

Statement of Environmental Effects

Alterations and Additions to a single dwelling.

Lot: 6 DP: 224409
6 Lamson Place, Greenacre
New South Wales, 2190

Canterbury-Bankstown City Council

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Revision

20/03/2024 – Issued to Designer – For Review

4/04/2024 – Issued to Designer – FINAL



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Introduction

This Statement of Environmental Effects has been prepared to accompany an application for the Alterations and Additions to a single dwelling at the subject site being 6 Lamson Place, Greenacre in accordance with Section 4.15 of the Environmental Planning and Assessment Act 1979 (EPA&A 1979).

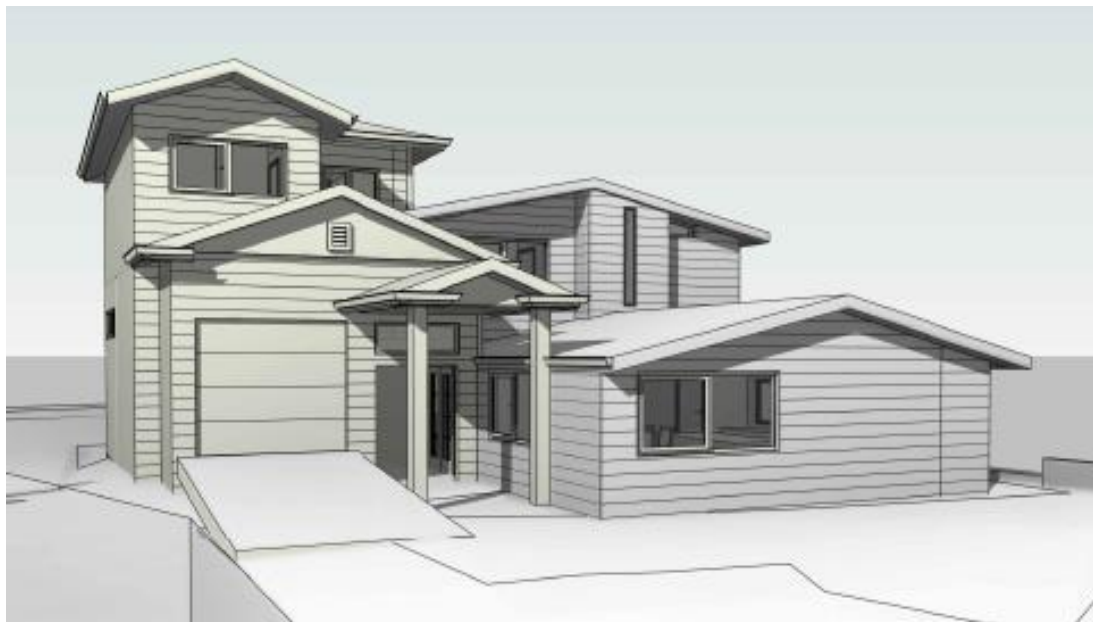


Figure 1. Proposed Development at 6 Lamson Place, Greenacre

This Statement, along with the supporting plans and reports, provide all the necessary information to assist the consent authority in making an informed assessment and favourable determination of the proposal in accordance with Section 4.15 of the Environmental Planning and Assessment Act 1979 (EPA&A 1979).

Local Character and Context

Character is what makes a neighbourhood distinctive. It is created by a combination of the land, public and private spaces and how they interact to make a distinctive character and identity of an area.

This includes the interplay between buildings, architectural style, subdivision patterns, activity, topography and vegetation.¹

¹ <http://www.planning.nsw.gov.au/Policy-and-Legislation/Local-character>



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Local Character

The area showcases a mix of buildings and architectural styles, contributing to its visual diversity. The subdivision patterns encompass various residential properties, offering housing options tailored to different preferences. The topography of the area includes varying elevations and views, enhancing the natural characteristics of the surroundings. Indigenous vegetation and well-maintained landscapes further contribute to the visual appeal, creating an inviting and aesthetically pleasing urban environment.

