

2021

Statement of Environmental Effects

Submission to Campbelltown City Council

1

**INSERT PROPOSED USE HERE**

i.e. Demolition of Existing Dwelling and Construction of a Two Storey Dwelling, any other structures?????

Lot \*\* DP\*\*\*\*\*

**INSERT ADDRESS HERE**

Prepared by insert applicant/author name here Date

**DISCLAIMER:** This report has been prepared based on the information supplied by the applicant and whilst every effort has been taken to

provide accurate advice, Council and any other regulatory authorities

may not concur with the recommendations expressed within this report.

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Campbelltown Council makes no representation, undertakes no duty and accepts no responsibility to any incorrect information submitted or third party who may use or rely upon this document or the information

contained therein.

This document has been prepared for the average ‘mum and dad’ developers for the sole purpose of low scale developments to their residential

properties. This document is not to be used by consultant planners and or for more intensive development such as secondary dwellings, dual

occupancies or greater.

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# INTRODUCTION

This section introduces the proposal and provides a general overview of the project.

## Background

The subject site was registered REFER TO YOUR DEPOSITED PLAN. A search of Council records identifies the following development application history:

### INSERT PREVIOUS APPROVAL DETAILS HERE

## Overview of Statutory Framework

Campbelltown City Council is the consent authority for the development application pursuant to Section 4.16 of the Environmental Planning and Assessment Act *(EPA & A*) 1979.

# THE SITE AND ITS CONTEXT

1. **THE SITE AND ITS CONTEXT**

This section describes the subject land and identifies the geographical context of the site and its relationship to the surrounding locality.

## Location and Property Description

The subject site is described in real property terms as Lot \*\* DP\*\*\*\*\* and is commonly known as INSERT ADDRESS HERE.

### INSERT A SCREENSHOT HERE OF THE DEPOSITED PLAN

## Site Analysis

As demonstrated on the contour mapping below, the subject land is \*\*\*\*\*\*\* in shape and is located

\*\*\*\*\*\*\*. The contour to the rear of the site is at \*\*m AHD with a \*\*m AHD contour along the front of the property boundary. The site contains \*\*\*\*\*\*\*. A driveway is located \*\*\*\*\*\*

### INSERT A SCREENSHOT HERE OF COUNCIL’S OR GOOGLE AERIAL MAPPING

## Local Context

The subject site is located within the R2 Low Density Residential zone and is characterised by a mix of low density residential uses which include single and double storey dwelling houses with ancillary structures i.e. secondary dwellings and swimming pools, in all directions.

### INSERT ANY FURTHER DETAIL

## Other matters

Planning investigations of the subject land confirm that it is:

* Is/Not mapped as being subject to the 1 in 100 year flood event;
* Is/Not mapped as being affected by acid sulfate soils;
* Is/Not mapped as being within a heritage conservation area;
* Is/Not mapped as being bushfire prone;
* Is/Not known to contain a cattle tick dip site and not within the 200m dip site buffer;
* Is/Not mapped as containing high conservation vegetation, threatened fauna records or threatened flora records;
* Is/Not mapped as containing SEPP 14 wetlands;
* Is/Not mapped as containing SEPP 26 littoral rainforest; and
* Is/Not affected by the operation of section 38 or 39 of the *Coastal Protection Act 1979.*

# DESCRIPTION OF PROPOSAL

## Proposed Development

The proposed development involves the INSERT USE/PROPOSAL DESCRIPTION HERE being:

* Detail the specifics here i.e. how many rooms being altered or added to, any alfresco areas? Height, floor area, a basketball court, whatever you are wanting approved. etc. ;

Plans of the proposed dwelling house are provided at Appendix A.

## Site Access

Vehicular access to the site is via existing driveway/ new driveway? Access to the proposed dwelling will be from \*\*\*\*\*\*.

## Site Services

The subject land is connected to all necessary reticulated infrastructure services (being sewerage, water, electricity, telephone and stormwater).

# ENVIRONMENTAL INTERACTIONS AND IMPACTS

This section expands on the contextual description of the physical environment provided in Section 2 and provides comment on the environmental interactions applicable to the proposal with specific reference to the site planning objectives specified in Section 3 of this Report.

