality. The proposed development does not require the removal of significant vegetation from the site and has been sensitively designed to respond to the natural topography of the land to minimise excavation around the property boundaries as far as practicable. The design of the development is in keeping with the residential characteristics of the locality and will significantly improve the sites presentation to the

public domain as a result of contemporary and sympathetic architectural design combined with appropriate landscaping works. The final development will set a desirable precedence for future development in Earlwood.

In accordance with Schedule 1 Clause 26 of the CBLEP 2023, the subject site is located within Area 2 on the Clause Application Map. Semi-detached dwellings are permissible on the site with development consent from Council. Each dwelling within the development scheme will be located on a separate parcel of the land.



Zoning Map
Source: Spatial Viewer

DEMOLITION

Clause 2.7 of the CBLEP 2023 requires that the demolition of a building or work may be carried out only with development consent. This document forms the written application for the demolition of all existing structures on the site in accordance with the Demolition Plan submitted with this application.

HEIGHT OF BUILDINGS

Clause 4.3 of the CBLEP 2023 requires that the height of a building on any land is not to exceed the maximum height shown for the land of the Height of Buildings Map. The maximum building height for the subject site is 8.5m. The proposed development has a maximum building height of 6.986m.

FLOOR SPACE RATIO

Clause 4.4 of the CBLEP 2023 requires that the maximum floor space for a building on any land is not to exceed the floor space ratio shown for the land on the Floor Space Ratio Map. Clause 4.4(2B)(b) states the following:

(b) for a building used for the purposes of dwelling houses or semi-attached dwellings on land identified as “Area 2” on the Clause Application Map—

- (i) for a site area less than 200m² —0.65:1, and*
- (ii) for a site area greater than 200m² but less than 600m² —0.55:1, and*
- (iii) for a site area of 600m² or more—0.5:1,*

The subject site is located within Area 2 on the Clause Application Map. Lot 43 has an area of 174.6m² and Lot 44 an area of 174.6m². Each parcel of land is therefore subject to a maximum floor space ratio of 0.65:1. Dwelling A within Lot 43 is proposed to have a gross floor area of 112.6m² equating to a compliant floor space ratio of 0.645:1. Dwelling B within Lot 43 is proposed to have a gross floor area of 112.6m² equating to a compliant floor space ratio of 0.645:1.

HERITAGE CONSERVATION

Clause 5.10 of the CBLEP 2023 states that development consent is required for any works impacting on a Heritage Item, Aboriginal object or Heritage Conservation Area identified on the Heritage Map. The subject site does not contain a Heritage Item or Aboriginal object and is not located within a Heritage Conservation Area.

BUSHFIRE HAZARD REDUCTION

Clause 5.11 of the CBLEP 2023 makes provision relating to the carrying out of development on bush fire prone land. The subject site is not located on bushfire prone land.

ACID SULFATE SOILS

The subject site is not identified as containing Acid Sulfate Soils as shown on the Acid Sulfate Soils Map.

EARTHWORKS

Clause 6.2 of the CBLEP 2023 states that development consent is required for any earthworks on the site. The proposed development has been designed to follow the topography and natural features of the land. The proposal would have minimal excavation, contained wholly within the building envelope.

The form and massing of the development, including height and overall bulk and scale, is considered to achieve a uniform integration with the characteristics of the streetscape. The proposed development scheme is highly compatible with, and sympathetic to, the site conditions and will positively contribute to the visual quality of the streetscape.

CANTERBURY-BANKSTOWN DEVELOPMENT CONTROL PLAN 2023

The Canterbury-Bankstown Development Control Plan 2023 (CBDCP 2023) provides more detailed objectives and controls to guide the form of development across the Canterbury-Bankstown LGA. The table below provides a compliance assessment of the proposed development against the relevant controls of the CBDCP 2023.