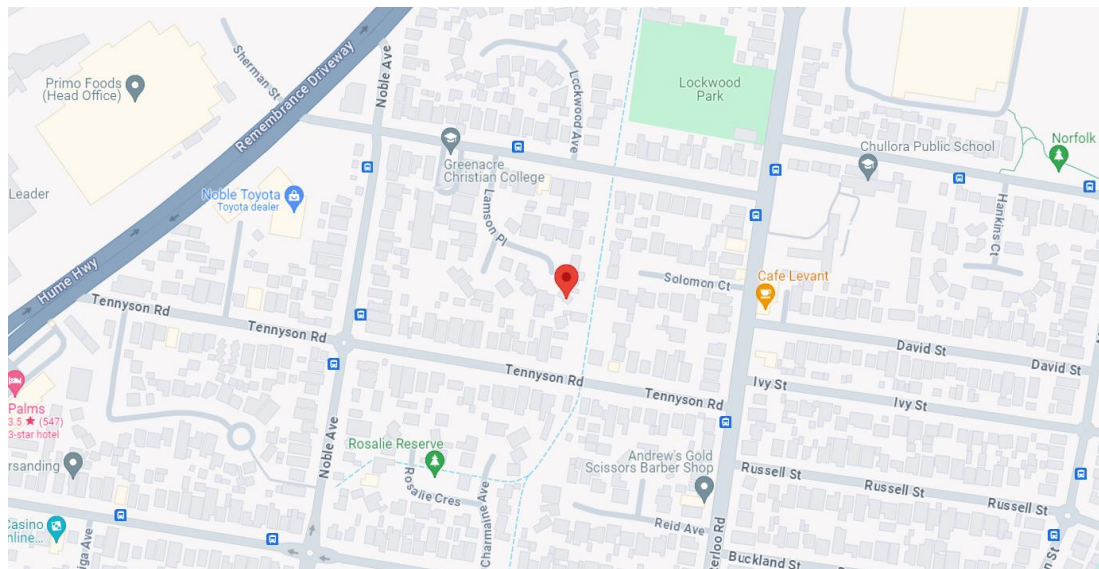


Figure 2. Local Character of 6 Lamson Place, Greenacre (Google Maps)

Neighbourhood Scale & Streetscape

The locality is characterised by similar lot sizes and frontages, containing both older and newer single and double storey dwellings, with associated pools, outbuildings and attached and detached garages.

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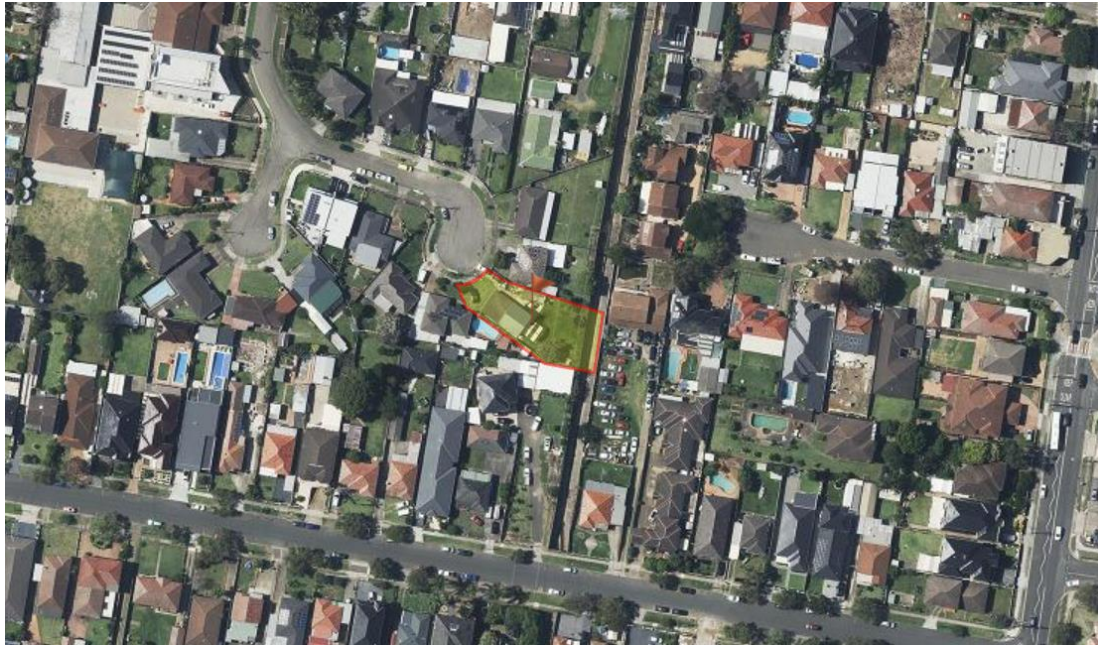


Figure 3. Neighbourhood scale 6 Lamson Place, Greenacre (SIX Maps)



Figure 4. Adjoining dwellings to the north on Lamson Place (Google Streetview)



Figure 5. Adjoining dwellings to the west on Lamson Place (Google Streetview)



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Figure 6. Dwellings adjacent the site on Lamson Place (Google Streetview)



Figure 7. Lamson Place looking north west (Google Streetview)

Site Scale

Lot: 6 DP: 224409 (6 Lamson Place, Greenacre) is an irregular shaped allotment with a total area of 853.6m² and a 12.19m frontage to Lamson Place. The site has a gradient from the rear to the front of the site of 0.12m (RL 30.20 – RL 30.08). The proposed site currently contains a single dwelling house.

The front of the site includes overhead power lines that run the length of Lamson Place. The site is not identified as a heritage item, adjoining or adjacent a heritage item or within a heritage conservation area. The site is not identified as being bushfire prone land but is flood affected. The site is not identified as containing biodiversity or riparian lands.



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Figure 8. Extract showing the current streetscape of 6 Lamson Place, Greenacre (Google Street view)

Planning History

A search of the eplanning portal does not reveal any applications or determinations for the site.



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The Proposal

The development proposes Alterations and Additions to a single dwelling consisting of:

Partial demolition of the ground and upper floor and removal of the existing garage.