|  |  |
| --- | --- |
| **Potential Environmental Impacts** | **Impacts and Measures to Mitigate Impacts where applicable** |
| **Flora** | |
| Loss of vegetation – native or exotic | Any native trees to be removed to facilitate the proposal. Is there an Arborist report or are the trees exempt? |
| **Fauna** | |
| Effect on native species of fauna and habitat loss | The proposal will not result in adverse impacts on native fauna. If you are within an E3 or E4 zone, this template SEE will not be suitable. |
| **Soils** | |
| Sediment and erosion controls | Appropriate erosion and sediment control measures will be installed and maintained in accordance with the Council guidelines. |
| Soil contamination | The site is not contaminated and is not listed on the contaminated land register OR complete Statutory Declaration that can be found on Council’s website. |
| Acid Sulfate Soils | Land is not affected by acid sulfate soils. |
| Salinity | Enter comment |
| **Hazards** | |
| Landslip | The land is not subject to landslip. |
| Subsidence | The land is/is not affected by subsidence. If affected, mine subsidence stamped plans are required. |
| Coastal Processes | The land is not identified as being subject to any coastal processes. |
| Bushfire | The land is/is not affected by bushfire. Refer to Coun- cil’s mapping. |
| Flooding | The site is/is not mapped as being flood prone. Refer to Flood advice that can be obtained from Council’s website. |
| **Water** | |
| Water Quality | Roof water from the proposed dwelling will be collected by a rainwater tank with overflow connected to Council’s existing stormwater drainage system OR connects to an existing easement to which the site is a beneficiary of *(must be demonstrated) or a newly proposed easement (submit documents showing an*  *agreement in place) Explain further.* |

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| **Potential Environmental Impacts** | **Impacts and Measures to Mitigate Impacts where applicable** |
| **Visual Considerations** | |
| Visually prominent land and impact on scenic qualities | Enter comment |
| **Adjoining Land Uses** | |
| Solar access and privacy | Enter comment – note, upper level habitable rooms i.e. rumpus/prayer rooms and upper level balconies/decks will require privacy screens to these windows. |
| Dust, fumes etc. during construction | Works will be undertaken in accordance with the Protection of the Environment Operations Act 1997 |
| Noise during constructions and operations | Proposed construction works will not exceed the background level by more than 10 dB(A). The dwelling will not create any additional noise that is not already expected in a residential suburb. |
| **Scale and Bulk** | |
| Relationship to adjoining development | Adjoining residential land uses have been previously discussed in Section 2.2.1 of this Report. |
| Design, siting, scale, bulk and character | Enter comment here. |
| **Heritage** | |
| Indigenous heritage | The site is unlikely to encounter any items of indige- nous significance given the heavy works undertaken at the time the allotment was created. If you are identi- fied as being a heritage item or are located within the curtilage of one, this template SEE will not be suitable. Refer to s10.7 Certificate. |
| Non-Indigenous heritage | The site is not mapped as being a locally significant heritage item or within a heritage conservation area. If you are identified as being a heritage item or are lo- cated within the curtilage of one, this template  SEE will not be suitable. Refer to s10.7 Certificate. |
| **Social and Economic Considerations** | |
| Social and economic impacts or benefits | The proposal is unlikely to create any adverse social or economic impacts. |
| **Traffic and Parking** | |
| Impact on local traffic and car parking provision | The proposed dwelling will not generate any greater traffic than that already expected in the residential zone. |
| **Transport, Access** | |
| Public transport | Bus services and routes exist in the locality. |
| Pedestrian access | Enter comment. |
| **Utility Services** | |
| Water, electricity, sewer | All services exist to the site and the proposed dwelling  will be connected to these services. |

# STATUTORY AND POLICY PLANNING

This section of the report identifies and addresses the applicable environmental planning instruments and planning policies that must be considered by the consent authority in the consideration of this application.

## Environmental Planning Instruments (EPIs)

This section identifies and provides comment on the environmental planning instruments and Environmental Planning and Assessment Act 1979 provisions that are of relevance to the proposal.

## State Environmental Planning Policy 55 - Remediation of Land

The site is not listed on the contaminated land register. Provide a desktop audit on the history of the site. If land contamination is suspected, further information will be required. The subject site has been used for residential purposes for more than forty years and is unlikely to contain any contaminants from previous land uses. Complete statutory declaration regarding land use

* + 1. **State Environmental Planning Policy – Basix**

A Basix Certificate is provided in Appendix \*\*\*\*\* of this Report and is consistent with the architectural plans provided. All Basix commitments as ticked under the column of Show on DA Plans have been detailed on the architectural plans.

### INSERT A SCREENSHOT HERE OF COUNCIL’S OR GOOGLE AERIAL MAPPING

## Local Environmental Plans (LEPs)

The Campbelltown Local Environmental Plan (CLEP) 2015 came into effect on the 11 December 2015 and applies to the subject site. In accordance with the Land Zoning Map, the land is zoned as R2 Low Density Residential. The objectives of this zone are as follows:

|  |  |
| --- | --- |
| **Zone Objective** | **Consideration** |
| * *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 enable development for purposes other than residential only if that development is compatible with the character of the living area and is of a domestic scale;* * *To minimise overshadowing and ensure a desired level of solar access to all properties; and* * *To facilitate diverse and sustainable means of access and movement.* | Enter a comment here………how does your proposal achieve the objectives. |

A **dwelling house** means ‘a building containing only one dwelling’. A dwelling house is a permissible use in the R2 Low Density Residential zone.