CANTERBURY-BANKSTOWN DEVELOPMENT CONTROL PLAN 2023

PART 2.3 – TREE MANAGEMENT

TREE MANAGEMENT

Controls	Proposed	Compliance
A person must not cut down, fell, uproot, kill, poison, ringbark, burn or otherwise destroy, lop or otherwise remove a substantial part of any prescribed tree defined in clause 2.3 or carry out excavation and earthworks within the tree protection zone except with a permit from Council and subject to any conditions specified in the permit	The proposed development does not require the removal of significant trees or vegetation	Yes

PART 3.2 – PARKING

OFF-STREET PARKING RATES

Controls	Proposed	Compliance
Dwelling houses: • 2 car spaces per 3 or more bedrooms	One (1) car parking space is proposed for each dwelling with two (2) bedrooms	Yes

DESIGN & LAYOUT

Controls	Proposed	Compliance
Tandem parking for a maximum of two vehicles is permissible in dwelling houses, dual occupancies, attached dwellings, secondary dwellings, semidetached dwellings, multi dwelling housing and multi dwelling housing (terraces) if the parking users reside in the same dwelling	Each dwelling features a single width garage that will accommodate a vehicle	Yes

ACCESS DRIVEWAY WIDTH AND DESIGN

Controls	Proposed	Compliance
The location of driveways to properties should allow the shortest, most direct access over the nature strip from the road	New driveways are proposed at the site frontage within a suitable location to provide direct access to each dwelling	Yes
The appropriate driveway width is dependent on the type of parking facility, whether entry and exit points are combined or separate, the frontage road type and the number of parking	The proposed driveways have each a width of 3m at the front boundary of each dwelling whilst retaining on-street car parking space within the site frontage	Yes

spaces served by the access facility		
For new residential development, necessary clear driveway widths are provided in the following table: • 3m	The proposed driveways have each a width of 3m at the front boundary and suitably access the garage of each dwelling	Yes

BASEMENT PARKING

Controls	Proposed	Compliance
Design and integrate basement parking so as not to accentuate the scale or bulk of a building, or detract from the streetscape or front setback character	No basement parking is proposed	N/A

CHAPTER 5 – RESIDENTIAL ACCOMODATION DUAL OCCUPANCIES AND SEMI-DETACHED DWELLINGS

MINIMUM LOT SIZE AND FRONTAGE

Controls	Proposed	Compliance
Dual occupancy and semi-detached dwellings must have a street frontage	The subject site contains two separate parcels of land, each with direct frontage to Richmond Street	Yes
Minimum 15m width, measured at the street boundary. On corner lots, this means the short boundary	The subject site has a total width of 12.19m, resulting in a minor shortfall of 2.81m. It is demonstrated throughout this report that the proposed development achieves near full compliance across the prescribed development controls, including maximum building height, floor space ratio, setback distances, excavation, and landscaped surfaces. Further, the development maintains compliance with the solar access provisions to adjoining residential properties and does not result in adverse visual or acoustic privacy impacts. The development therefore achieves a highly suitable balance between the built form and landscaped surfaces and will not appear as an overdevelopment of the site. The size of the subject site is identical to the adjoining properties at 60, 62 Richmond Street, that also have a frontage of 12.19m, and within Richmond	Variation Requested

	Street there are many similar lot sizes which contain two semi-detached dwellings. The development is in keeping with the bulk, massing and scale of the adjoining development and continues the established location of building envelopes and rhythm of development throughout Richmond Street. Reference is made to CBDP 2023 that prescribes setback controls for semi-detached developments on sites less than 12.5m in width and Clause 3.2C1 prescribes a minimum private open space calculation of 40m² to semi-detached development with a frontage of less than 7.5m. The development controls are clearly tailored to semi-detached development on lots that are approximately 12m in width and the proposed development achieves compliance with majority of all the controls. However, the proposal has a slight shortfall in private open space, Lot 43 would provide 37.1sqm and Lot 44 would provide 37.1sqm, a shortfall of 2.9sqm for each allotment, which is considered to be a minor non-compliance. The private open space would be located at the rear of the site. Lots 43 and 44 are existing established historical lot sizes. For these established allotments to be reasonably utilised, with a functioning/workable dwelling footprint, a minor variation is sought to the private open space provisions, so that for the sites to be able to achieve the development potential and provide an improved dwelling house that is better suited for modern family living	
Each dwelling is required to have a minimum frontage width of 7.5m	Each parcel of land presently has a frontage of 6.095m to Richmond Street, resulting in a minor shortfall of 1.405m. As discussed above, this report	Variation Requested