Alterations and additions to the existing dwelling including:

Ground floor:

- New Entry, Living room and Single garage

1st Floor:

- New Bedroom 3 and Bedroom 4 and Bathroom

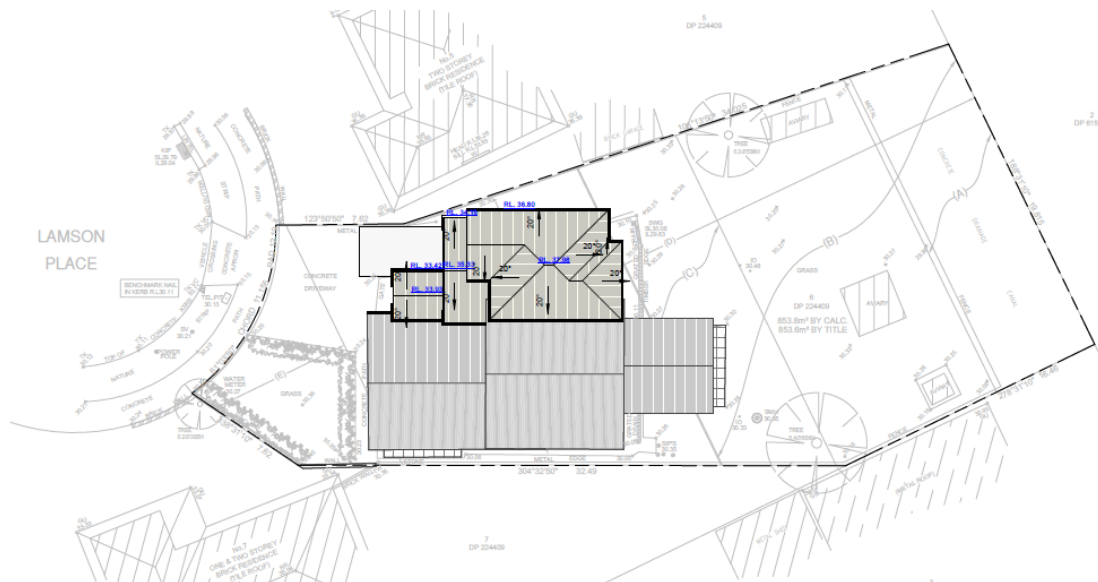


Figure 9. Site/Roof Plan of 6 Lamson Place, Greenacre (Design Formation Architects)

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Environmental Planning and Assessment Act 1979

1.3 Objects of Act

The objects of this Act are as follows—

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

- The Environmental aspects and impacts of the proposal are outlined and addressed within this Statement. The proposed development will have no detrimental impact on natural or other resources, with a Planning Use that complements the site and area and existing infrastructure.
- The development is orderly and rational, being consistent with the applicable Canterbury-Bankstown City Council planning controls in the R2 Low Density Residential Zone.
- The development maintains housing and the site is located in a residential area.
- There are no threatened species or the like in the area to be developed. The development will not have an environmental impact in relation to noise or air emissions. The site will be landscaped as part of the development.
- The site is not a heritage item or within proximity to a heritage item or located within a heritage conservation area.
- The proposal shows care and consideration for the existing and desired character of housing in the area. This ensures the amenity of the local area is reasonably protected.

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- The proposal will utilise high quality building materials and finishes. It will be designed to meet BCA criteria and access considerations to ensure appropriate protection to the health and safety of occupants.
- The process has allowed consideration of both State and Local Government environment.
- This application will be exposed to public comment in the usual manner, as outlined in the Development Control Plan.

Ecologically Sustainable Development

Ecologically Sustainable Development (ESD) is a key object of the Environmental Planning & Assessment Act, 1979. The definition, consideration and conceptualisation of ESD was well explained by Justice Preston in *Telstra Corporation Limited v Hornsby Shire Council* [2006] NSWLEC 133.

This included the “basic formulation” of “development that meets the needs of the present without compromising the ability of future generations to meet their own needs”:

Six Principles can be considered and applied:

- 1. Sustainable use - the aim of exploiting natural resources in a manner which is “sustainable” or “prudent” or “rational” or “wise” or “appropriate”*
- 2. Effective integration of economic and environmental considerations in the decision making process*
- 3. The precautionary principle (referred to in 6(2)(a) of the Protection of the Environment Administration Act)*
- 4. Inter-generational equity - the present generation should ensure that the health, diversity and productivity of the environment are maintained or enhanced for the benefit of future generations*
- 5. Conservation of biological diversity and ecological integrity should be a fundamental consideration; and*
- 6. Internalisation of environmental costs into decision-making for economic and other development plans, programmes and projects likely to affect the environment.*

The proposal is consistent with the principles of ESD as it does not exploit natural resources, it has been based soundly on economic and environmental considerations, the likely environmental impacts of the proposal are well understood and predictable, it doesn't deplete, does not unreasonably affect biological diversity or ecological integrity, and it provides an enduring asset for future generations.

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Section 4.15 of the Environmental Planning & Assessment (EP&A) Act 1979

(a)(i) – Provisions of any environmental planning instrument

State Environmental Planning Policies

State Environmental Planning Policy (Biodiversity and Conservation) 2021

Chapter 2 Vegetation in non-rural areas

The aims of this Chapter are—

- (a) to protect the biodiversity values of trees and other vegetation in non-rural areas of the State, and*
- (b) to preserve the amenity of non-rural areas of the State through the preservation of trees and other vegetation.*

The development does not propose the removal of any significant trees on the site.