The following Development Standards as stipulated in CLEP 2015 apply to the proposal:

* 1. **Height of buildings**

The proposal is two storey’s and has a height of \*\*\*\*\*m as measured from the natural ground level.

* 1. **Floor space ratio**

The floor space ratio for the site is 0.55:1. The site area of the allotment is \*\*\*\*\* with a proposed gross floor area of \*\*\*\*\* which equals a total FSR of \*\*\*\*\*.

**5.10 Heritage conservation**

Should the property be affected by Aboriginal or European Heritage, the submission of a Heritage Impact Assessment must accompany the application. This SEE may not be suitable. Refer to Council mapping and/or 10.7 Planning Certificate that should be obtained prior to lodgement.

* 1. **Earthworks**

Address the development standard

* 1. **Flood planning**

Address the development standard. Refer to Flood Advice that should be obtained prior to lodgement.

**7.4 Salinity**

Address the development standard

**7.10 Essential services**

The subject site is already connected to water, electricity and stormwater and is accessible by an existing vehicular access.

**5.2 Campbelltown Sustainable Cities Development Control Plan (CSCDCP) 2015**

The Campbelltown Sustainable Cities Development Control Plan (CSCDCP) 2015 came into effect on 11 March 2016and contains a number of chapters relevant to the proposal. An assessment of the relevant provisions are provided below:

**Note:** Numerical values must be provided in the table, under the column of ‘Proposed’.

An example would be if a 5.5m setback is provided, then you provide what your setback is e.g. ‘6.2m’ and so forth.

It is also suggested that if any components contained below do not apply e.g. outbuildings but you are not applying for an outbuilding then you should delete that section of the table

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| **Control** | **Design Requirement** | **Proposed** |
| 2.2 Site Analysis | A Site Analysis Plan shall be lodged with the development application for all development involving the construction of a building. The plan shall address: contours, slope and north point; existing landscaping and vegetation; existing buildings and structures; location of windows and other openings on adjoining buildings; roads, access points, parking, and traffic management devices and the like; linkages; open space networks, pedestrian/cycle paths and the like; easements, services, existing infrastructure and utilities; hydraulic features, drainage lines, water features, drainage constraints, and the like; natural hazards (e.g. flooding, bushfire); solar orientation, overshadowing, prevailing winds; views and vistas to, from and within the site; a streetscape analysis; special environmental features such as threatened species habitat, endangered ecological communities and wetlands; items and relics of and/or aboriginal place of heritage significance and any identified road widening applying to the subject land. | \*\*\*\*\* |
| 2.3 Views & Vistas | * Development shall appropriately respond to Campbelltown’s important views and vistas to and from public places. These include views and vistas to and from: Scenic Hills; rural/semi-rural landscape areas; Georges and Nepean River corridors; areas of significant public open space (formal and informal) and heritage items. * District views and existing significant view corridors as viewed to and from public places shall be protected . * The opportunity to create new view/ vista corridors shall be taken wherever possible and appropriate. | \*\*\*\*\* |

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| **Control** | **Design Requirement** | **Proposed** |
| 2.4.1 Sustainable Building Design – Rain Water Tanks | * In addition to satisfying BASIX, residential development is encouraged to provide a rain water tank for new buildings. * A rain water tank shall be provided for all new buildings containing a roof area greater than 100sqm for all development not specified by BASIX. The rain water tank shall have a minimum capacity in accordance with Table 2.4.1. * Above ground water tanks shall be located behind the primary or secondary building line. | \*\*\*\*\* |
| 2.4.2 Solar Hot Water | All new buildings are encouraged to provide a solar hot water system.  Where the site is connected to the gas main, the solar hot water system is encouraged to be gas boosted. | \*\*\*\*\* |
| 2.4.3 Natural ventilation | The design of new buildings shall be encouraged to maximise opportunities for cross flow ventilation, where practical, thus minimising the need for air conditioning. | \*\*\*\*\* |
| 2.4.4 Light Pollution | Outdoor lighting shall be designed to minimise pollution from the unnecessary dispersion of light into the night sky and neighbouring properties. | \*\*\*\*\* |
| 2.4.5 Sustainable Building Design – BASIX | BASIX to comply with water, energy and thermal comfort requirements. Scores of 40, 50, pass required. | \*\*\*\*\* |
| 2.5 Landscaping | A Landscape Concept Plan is required to be submitted with a development application for a new dwelling (not required for alts & adds/pool/outbuildings etc.).   * Landscape design shall enhance the visual character of the development and complement the design/use of spaces within and adjacent to the site. * Landscape design shall retain and enhance the existing native flora and fauna characteristics of a site wherever possible. * Landscape design shall add value to the quality and character of the streetscape. * The Landscape Concept Plan shall illustrate mature height, spread of species, trees to be removed/retained and shall be prepared by a suitably qualified person. * Landscaping shall maximise the use of locally indigenous and other drought tolerant native plants and avoid the use of invasive species. | Provided/N/A? |