	demonstrates that each dwelling will achieve near full compliance with the relevant development standards within each lot. The proposed development is suitable within the context of the site and in accordance with the precedence set by similar developments on nearby sites	
On irregular blocks, the site width is measured at the required front setback	The subject site is not irregular	N/A
Dual occupancy (detached) is acceptable only where each dwelling can face and have frontage to the street, such as on a corner site	The proposed development is for semi-detached dwellings	N/A

PRIVATE OPEN SPACE

Controls	Proposed	Compliance
Semi-detached dwellings with a frontage of less than 7.5m must provide a minimum of 40m ² of private open space	The proposal has a slight shortfall in private open space, Lot 43 would provide 37.1sqm and Lot 44 would provide 37.1sqm, a shortfall of 2.9sqm for each allotment, which is considered to be a minor non-compliance. The private open space is located at the rear of the site. Lots 43 and 44 are existing established historical lot sizes. For these established allotments to be reasonably utilised, with a functioning/workable dwelling footprint, a minor variation is sought to the private open space provisions, so that for the sites to be able to achieve the development potential and provide an improved dwelling house that is better suited for modern family living	Variation Requested
Dual occupancy and semi-detached dwellings with a frontage of 7.5m or greater must provide a minimum of 50m ² of private open space	Each lot has a frontage of 6.095m	N/A
Dual occupancy and semi-detached dwellings must provide one area of private open space with a minimum dimension in any direction of 4m	Each dwelling is provided with a designated private open space area with dimensions of 6.088m x 6.095m	Yes
Dual occupancy and semi-detached dwellings must provide one area at least 2.5m x 2.5m suitable for outdoor dining facilities	The proposed dining/living areas of each dwelling access the designated private open space area with dimensions 6.088m x 6.095m	Yes

The design of private open space must satisfy the following criteria: a) Be located at ground level to the rear of an allotment behind the dual occupancy. b) Be located adjacent to the main living areas, such as a living room. c) Have a maximum gradient of 1:50. d) The principal area of open space for each dwelling may comprise a combination of privacy screens, sun-shading devices and landscaped areas. e) Be designed to prevent direct overlooking from a public place or from neighbouring buildings. f) Be designed to accommodate both recreation and service activities. g) Include a suitably screened area for clothes drying facilities. h) Be oriented to provide maximum exposure to midwinter sunlight whilst optimising privacy	The proposed private open space areas are accessed directly from the internal living area on the ground floor level of each dwelling, ensuring that the spaces act as an extension of the open plan kitchen, living and dining areas. The proposed location and configuration of private open space on the site will provide a high level of amenity for future occupants whilst retaining the privacy and solar access of neighbouring properties. Fencing and landscape elements within the side and rear setbacks of the site will provide a visual and acoustic buffer to nearby buildings.	Yes
Ensure that balconies, verandas or pergolas do not encroach upon any required deep soil area	The proposed development achieves compliance with the deep soil provisions. The proposed front balconies do not encroach into the deep soil zones	Yes

LAYOUT AND ORIENTATION

Controls	Proposed	Compliance
Orientate development to maximise solar access and natural lighting, without unduly increasing the building's heat load.	The proposed development is orientated to the site frontage of Richmond Street, with living and private open space areas sited at the rear and orientated to the east to maximise solar access and natural lighting	Yes
Site the development to avoid casting shadows onto neighbouring dwelling's primary living area, private open space and solar cells	The proposed development is set below the maximum building height limit, incorporates generous and compliant setback distances to the property boundaries to mitigate overshadowing. The proposed development complies with the solar access provisions as demonstrated by the Shadow Diagrams submitted with this application	Yes