State Environmental Planning Policy (Sustainable Buildings) 2022

The aims of this Policy are as follows—

- (a) to encourage the design and delivery of sustainable buildings,*
- (b) to ensure consistent assessment of the sustainability of buildings,*
- (c) to record accurate data about the sustainability of buildings, to enable improvements to be monitored,*
- (d) to monitor the embodied emissions of materials used in construction of buildings,*
- (e) to minimise the consumption of energy,*
- (f) to reduce greenhouse gas emissions,*
- (g) to minimise the consumption of mains-supplied potable water,*
- (h) to ensure good thermal performance of buildings.*

A BASIX Certificate is provided with this application.

State Environmental Planning Policy (Resilience and Hazards) 2021

Chapter 4 Remediation of Land

- (1) The object of this Chapter is to provide for a Statewide planning approach to the remediation of contaminated land.*
- (2) In particular, this Chapter aims to promote the remediation of contaminated land for the purpose of reducing the risk of harm to human health or any other aspect of the environment—*

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- (a) by specifying when consent is required, and when it is not required, for a remediation work, and*
- (b) by specifying certain considerations that are relevant in rezoning land and in determining development applications in general and development applications for consent to carry out a remediation work in particular, and*
- (c) by requiring that a remediation work meet certain standards and notification requirements.*

The site is not identified as requiring remediation under the *Contaminated land Management Act 1997*.

State Environmental Planning Policy (Transport and Infrastructure) 2021

Chapter 2 Infrastructure

The aim of this Chapter is to facilitate the effective delivery of infrastructure across the State by—

- (a) improving regulatory certainty and efficiency through a consistent planning regime for infrastructure and the provision of services, and*
- (b) providing greater flexibility in the location of infrastructure and service facilities, and*
- (c) allowing for the efficient development, redevelopment or disposal of surplus government owned land, and*
- (d) identifying the environmental assessment category into which different types of infrastructure and services development fall (including identifying certain development of minimal environmental impact as exempt development), and*
- (e) identifying matters to be considered in the assessment of development adjacent to particular types of infrastructure development, and*
- (f) providing for consultation with relevant public authorities about certain development during the assessment process or prior to development commencing, and*
- (g) providing opportunities for infrastructure to demonstrate good design outcomes.*

The site is not fronting or adjacent to a classified road, rail corridor or within the vicinity of a telecommunications structure requiring consideration under the SEPP.

Canterbury-Bankstown Local Environmental Plan (CBLEP) 2023

2.1 – 2.3 Zoning

Zone is R2 – Low Density Residential. The development (alterations and additions to existing dwelling houses) is permitted with consent and complies with the objectives of the zone which seek to:

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

2.7 Demolition requires development consent

The demolition of a building or work may be carried out only with development consent.

Consent is being sought through this application. Demolition is to be carried out in accordance with Australian Standard AS 2601—2001: The Demolition of Structures.

4.3 – Height of Buildings

(2) The height of a building on any land is not to exceed the maximum height shown for the land on the Height of Buildings Map.

(2A) Despite subclause (2), the following maximum building heights apply—
(a) 6m for a secondary dwelling that is not attached to the principal dwelling in Zone R2 in Area 1,
(b) 8.5m for a dwelling house in Zone R4 in Area 2,
(c) 11m for a building on a lot that is less than 5,000m² on land identified as “Area 1” on the Height of Buildings Map that is in Zone B6,

(2B) The maximum wall height for a secondary dwelling that is not attached to the principal dwelling in Zone R2 in Area 1 is 3m.

(2C) The maximum wall height for a dwelling house or dual occupancy in Zone R2 in Area 1 is 7m.

(2D) In this clause—
wall height means the vertical distance between the ground level (existing) and the higher of—

- (a) the underside of the eaves at the wall line, or*

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(b) the top of the parapet or the flat roof.

The development is for alterations and additions to a dwelling house located in Area 1. The existing dwelling and alterations and additions have an overall height of less than 9 metres and wall height of less than 7 metres (6.56 metres) measured to the underside of the eaves at the wall line.

4.4 – Floor space ratio

(2) The maximum floor space ratio for a building on any land is not to exceed the floor space ratio shown for the land on the Floor Space Ratio Map.

The maximum floor area permitted for this site is 0.5:1 (426.8sqm). The development proposes an FSR of 0.28:1 (242.66sqm).

5.10 Heritage

The site is not identified as a heritage item, adjoining or adjacent a heritage item or within a heritage conservation area.

5.21 Flood Planning

The land, or part of the land, is within the flood planning area (FPA) and consequently the probable maximum flood (PMF).

The land, or part of the land, is subject to flood related development controls.

The site is affected by the following Council & Sydney Water stormwater system components:

- *Sydney Water open channel with the associated easement along the eastern side within the property boundary. Refer to GIS map.*
- *Stormwater inundation from excess stormwater runoff from the upstream catchment and associated with the drainage system through Lamson Place.*

*The site will be subject to stormwater inundation from this overland flow path during large storm events. Refer to the attached "100 Year ARI Flood & PMF Extent Maps from Greenacre Park Catchment Study" showing the flood contours to m AHD**.*

Provision should be made on site, and at boundary fences, for this stormwater runoff to pass unobstructed over the site. Stormwater flowing naturally onto the site must not be impeded or diverted.

The development has been designed for stormwater runoff to pass unobstructed over the site. Stormwater flowing naturally onto the site will not be impeded or diverted. The development has been designed with floor levels above the 100-year ARI flood level of the site.

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6.1 Acid sulfate soils

The site is not identified as having acid sulfate soils.