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| **Control** | **Design Requirement** | **Proposed** |
| 2.6 Weed Management | * A Weed Management Plan shall be submitted with any DA within land zoned for rural, environmental protection or waterways purposes that: * Is proposed on site of two (2) or more hectares in area; or * Have a significant infestation of noxious or environmental weeds present; * Is within 100m of a watercourse; * Despite Clause 2.6 a) above, a weed management plan shall be prepared and submitted as part of a DA where Council is of the opinion that such a plan is needed. | \*\*\*\*\* |
| 2.7 Erosion & Sediment Control | An Erosion and Sediment Control Plan (ESCP) shall be prepared and submitted with a development application proposing construction and/or activities involving the disturbance of the land surface.   * Site activities shall be planned and managed to minimise soil disturbance. * Catch drains or diversion banks shall be designed and constructed to divert water around any area of soil disturbance. * All stockpiles shall be located within the sediment control zone and shall not be located within an overland flow path. | \*\*\*\*\* |
| 2.8.1 (a)Cut & Fill | A Cut and Fill Management Plan (CFMP) shall be submitted with a development application where the development incorporates cut and/or fill operations.   * For any dwellings within residential zones, the maximum level of cut shall not exceed 1m below the ground level (existing) and the maximum level of fill shall not exceed 1m above ground level (existing), when measured at any corner of the building platform. * Any excavation within the zone of influence of any other structure requires a ‘dilapidation report’ (prepared by a suitably qualified person) demonstrating that adequate ameliorative measures are to be implemented to protect the integrity of any structure. * Development incorporating any cut or fill shall comply with the following requirements: * Minimum cross fall of 1% to any adjoining waterway; and * Batters to be no steeper than 2H:1V (‘H’ stands for the term ‘horizontal distance’ and ‘V’ stands for the term ‘Vertical distance’; and * Batters to be no steeper than 6H:1V for public areas. * All fill shall be ‘Virgin Excavated Natural Material’ (VENM). * No fill shall be deposited in the vicinity of native vegetation. * All basement excavation shall be setback a minimum of 900mm from the property boundaries. * Provisions of basements shall not result in non- compliance with deep soil planting controls contained within this plan. | \*\*\*\*\* |

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| **Control** | **Design Requirement** | **Proposed** |
| 2.8.2 (b)Floor Levels | * Development shall not occur on land that is affected by the 100-year ARI event unless the development is   consistent with the NSW Floodplain Development Manual.   * All development on land affected by stormwater flow from main stream, local creek or over land flow shall satisfy the relevant fill and floor level requirements as specified in Table 2.8.1. * All development shall have a ground surface level, at or above a minimum, equal to the 100-year ‘average recurrence interval’ (ARI) flood level. * For development on land not affected by an overland flow path the minimum height of the slab above finished ground level shall be 150 mm, except in sandy, well-   drained areas where the minimum height shall be 100mm. These heights can be reduced locally to 50mm near adjoining paved areas that slope away from the building in accordance with AS 2870 (Residential Slabs and Footings Construction).   * Any solid fence constructed across an overland flow path shall be a minimum 100mm above the finished surface level of the overland flow path. * Where underground car parking is proposed, measures shall be taken in design and construction to ensure escape routes, pump out drainage systems (which include backup systems) and location of service utilities (including power, phone, lifts) are appropriately located in relation to the 100 year ARI event, in accordance with Section 4.13.8 of Council’s Engineering Design Guide for Development available from Council’s website at www.campbelltown. nsw.gov.au   **Refer to any 88b restrictions also** | \*\*\*\*\* |
| 2.9 Demolition | * A development application involving demolition shall be considered having regard to the following information: * A detailed work plan prepared by a suitably qualified person, in accordance with AS2601-2001- The Demolition of Structures ( as amended); * Details of the licensed demolition contractor engaged to carry out the work (including name, address and building licence number); * A hazardous materials report that lists details of methods to prevent air, noise and water pollution and the escape of hazardous substances into the public domain; * Details of any asbestos or other hazardous substances to be removed from the site and/or damaged during demolition; and * A dilapidation report where any demolition work is to be undertaken within the zone of influence of any other structure. * Where appropriate, demolished materials shall be recycled for reuse on site | \*\*\*\*\* |