Coordinate design for natural ventilation with passive solar design techniques	Each elevation of the development features multiple windows and openings to maximise cross ventilation and solar access to the internal spaces	Yes
Do not compromise the creation of casual surveillance of the street, communal space and parking areas, through the required orientation	The projecting front balconies and windows to the development façade will provide for casual surveillance of the streetscape and parking areas	Yes

HEIGHT

Controls	Proposed	Compliance
Development for the purposes of dual occupancy and semi-detached dwellings must not exceed the following numerical requirements: a) A maximum two storey built form. b) A maximum external wall height of 7m where the maximum height of buildings standard under the LEP is 8.5m. c) A maximum external wall height of 8m where the maximum height of building standard under the LEP is 9.5m. d) Finished ground floor level is not to exceed 1m above the natural ground level.	The proposed development is two storeys in form above existing ground level. The development has a maximum building height of 6.986m and a maximum external wall height of 6.4m. The finished ground level of the development dose not project more than 1m above natural ground level	Yes

ATTICS AND ROOF TERRACES

Controls	Proposed	Compliance
Attics and mezzanine floors do not comprise a storey	Attics and mezzanine floors are not proposed	N/A
Roof top terraces are not acceptable on any building or outbuilding in any residential zone	Roof top terraces are not proposed.	N/A

CUT AND FILL

Controls	Proposed	Compliance
Maximum 1m cut below ground level where it will extend beyond an exterior wall of the building	Proposed cut and fill is minimal	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	Proposed cut and fill is minimal	Yes

Maximum 600mm fill above ground level where it would extend beyond an exterior wall of a building	Proposed cut and fill is minimal	Yes
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	Proposed cut and fill is minimal	Yes

SETBACKS

Controls	Proposed	Compliance
Development, including basement and sub-floor areas, fronting a major road must have a minimum front setback of 9m	The subject site does not adjoin a major road	N/A
Development must comply with the minimum front, side and rear setbacks in the following tables: Front Setback • Minimum setback of 5.5m from the front boundary. • Maximum 2m recess for the main entrance from the front building line. • Where the existing front setback is less than 5.5m, further encroachments by alterations and additions are not acceptable. Side Setback • Minimum setback of 900mm from side boundaries. • First floor alterations and additions may be in line with the existing ground level walls. • For semi-detached dwellings, provide an unroofed light well, with minimum dimensions of 1m x 3m, by setting back part of the external side wall a minimum of 2m from the side boundary. • For semi-detached dwellings, where a ground level addition to an existing dwelling is proposed, the external walls of the addition may be built to the same alignment as the common wall.	The proposed development has the following site setbacks: • Front setback – 5.501-5684m • Side setback – Minimum 0.9m • Rear setback – 6.088m	Yes

Rear Setback • Minimum setback of 6m from the rear boundary.		
Front and rear setbacks are to be provided as deep soil areas. Driveways and footpaths may cross deep soil areas.	Deep soil landscaping is proposed within the front and rear setbacks to soften the appearance of the built form and hardstand surfaces	Yes

BUILDING DEPTH

Controls	Proposed	Compliance
Dual occupancy housing and semi-detached dwellings must not exceed a building depth of 25m	The proposed development has a depth of 16.878m	Yes
An exception to C1 above applies where a dual occupancy (attached) is proposed on a corner site and where one of the dwellings face the secondary (longest) street frontage. In that circumstance, a building depth requirement of 35m from the primary street frontage must not be exceeded	Not applicable	N/A

BUILDING DESIGN

Controls	Proposed	Compliance
Contemporary architectural designs may be acceptable if: 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.	The proposed development is contemporary in design, as the site is not located in the vicinity of a Heritage Item or a Heritage Conservation Area	Yes
Access to upper storeys must not be via external stairs	Internal stairs are proposed	Yes
All dwellings must contain one kitchen and laundry facility	Each dwelling contains a kitchen and laundry	Yes