6.2 Earthworks

- (2) *Development consent is required for earthworks unless—*
- (a) the earthworks are exempt development under this plan or another applicable environmental planning instrument, or*
 - (b) the earthworks are ancillary to—*
 - (i) development that is permitted without development consent under this plan, or*
 - (ii) development for which development consent has been granted.*

Earthworks are proposed for the development footings. The proposed earthworks will not adversely affect the existing drainage pattern and/or soil stability. There will be no impact on the amenity of the adjoining properties, and it is unlikely that any Aboriginal objects/relics will be disturbed given that the site has been disturbed by residential development already. All works can be undertaken using standard engineering practices. Erosion and sediment controls will be installed.

Therefore, Council can be satisfied that the work proposed can be undertaken in an appropriate manner, without any significant adverse impacts on the environment or the surrounding properties.

6.3 Stormwater management and water sensitive urban design

- (2) *This clause applies to land in Zones R2, R3, R4, B1, B2, B4, B5, B6, B7, IN1, IN2, SP1, SP2, RE1 and RE2.*
- (3) *Development consent must not be granted to development on land to which this clause applies unless the consent authority is satisfied that the development—*
- (a) is designed to maximise the use of water permeable surfaces on the land having regard to the soil characteristics affecting on-site infiltration of water, and*
 - (b) includes, if practicable, on-site stormwater retention for use as an alternative supply to mains water, groundwater or river water, and*
 - (c) avoids significant adverse impacts of stormwater runoff on the land on which the development is carried out, adjoining properties and infrastructure, native bushland and receiving waters, or if the impact cannot be reasonably avoided, minimises and mitigates the impact, and*
 - (d) includes riparian, stormwater and flooding measures, and*
 - (e) is designed to incorporate the following water sensitive urban design principles—*

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- (i) protection and enhancement of water quality, by improving the quality of stormwater runoff from urban catchments,*
- (ii) minimisation of harmful impacts of urban development on water balance and on surface and groundwater flow regimes,*
- (iii) integration of stormwater management systems into the landscape in a way that provides multiple benefits, including water quality protection, stormwater retention and detention, public open space and recreational and visual amenity.*

Refer to stormwater plan. Stormwater collected from the additional roof area will be collected and diverted to the existing stormwater infrastructure which is understood to have sufficient capacity for the development. Invert levels to discharge points to be confirmed on site. The proposed development will not adversely affect the existing drainage pattern and/or soil stability. There will be no impact on the amenity of the adjoining properties. All works can be undertaken using standard engineering practices. Erosion and sediment controls will be installed.

Therefore, Council can be satisfied that the work proposed can be undertaken in an appropriate manner, without any significant adverse impacts on the environment or the surrounding properties.

6.9 Essential services

Development consent must not be granted to development unless the consent authority is satisfied that the following services that are essential for the development are available or that adequate arrangements have been made to make them available when required—

- (a) the supply of water,*
- (b) the supply of electricity,*
- (c) the disposal and management of sewage,*
- (d) stormwater drainage or on-site conservation,*
- (e) waste management,*
- (f) suitable vehicular access.*

The site contains an existing dwelling and is situated within an existing suburban area and accordingly the development will be augmented and connected to the existing public utility infrastructure available (i.e. power, water, sewer, gas, telecommunications and the like). It is understood there is sufficient capacity to accommodate the needs of the proposal subject to appropriate augmentation works.

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(a)(ii) – Provisions of any draft environmental planning instrument

The NSW Department of Planning & Environment regularly review SEPPs to ensure they are up-to-date, effective and simple. Below are policies (at March 2024) that have recently been or are now under review:

<https://www.planning.nsw.gov.au/policy-and-legislation/state-environmental-planning-policies/consolidated-state-environmental-planning-policies>

<https://www.planning.nsw.gov.au/policy-and-legislation/state-environmental-planning-policies/corridor-protection-sepp>

<https://www.planning.nsw.gov.au/policy-and-legislation/exempt-and-complying-development-policy/housekeeping-amendments-to-the-codes-sepp>

<https://www.planning.nsw.gov.au/plans-for-your-area/priority-growth-areas-and-precincts/penrith-lakes>

<https://www.planning.nsw.gov.au/policy-and-legislation/state-environmental-planning-policies/primary-production-and-rural-development>

<https://www.planning.nsw.gov.au/policy-and-legislation/state-environmental-planning-policies/repeal-of-operational-sepps>

<https://www.planning.nsw.gov.au/policy-and-legislation/state-environmental-planning-policies/sydney-metro-northwest-srd-sepp>

Though the DRAFT SEPPs have been taken into consideration when preparing this proposal, the provisions of existing planning controls still apply (and have been applied in this proposal).

(a)(iii) – Provisions of any development control plan

Canterbury-Bankstown Development Control Plan 2023

While the DCP is a relevant consideration when making a determination of this proposal, Council is reminded that the proclamation of the Environmental Planning and Assessment Amendment Act 2012 on 1 March 2013 confirmed the status and weight that should be placed on development control plans when making a determination of a development application.

The amendments to the Environmental Planning and Assessment Act 1979 clarified the purpose, status and content of development control plans (DCPs), and how they are to be taken into account during the development assessment

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process. The Amendment Act makes it clear that the ***principal purpose of a DCP is to provide guidance to a consent authority*** on land to which the DCP applies.