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| **Control** | **Design Requirement** | **Proposed** |
| Water cycle Management  2.10.3 (a) Stormwater Drainage | * A Stormwater Drainage Concept Plan shall be prepared by a suitably qualified person, and submitted with all development applications, involving construction (except for internal alterations/fitouts), demonstrating to Council   how the stormwater will be collected and discharged from the site.   * The stormwater concept plan shall include the following information as a minimum: * Locations, layouts and sizes of stormwater pipes and pits; * Minimum grades and capacity of stormwater pipes; and * Existing and proposed easements, site contours and overland flow path/s. | \*\*\*\*\* |
| 2.11 Heritage Conservation | Should the property be affected by Aboriginal or European Heritage, the submission of a Heritage Impact Assessment must accompany the application. This SEE may not be suitable. | N/A |
| 2.12 Retaining Walls  – Must be designed by suitably qualified person. | * Any retaining wall that is not complying or exempt development as specified in the E&CDC shall be designed by a suitably qualified person. * In the case of retaining walls constructed to support proposed fill on an allotment, the following design criteria shall apply:   - No filling shall be permitted within 2m of any property boundary unless sufficient details are submitted to Council illustrating how privacy, overshadowing, stormwater management and access issues have been addressed to Council’s satisfaction.   * In the case of retaining walls constructed to support proposed cut on an allotment, the following design criteria shall apply:   - The retaining wall shall be setback a minimum of 450mm from the rear and side boundary of the lot containing the cut. Note: Council may allow for a zero setback of retaining walls, where neighbours’ consent has been obtained and submitted as part of the DA.   * Any retaining wall shall not adversely alter surface flows to adjoining private land. * Any retaining wall and associated structures shall be designed to be located wholly within the property boundary, except where written or legal agreements have been reached between relevant parties to Council’s satisfaction. * Any excavation within the zone of influence for any other structure or building requires a Structural Engineering Report (prepared by a suitably qualified professional) demonstrating that adequate and appropriate measures are to be implemented to protect the integrity of any structure. * Where retaining walls are proposed along the side boundary of the property, the side setback where the retaining wall is proposed shall be increased from 0.9m to 1.2m. * Any retaining wall requiring work on neighbouring properties shall require the consent of the adjoining owner/s. * Retaining walls higher than 900mm shall be designed by a structural engineer and made from appropriate material. | \*\*\*\*\* |

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| **Control** | **Design Requirement** | **Proposed** |
|  | **Note: Written agreements detailed above means that the adjoining land owner must not only give signed consent to the lodgement of the application but agree to the creation of an easement being created over their property for the purposes of access and maintenance of this wall.** | \*\*\*\*\* |
| 2.13 Security | * Development shall be designed to: * Maximise, where possible, casual surveillance opportunities to the street and surrounding public places; * Minimise dead ends and other possible entrapment areas; * Clearly identify and illuminate access points to buildings and designated public places; and * Clearly differentiate between private and public space. * External lighting shall be designed to: * Encourage the use of safe areas; * Define safe corridors for movement of people; and * Allow facial recognition of approaching pedestrians at 15m. * Development shall incorporate appropriate landscaping, fencing and security devices to assist in crime prevention. | \*\*\*\*\* |
| * 1. Risk Management      1. Salinity | Is the site is within 50m of the top of a watercourse bank or known to contain saline soils if so design to be in  accordance with section 5.8 volume 3 and salinity analysis / remedial action plan to be submitted. | \*\*\*\*\* |
| 2.14.2 Bushfire | Development applications relating to land identified on the Bushfire Prone Land Map shall be accompanied by a  Bushfire Hazard Assessment Report prepared by a suitably qualified person. | \*\*\*\*\* |
| 2.14.3 Mine Subsidence | * Any development on a site located within South Campbelltown Mine Subsidence District, or Appin Mine Subsidence District may be at risk of the effects of subsidence from past and/or future underground mining. An appropriate engineering outcome shall be achieved. * An applicant shall make appropriate enquiries and have plans stamped with the Mine Subsidence Board regarding any construction requirements for any type of development involving the erection of a building   within a mine subsidence district prior to a development application being submitted to Council. | \*\*\*\*\*  \*\*\*\*\* |
| 2.15 Waste Management Plan | A detailed Waste Management Plan (WMP) prepared by an appropriately qualified waste management professional, shall accompany development applications. This shall provide detail on design requirements, during demolition/ construction and ongoing waste management. Refer to template available from Council’s website. | \*\*\*\*\* |