Retain and extend prominent elements of the existing roof (such as gables, hips or longitudinal ridges that run parallel to a street boundary)	Not applicable	N/A
Contemporary roof forms may be acceptable on additions at ground floor level if concealed substantially behind the existing dwelling, and not visible from the street or other public space	Not applicable	N/A
Entries to residential buildings must be clearly identifiable	The entry to each dwelling is located on the development façade to ensure ease of access	Yes
A minimum of one habitable room must be oriented towards the street to promote positive social interaction and community safety	Each dwelling contains multiple windows on the façade that provide for casual surveillance of the streetscape	Yes
Sight lines to the street from habitable rooms or entrances must not be obscured by ancillary structures	Ancillary structures are not proposed	Yes
Design interiors to be capable of accommodating the range of furniture that is typical for the purpose of each room	Each dwelling features an open plan layout, with sufficient sized rooms that will accommodate a range of furnishings	Yes
The primary living area and principal bedroom must have a minimum width of 3.5m	The primary living space of each dwelling exceeds 3.5m in width size. The master bedroom of each dwelling exceeds 3.5m in width in size	Yes
Secondary bedrooms must have a minimum width of 3m.	Proposed secondary bedrooms for each dwelling exceed a minimum width of 3m	Yes
Provide general storage in addition to bedroom wardrobes and kitchen cupboards	Sufficient storage is provided within each dwelling	Yes
Development on corner lots must address both street frontages through facade treatment and articulation of elevations.	Not applicable	N/A
Use non-reflective materials, do not randomly mix light and dark coloured bricks, and treat publicly accessible wall surfaces with anti-graffiti coating	Non-reflective materials are proposed including architectural render and timber cladding	Yes
Facades visible from the street should be designed as a series of articulating panels or elements	The façade of each dwelling is highly articulated by the projecting first floor balcony and entry feature, recessed garage doors, a combination of curved and straight elements and multiple uniform windows and openings	Yes
Incorporate contrasting elements in the facade - use a harmonious range of high quality materials, finishes and detailing	A range of materials and finishes are proposed including architectural render, timber cladding, glass balustrades and	Yes

	Colorbond metal roofing to provide further modulation.	
Large windows should be screened with blinds, louvres, awnings or pergolas	Large windows and openings are contained to the front and rear elevations of the development and will not provide for unreasonable overlooking of neighbouring properties	Yes
Windows must be rectangular	Proposed windows are rectangular	Yes
Windows and openings shall be appropriately located and shaded to reduce summer heat load and maximise sunlight in winter.	Windows have been appropriately designed and positioned to maximise solar access	Yes
Incorporate features to facilitate natural ventilation and convective currents - such as opening windows, high vents and grills, high level ventilation (ridge and roof vents) in conjunction with low-level air intake (windows or vents)	Each elevation of the development features multiple windows and openings to maximise cross ventilation and solar access to the internal spaces	Yes

ROOF DESIGN AND FEATURES

Controls	Proposed	Compliance
Use a simple pitched roof that accentuates the shape of exterior walls, and minimises bulk and scale	A flat roof profile is proposed to minimise the bulk and massing of the development	Yes
Avoid complex roof forms with multiple gables, hips and valleys, or turrets	Complex roof forms are not proposed	N/A
Roof pitches are to be compatible and sympathetic to nearby buildings	The proposed roof form is highly compatible with the roof characteristics of similar developments in the vicinity of the site	Yes

FENCING

Controls	Proposed	Compliance
Provide boundary definition by construction of an open fence or low hedge to the front street boundary	1.2m open fencing is proposed to the site frontage	Yes
Front fences within the front boundary setback are to be no higher than 1.2m.	1.2m open fencing is proposed to the site frontage	Yes
Side fences may be 1.8m high to the predominant building line. Forward of the building line, side fences must taper down to the height of the front fence at a height no greater than 1.2m.	1.8m fencing is proposed to the side and rear boundaries	Yes