The Amendment Act reinforces that the ***provisions contained in a DCP are not statutory requirements and are for guidance purposes only***. Furthermore, it should be noted that the weight a consent authority gives to a DCP in assessing a development application will depend on a number of factors, including whether the DCP provides a sensible planning outcome. The Amendment Act confirms that Council can confidently apply development control plans ***flexibly*** and if a development application does not comply with provisions in a DCP, a consent authority ***must be flexible*** in the way it applies the controls and also allow for reasonable alternative solutions to achieve the objectives of those standards.

Chapter 5 – Residential Accommodation – 5.1 Former Bankstown LGA

Section 2 – Dwelling houses	
Storey limit (not including basements)	
2.1 The storey limit for dwelling houses is two storeys.	The development does not propose to exceed the two (2) storey limit.
2.2 The siting of dwelling houses and landscape works must be compatible with the existing slope and contours of the site and any adjoining sites. Council does not allow any development that involves elevated platforms on columns; or excessive or unnecessary terracing, rock excavation, retaining walls or reclamation.	The development is compatible with the existing slope and contours of the site and adjoining sites.
2.3 Any reconstituted ground level on the site must not exceed a height of 600mm above the ground level (existing) of an adjoining site except where: (a) the dwelling house is required to be raised to achieve a suitable freeboard in accordance with Chapter 2.2 of this DCP; or (b) the fill is contained within the ground floor perimeter of the dwelling house to a height no greater than 1 metre above the ground level (existing) of the site.	The development proposes fill contained within the ground perimeter of the dwelling to a height of 0.86m (RL31.4 minus 300 for the slab) to raise the floor level above the 100-year ARI* flood level at the site.
Setback restrictions	
2.4 The erection of dwelling houses is prohibited within 9 metres of an existing animal boarding or training establishment.	The site is located within an existing low density residential area not within 9m of an existing animal boarding or training establishment.
Street setbacks	
2.5 The minimum setback for a building wall to the primary street frontage is:	The development does not change the front setback at ground level of >5.5m. The development increases

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(a) 5.5 metres for the first storey (i.e. the ground floor); and (b) 6.5 metres for the second storey.	the setbacks towards the road frontage at upper level at a distance of more than 6.5 metres.
2.6 The minimum setback to the secondary street frontage is: (a) 3 metres for a building wall; and (b) 5.5 metres for a garage or carport that is attached to the building wall.	N/A. The site does not have a secondary road frontage
Side setbacks	
2.7 For the portion of the building wall that has a wall height less than or equal to 7 metres, the minimum setback to the side boundary of the site is 0.9 metre.	The existing dwelling and alterations and additions have a wall height of less than 7m. The development maintains a side setback of 0.9m.
2.8 For the portion of the building wall that has a wall height greater than 7 metres, the minimum setback to the side boundary of the site is 1.5 metres. Council may vary this requirement where a second storey addition to an existing dwelling house demonstrates it must use the ground floor walls for structural support.	As above.
2.9 The basement level must not project beyond the ground floor perimeter of the dwelling house.	A basement is not existing or proposed.
Private open space	
2.10 Dwelling houses must provide a minimum 80m ² of private open space behind the front building line. This may be in the form of a single area or a sum of areas provided the minimum width of each area is 5 metres throughout.	The development provides a POS of: 80sqm, and 8m x 10m
Access to sunlight	
2.11 At least one living area must receive a minimum three hours of sunlight between 8.00am and 4.00pm at the mid-winter solstice. Council may allow light wells and skylights to supplement this access to sunlight provided these building elements are not the primary source of sunlight to the living areas.	At least one living area will receive a minimum three hours of sunlight between 8.00am and 4.00pm at the mid-winter solstice.
2.12 At least one living area of a dwelling on an adjoining site must receive a minimum three hours of sunlight between 8.00am and 4.00pm at the mid-winter solstice. Where this requirement cannot be met, the development must not result with additional overshadowing on the affected living areas of the dwelling.	At least one living area of a dwelling on an adjoining site will receive a minimum three hours of sunlight between 8.00am and 4.00pm at the mid-winter solstice.
2.13 A minimum 50% of the private open space required for the dwelling house and a minimum 50% of the private open space of a dwelling on an adjoining site must receive at least three hours of sunlight between 9.00am and 5.00pm at the equinox. Where this requirement cannot be met for	A minimum 50% of the private open space required for the dwelling house and a minimum 50% of the private open space of a dwelling on an adjoining site will receive at least three hours of sunlight between 9.00am and 5.00pm at the equinox