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| **Control** | **Design Requirement** | **Proposed** |
| * 1. Provision of Services      1. Water | * Where connection to the reticulated water supply system is not available, development shall be provided with: * Sufficient water storage to cater for all relevant activities of the proposed use of the development; * Sufficient storage for firefighting purposes in accordance with Planning for Bushfire Protection 2006, NSW Rural Fire Service. | \*\*\*\*\* |
| 2.16.2 Electricity | * Details of the proposed method of power supply shall be provided as part of the development application for   any development involving the construction of a building within rural and environmental protection zones.   * Any structure associated with the provision of electricity shall not result in any adverse impacts on the natural environment and/or adjoining properties. | \*\*\*\*\* |
| 2.17.1 Approval Required Prior to Working On or Over Public Land | * Written approval shall be obtained from Council, prior to the commencement of any works, activities or occupancy upon public land, including roads, road related areas, stormwater connections, Council car parks, footpaths or nature strips. | \*\*\*\*\* |
| 2.17.2 Working Near Public Land | Notwithstanding clause 2.17.1   * A hoarding or fence shall be erected between the work site and a public place where: * The work involved in the development is likely to cause pedestrian or vehicle traffic in a public place to be obstructed or altered; and/or * The building involves the enclosure of a public place in accordance with Work Cover requirements * Where a hoarding fence is required to be erected upon public land, including any road, road related area, footpath or nature strip, prior written approval shall be obtained from Council. * Where the site work is likely to be hazardous to persons on a public place, the work site shall be kept lit between the sunset and sunrise. | \*\*\*\*\* |
| 2.17.3 Excavation Work Near State Roads | * Any proposal that includes excavation works adjacent to a State Road shall be accompanied by detailed geotechnical report relating to the proposed excavation of the site and support structures to RMS’s satisfaction. | \*\*\*\*\* |
| 2.18 Work on Land Adjacent to the Upper Canal Corridor | * Applicants are advised to refer to Water NSW publication “Guidelines for development adjacent to the Upper Canal and Warragamba Pipelines” when preparing development applications for land adjacent to the Upper Canal. | \*\*\*\*\* |

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| **3.4 General Requirements For Low And Medium Density Residential Development – Zones R2, R3 And R5** | | |
| **Control** | **Design Requirement** | **Proposed** |
| 3.4.1.1 Streetscape | * Building design (including façade treatment, massing, roof design and entrance features), setbacks and landscaping shall complement the scale of development, and the desired future character of the residential neighbourhoods. * Development on corner sites shall incorporate facade treatments that address both street frontages and achieve positive articulation in building design. Landscaping shall be used to reduce the impact of any privacy fencing. * The built form shall relate to the natural landform and setting. * On-site parking areas shall be designed and sited to reduce the visual prominence of garage doors and external parking spaces as viewed from the street or other public place. * Garage doors facing a public street shall not be wider than 50% of the width of the building’s facade fronting the street. * No carports or garages (or like structures) shall be located within 6m of the primary street boundary. * No bathroom, ensuite, toilet or laundry windows shall face the primary street of an allotment. * All windows facing the street (primary and secondary) must have a balanced architectural design. | \*\*\*\*\* |
| 3.4.1.2 Building Height | The height of development shall not result in any significant loss of amenity (including loss of solar access and visual and acoustic privacy) to adjacent properties and public places. | \*\*\*\*\* |

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| **Control** | **Design Requirement** | **Proposed** |
| 3.4.2 Car Parking & Access | * The minimum dimensions of any required parking space shall be 2.5m x 5.5m. If the car parking space adjoins a vertical edge which is 100mm or higher, the minimum width of the car parking space shall be 2.7m. * The minimum internal dimension of an enclosed garage shall be 3m x 6m. * Transitional grades shall comply with AS2890.1 (as amended) Parking Facilities - Of-Street Car Parking. * The maximum garage floor levels (above or below) for a garage setback 6m from the front property boundary   shall be in accordance with the requirements contained under Council’s Engineering Guide for Development, (Appendix K - Standard Drawings No. SD-R08 and SD- R09), which is available on Council’s website at [www.](http://www/) campbelltown.nsw.gov.au   * Driveways greater than 30m in length as viewed from the street shall be avoided. * Driveways shall be located a minimum distance of 6m from the tangent point of any unsignalled intersection (refer to Figure 3.4.2.1). * Minimum width of driveway at street kerb = 2.5m for 1 dwelling. * Driveways shall be designed and located perpendicular to the road. * Plain concrete driveways including crossover and layback shall not be permitted. Details of driveway colours   and patterns shall be submitted with the development application.   * Garages and driveways shall be located and designed to minimise the loss of any on street parking and ensure that sufficient area is maintained along the site frontage for the provision of on street parking spaces, where possible. * Internal driveways and vehicle access shall be provided with sufficient widths to ensure easy access to and from designated car parking areas/garages. | \*\*\*\*\* |
| 3.4.3.1 Acoustic Privacy | * Development that adjoins significant noise sources, (such as main roads, commercial/industrial development, public transport interchanges and railways) shall be designed   to achieve acceptable internal noise levels, based on recognised Australian Standards and any criteria and standards regulated by a relevant State Government Authority.   * Development shall incorporate noise attenuation measures that are compatible with the scale, form and character of the street. * On-site noise generating sources including, but not limited to, plant rooms and equipment, air conditioning units, pool pumps, and recreation areas shall be designed and located to ensure that the noise levels generated by such facilities do not exceed 5 dBA above background levels at the property boundary. | \*\*\*\*\* |