SOLAR ACCESS AND OVERDSHADOWING

Controls	Proposed	Compliance
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. Where existing overshadowing by buildings and fences is already greater than this control, sunlight is not to be reduced by more than 20%	The Shadow Diagrams submitted with this application demonstrate that the proposed development achieves the solar access requirements on the site	Yes
Principle areas of private open space must receive a minimum of 3 hours of sunlight between 8.00am and 4.00pm on 21 June to at least 50% of the open space surface area. Where existing overshadowing by buildings and fences is already greater than this control, sunlight is not to be reduced by more than 20%	The Shadow Diagrams submitted with this application demonstrate that the proposed development achieves the solar access requirements to the private open space areas	Yes
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 pace	The Shadow Diagrams submitted with this application demonstrate that the proposed development maintains the solar access requirements to adjoining residential properties	Yes

VISUAL PRIVACY

Controls	Proposed	Compliance
Locate and orient new development to maximise visual privacy between buildings, on and adjacent to the site.	The proposed development is contained to a compliant building envelope. A balcony is proposed to the façade of each dwelling that will provide for casual surveillance of the streetscape without resulting in unreasonable overlooking of adjoining properties. Windows to the first floor level have been carefully sited, offset and feature increased sill heights where necessary to avoid direct view into habitable rooms of neighbouring properties	Yes
Minimise direct overlooking of rooms and private open space through the following: a) Provide adequate building separation, and rear and side setbacks; and	Windows to the first floor level have been carefully sited, offset and feature increased sill heights where necessary to avoid direct view into habitable rooms of neighbouring properties or overlooking of private open space areas	Yes

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.		
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ACOUSTIC PRIVACY

Controls	Proposed	Compliance
Protect sensitive rooms, such as bedrooms, from likely sources of noise such as major roads and neighbouring' living areas.	The proposed development has been sensitively designed to minimise noise transmission by locating car parking within the front of the site, living and private open space areas on the ground floor level and bedrooms predominately on the first floor level	Yes

CONCLUSION

The proposed development at 64 Richmond Street, Earlwood involves the demolition of existing structures and the construction of a new two storey semi-detached dwelling development. The intention of the proposed works is to achieve the development potential of the site and provide an improved dwelling house that is better suited for modern family living. The impact of the proposed development has been assessed in accordance with the provisions of Section 4.15 of the EP&A Act and is found to be satisfactory. The proposal has also been assessed against the relevant provisions of the Canterbury-Bankstown Local Environmental Plan 2023 (CBLEP 2023) and the Canterbury-Bankstown Development Control Plan 2023 (CBDCP 2023) and is considered to be appropriate for the subject site for the following reasons:

- The proposed development has been sensitively designed to complement the characteristics of other similar developments on the surrounding streetscapes and will not appear out of character or set an undesirable precedence for future development. The development features a range of recessed and projecting architectural elements finished in a modest colour scheme that will create a respectful dialogue with adjoining properties and a high level of visual interest when viewed from the public domain.
- The proposed development provides a sufficient amount of landscaped open space and deep soil zoning to reflect the well-maintained landscaped setting of the area and maintain a high level of amenity and visual privacy on the site and for adjoining properties.
- The proposed development complies with the relevant guiding objectives and provisions for semi-detached dwelling development under the CBLEP 2023 including land use zoning, maximum building height, floor space ratio, acid sulfate soils and earthworks.
- The proposed development complies with the guiding principles of the CBDCP 2023 including building form, setback distances, solar access, landscaping, car parking, cut and fill.

The site is therefore considered to be suitable for the proposed development and will generally have acceptable environmental, social and economic impacts on the immediate area. The proposal is unlikely to result in adverse impacts on the amenity of the locality and accordingly, the proposal is considered to be in the public interest and worthy of Council's support.