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a dwelling on an adjoining site, the development must not result with additional overshadowing on the affected private open space.	
2.14 Development should avoid overshadowing any existing solar hot water system, photovoltaic panel or other solar collector on the site and neighbouring sites.	There are no existing solar hot water system, photovoltaic panel or other solar collector on the site and/or neighbouring sites.
Visual privacy	
2.15 Where development proposes a window that directly looks into the living area or bedroom window of an existing dwelling, the development must: (a) offset the windows between dwellings to minimise overlooking; or (b) provide the window with a minimum sill height of 1.5 metres above floor level; or (c) ensure the window cannot open and has obscure glazing to a minimum height of 1.5 metres above floor level; or (d) use another form of screening to the satisfaction of Council.	The development does not propose a window that directly looks into the living area or bedroom window of an existing dwelling.
2.16 Where development proposes a window that directly looks into the private open space of an existing dwelling, the window does not require screening where: (a) the window is to a bedroom, bathroom, toilet, laundry, storage room, or other non-habitable room; or (b) the window has a minimum sill height of 1.5 metres above floor level; or (c) the window has translucent glazing to a minimum height of 1.5 metres above floor level; or (d) the window is designed to prevent overlooking of more than 50% of the private open space of a lower-level or adjoining dwelling.	The development does not propose windows that directly looks into the private open space of an existing dwelling.
2.17 Council may allow dwelling houses to have an upper floor side or rear balcony solely where the balcony is not accessible from a living area or hallway, and the balcony design: (a) does not have an external staircase; and (b) does not exceed a width of 1.5 metres throughout; and (c) incorporates a form of screening to the satisfaction of Council such as partially recessing the balcony into the building.	No side or rear balconies are existing or proposed in the development.
2.18 Council does not allow dwelling houses to have roof-top balconies and the like.	No roof-top balconies and the like are existing or proposed in the development.
Building design	

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2.19 The maximum roof pitch for dwelling houses is 35 degrees.	The development proposes a pitch commensurate with the existing dwelling on the site.
2.20 Council may allow dwelling houses to have an attic provided the attic design: (a) accommodates no more than two small rooms (for the purposes of a bedroom and/or study) and a bathroom plus an internal link to the storey below; and (b) ensures the attic does not give the external appearance of a storey.	No attics are existing or proposed in the development.
2.21 The design of dormers must: (a) be compatible with the form and pitch of the roof; and (b) must not project above the ridgeline of the main roof; and (c) must not exceed a width of 2 metres; and (d) the number of dormers must not dominate the roof plane.	N/A. A dormer is not existing or proposed.
2.22 Development in the foreshore protection area (refer to map in Appendix 1) must use non-reflective materials that are compatible with the natural characteristics and colours of the area (such as olive green, grey and dark brown).	N/A. The development does not propose an attic.
Building design (car parking)	
2.23 Development on land bounded by Birdwood Road, Bellevue Avenue and Rex Road in Georges Hall must: (a) comply with the road pattern shown in Appendix 2; and (b) ensure vehicle access from Balmoral Crescent to land at 107–113 Rex Road in Georges Hall is provided for no more than 10 dwellings as shown in Appendix 3.	The site is not land bounded by Birdwood Road, Bellevue Avenue and Rex Road in Georges Hall.
2.24 Development must locate the car parking spaces behind the front building line with at least one covered car parking space for weather protection. Despite this clause, Council may allow one car parking space to locate forward of the front building line provided: (a) the car parking space forward of the front building line is uncovered and located in a stacked arrangement on the driveway in front of the covered car parking space; and (b) the covered car parking space is setback a minimum 6 metres from the primary and secondary street frontages.	The proposed attached single garage is located behind the front building line and is setback more than 6m from the street.

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<p>2.25 Despite clause 2.24, Council may consider a single carport forward of the front building line of an existing dwelling house solely where:</p> <ul style="list-style-type: none"> (a) there is no existing garage on the site; (b) there is no side or rear vehicle access to the site; (c) the site does not contain a heritage item or is not within a heritage conservation area or local character area; (d) the site is in the vicinity of existing, approved carports on adjacent sites that are forward of the front building line; (e) the maximum width of the single carport is 3 metres; (f) it is of a simple posted design, with no side panel infill; (g) there is no solid panel lift or roller shutter door proposed; (h) the carport is setback a minimum 1 metre from the primary and secondary street frontages; (i) the carport achieves a high quality design and has a roof design that is compatible with the dwelling house. 	<p>N/A. As above.</p>
<p>2.26 Where development proposes a garage with up to two car parking spaces facing the street, Council must ensure the garage architecturally integrates with the development and does not dominate the street facade.</p>	<p>N/A. The development proposes a single attached garage.</p>
<p>2.27 Where development proposes a garage with more than two car parking spaces facing the street, Council must consider the architectural merit of the development and may allow the garage provided:</p> <ul style="list-style-type: none"> (a) the building is at least two storeys in height, and (b) the garage is architecturally integrated with the upper storey by: <ul style="list-style-type: none"> (i) ensuring the garage does not project more than 3 metres forward of the upper storey street facade; and (ii) designing a covered balcony, rooms or other architectural features of the upper storey to extend over the garage roof. <p>This clause prevails where there is a numerical inconsistency with another clause in this chapter of the DCP.</p>	<p>N/A. As above.</p>
<p>Landscape</p>	
<p>2.28 Development must retain and protect any significant trees on the site and adjoining sites. To achieve this clause, the development may require a</p>	<p>The development does not propose the removal of a tree. The development is not within the area required for tree protection measures.</p>

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design alteration or a reduction in the size of the dwelling house.	
<p>2.29 Development must landscape the following areas on the site by way of trees and shrubs with preference given to native vegetation endemic to Canterbury-Bankstown (refer to the Landscape Guide for a list of suitable species):</p> <p>(a) a minimum 45% of the area between the dwelling house and the primary street frontage; and</p> <p>(b) a minimum 45% of the area between the dwelling house and the secondary street frontage; and</p> <p>(c) plant at least one 75 litre tree between the dwelling house and the primary street frontage (refer to the Landscape Guide for a list of suitable trees in Canterbury-Bankstown); and</p> <p>(d) for development in the foreshore protection area (refer to map in Appendix 1), plant native trees with a mature height greater than 12 metres adjacent to the waterbody.</p>	The development maintains landscaped area throughout the site.