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| **Control** | **Design Requirement** | **Proposed** |
| 3.4.3.2 Visual Privacy | * No window of a habitable room or balcony shall directly face a window of another habitable room, balcony or private open space of another dwelling located within 6m of the proposed window or balcony unless appropriately screened (refer to Figure 3.4.3.1). * Notwithstanding Clause 3.4.3.2a) any window of a living room located on an upper level shall: * Be offset by 2m to limit views between windows and balconies; or have a sill height 1.7m above the floor level; or * Be splayed to avoid direct views between windows; or * Have fixed translucent glazing in any part of the window within 1.7m of the floor level. * Notwithstanding 3.4.3.2a), a balcony will be considered where the private open space area of any adjacent dwelling is screened from view. * No wall of a proposed building shall be permitted to be constructed on the boundary for that portion of the boundary that is directly adjacent to an existing required private open space area on the adjoining allotment. | \*\*\*\*\* |
| 3.4.4 Solar Access | * Living areas shall generally have a northerly orientation. * A minimum 20sqm fixed area of the required private open space shall receive three (3) hours of continuous direct solar access on 21 June, between 9.00am and 3.00pm, when measured at ground level. * Development shall have appropriate regard to the impact on solar access to useable private open space and   living areas, solar collectors and clothes drying areas of adjoining residential development.   * Building siting shall take into consideration the range of factors that impact on solar access including slope of land, vegetation and existing building and other structures. | \*\*\*\*\* |

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| **Control** | **Design Requirement** | **Proposed** |
| 3.4.5 Waste Requirements | * Each dwelling shall be provided with adequate space ehind the primary and secondary building lines and out of public view to store the following bins: * One (1) x 140 litre bin; and * Two (2) x 240 litre bins * The bin storage area shall not be located in such a place that requires any bins to be transported through any habitable part of the dwelling to reach the collection point. * The path for wheeling bins between the waste storage area(s) and the kerbside shall be free of steps and kerbs and have a maximum gradient of 1V:8H. * The maximum travel distance between any waste storage area and the collection point should not exceed 30. * If bin storage is proposed to be contained within any garage, that garage must be widened by a minimum of 600mm to allow for egress of a 240L mobile garbage bin while a vehicle is parked within the garage. * Each dwelling must be provided with at least 1.5m clear and unobstructed kerbside for the presentation of bins and kerbside clean up material within the confines of the site’s frontage (not impeding driveways or neighbouring lots). | \*\*\*\*\* |
| 3.5.1 Fencing | * Bonded sheet metal fencing shall not be constructed at any location other than alongside and rear boundaries shared with other private property, where such fencing is not highly visible from the street, public reserve or other public place, unless the site is within a bushfire prone area. * Residential fencing along the rear and side boundaries shall be: * Located behind the primary street building line; * A maximum 2.1m in height (excluding retaining walls); and * A maximum 1.8m in height, if adjoining a secondary street. * Front residential fencing shall be a maximum of 1.2m in height and complement the design of the development. * Fencing on corner allotments shall not obstruct the sight distance of traffic entering or within an intersection or roundabout. * Fencing shall not obstruct power, water, sewer, gas or telephone services, drainage systems, (including overland flow paths) or any easements or rights | \*\*\*\*\* |

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| **Control** | **Design Requirement** | **Proposed** |
| * + 1. Outbuildings        1. General Requirements | Outbuildings shall:   * Incorporate similar or complementary design features, finishes, materials and colours to those of the principal dwelling house; * Not contain any other sanitary fixtures other than a toilet and a hand basin; and * Not be used for any habitable, commercial or industrial purpose. | \*\*\*\*\* |
| 3.5.2.2 Maximum Floor Area for Outbuildings | The combined areas of all ‘detached’ outbuildings (including carports and garages) shall be a maximum of 55sqm. | \*\*\*\*\* |
| 3.5.2.3 Setbacks for Outbuildings | Outbuildings shall be setback by a minimum of:   * 6m from the primary street boundary. * 3m from the secondary street boundary for all domestic outbuildings other than any garage that is accessed directly from the secondary street; * 5.5m from the secondary street boundary for the garage, where the garage is accessed directly from the secondary street; * 0.45m from the side boundaries; * Despite the above 0m from the side and rear boundaries for open structures such as pergolas, carports and awnings, subject to compliance with the BCA may be permitted. * 900mm from rear boundary. | \*\*\*\*\* |
| * + 1. Swimming Pools        1. General Requirements | Safety fencing for Swimming pools/spas shall comply with the Swimming Pools Act 1992, Swimming Pools Regulation 2008 and the Australian Standard 1926.1 - 2012 - Swimming Pool Safety (As amended). | \*\*\*\*\* |

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| **Control** | **Design Requirement** | **Proposed** |
| 3.5.3.2 Setbacks | * Swimming pools/spas shall be located behind the front primary street building setback. * Swimming pools/spas that do not incorporate decking/ coping greater than 600mm above natural ground level at any point shall be setback a minimum of: * 1m from the rear and side boundaries; and * 1m from the secondary boundary (corner allotments). * The setback requirements above shall be inclusive of any decking/coping associated with the pool (i.e. the minimum 1m setback shall be calculated from the edge of the decking/coping to the side boundary, rear or secondary boundary). * Swimming pools/spas that incorporate decking/coping greater than 600mm above natural ground level at any point shall be setback a minimum of: * 5.5m from the primary street boundary; * 3m from the secondary street boundary; * 1.5m from the side and rear boundaries. * Adequate measures shall be implemented to ensure the amenity (noise/privacy) of adjoining neighbours is maintained. * The pool pump/filter shall be located as far away as practicable from neighbouring dwellings and shall be enclosed in an acoustic enclosure to minimise noise impacts on adjoining properties. | \*\*\*\*\* |
| * + 1. Dwelling Houses        1. Site Requirement | A dwelling house shall not be erected on land with an average width less than 15m (measured at the primary street building setback), unless the allotment was in existence at the date upon which the Plan came into effect. | \*\*\*\*\* |
| 3.6.1.2 Deep Soil Planting for  Dwelling Houses | A dwelling house shall satisfy the following provisions relating to deep soil planting:   * No more than 30% of the area forward of any building line shall be surfaced with impervious materials; and * A minimum of 20% of the total site area shall be available for deep soil planting. | \*\*\*\*\* |

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| **Control** | **Design Requirement** | **Proposed** |
| 3.6.1.3 Setbacks for Dwelling Houses | * A dwelling house shall be setback a minimum of: * 5.5m from the primary street boundary for the dwelling; * 6.0m from the primary street boundary for the garage; * 3m from the secondary street boundary; * 5.5m from the secondary street boundary for the garage, where the garage is accessed directly from the secondary street; * 0.9m from any side boundary; and * 3m from the rear boundary for any part of the building that is up to 4.5m in height from ground level (existing); and * 8m from the rear boundary for any part of the building that is higher than 4.5m from ground level (existing). * Each dwelling shall have a minimum of   900mm unobstructed side access that is free from air conditioning units, rainwater tanks hot water systems, or any other structure that may block access to the rear of the dwelling. | \*\*\*\*\* |
| 3.6.1.4 Car Parking Rates for Dwelling Houses | A dwelling house shall be provided with a minimum of one undercover car parking space. | \*\*\*\*\* |
| 3.6.1.5 Private Open Space for Dwelling Houses | Dwelling house shall be provided with an area of private open space that:   * Is located behind the primary street building setback; * Has a minimum area of 75sqm; * Has a minimum width of 3m; * Includes a minimum levelled area of 5 x 5sqm; * Has a minimum unfragmented area of 60sqm; * Has an internal living room directly accessible to the outdoor private open space areas; and * Satisfies solar access requirements contained in section 3.4.4. | \*\*\*\*\* |
| 3.6.1.6 Site Services | * The location, design and construction of utility services shall satisfy requirements of the relevant servicing authority and Council. * Adequate provision shall be made available for all essential services (i.e. water, sewerage, electricity, gas, telephone, internet and stormwater drainage). All site services shall be placed underground. * All communication dishes, antennae and the like shall be located to minimise visual prominence. | \*\*\*\*\* |

# CONCLUSION

Development consent is sought for [INSERT DESCRIPTION HERE].

The proposal is permissible with consent and is consistent with the relevant development standards and controls and their overarching objectives as stipulated in CLEP 2015 and CSCDCP 2015 respectively.

Given the above, it is requested that Council grant development consent for the proposal.