Chapter 2.1 – Site Analysis

SECTION 1–SITE ANALYSIS PLANS	
<p>1.1 Development for the following purposes must submit a site analysis plan:</p> <p>(a) attached dwellings</p> <p>(b) boarding houses</p> <p>(c) manor houses</p> <p>(d) multi dwelling housing</p> <p>(e) multi dwelling housing (terraces)</p> <p>(f) residential flat buildings</p> <p>(g) serviced apartments</p> <p>(h) shop top housing</p> <p>(i) housing estates</p> <p>(j) mixed use development containing dwellings</p> <p>(k) Torrens Title subdivision that proposes three or more lots.</p>	Refer to site analysis plan.

Chapter 2.2 – Flood Risk Management

SECTION 1–FLOOD RISK MANAGEMENT IN THE FORMER BANKSTOWN LOCAL GOVERNMENT AREA	
SECTION 3–DEVELOPMENT CONTROLS	
<p>3.1 The proposed development should not result in any significant increase in risk to human life, or in a significant increase in economic or social costs as a result of flooding.</p>	The land, or part of the land, is within the flood planning area (FPA) and consequently the probable maximum flood (PMF).

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<p>3.2 The proposal should only be permitted where effective warning time and reliable access is available to an area free of risk from flooding, consistent with any relevant flood plan or flood evacuation strategy.</p> <p>3.3 Development should not significantly increase the potential for damage or risk other properties either individually or in combination with the cumulative impact of development that is likely to occur in the same floodplain.</p> <p>3.4 Motor vehicles are able to be relocated, undamaged, to an area with substantially less risk from flooding, within effective warning time.</p> <p>3.5 Procedures would be in place, if necessary, (such as warning systems, signage or evacuation drills) so that people are aware of the need to evacuate and relocate motor vehicles during a flood and are capable of identifying the appropriate evacuation route.</p> <p>3.6 To minimise the damage to property, including motor vehicles arising from flooding.</p> <p>3.7 Development should not result in significant impacts upon the amenity of an area by way of unacceptable overshadowing of adjoining properties, privacy impacts (e.g. by unsympathetic house-raising) or by being incompatible with the streetscape or character of the locality.</p>	<p>The land, or part of the land, is subject to flood related development controls.</p> <p>The site is affected by the following Council & Sydney Water stormwater system components:</p> <ul style="list-style-type: none"> • Sydney Water open channel with the associated easement along the eastern side within the property boundary. Refer to GIS map. • Stormwater inundation from excess stormwater runoff from the upstream catchment and associated with the drainage system through Lamson Place. <p>The site will be subject to stormwater inundation from this overland flow path during large storm events. Refer to the attached "100 Year ARI Flood & PMF Extent Maps from Greenacre Park Catchment Study" showing the flood contours to m AHD**.</p> <p>Provision should be made on site, and at boundary fences, for this stormwater runoff to pass unobstructed over the site. Stormwater flowing naturally onto the site must not be impeded or diverted.</p> <p>The development has been designed for stormwater runoff to pass unobstructed over the site. Stormwater flowing naturally onto the site will not be impeded or diverted. The development has been designed with floor levels above the 100-year ARI flood level of the site.</p> <p>The development is to be overseen by an engineer to ensure flood compatible materials area used.</p>
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Chapter 3.1 – Development Engineering Standards

Section 3 – Stormwater drainage systems	
Development impacted by stormwater systems	
<p>3.1 Applicants must apply to Council for a Stormwater System Report (SSR), prior to DA submission, if the site is noted on Council's SSR register as affected by Council's stormwater drainage pipelines and/or affected by potential local stormwater flooding. The development must be</p>	<p>The applicant has applied to Council for an SSR prior to DA submission.</p>

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<p>designed to consider the recommendations of the SSR and satisfy the requirements of this DCP.</p> <p>It is the applicant's responsibility to locate and verify Council's stormwater drainage system as shown on the SSR or other information given by Council, including OLFPs where the stormwater system is located within the site.</p> <p>Development must be designed and constructed to make provision for overland flow from stormwater runoff generated by external upstream catchments.</p>	
Disposal of stormwater runoff	
<p>3.2 Site stormwater drainage systems should be designed to flow under gravity, and be connected to Council's stormwater drainage system at the nearest suitable location or CDL benefiting the site. Site drainage design should follow the natural fall of the catchment to a pipeline connection point that has been designed for the runoff. Catchment redirections may be permitted subject to compliance with requirements outlined below.</p> <p>A separate approval to connect to Council's stormwater drainage system must be obtained from Council. Permission to carry out the works must be obtained by applying for the relevant Work Permit.</p> <p>The final number of drainage outlets will be determined by Council through the WP process and the Storm Water Connection Plan Approval.</p> <p>Pipelines constructed across the footway must generally be confined to within the site frontage. In certain circumstances Council may consider allowing the pipeline to extend a maximum of 20m along the footway in front of adjoining site. The applicant must demonstrate that the development potential of the adjoining site, including construction of VFCs, will not be adversely affected.</p>	<p>Stormwater collected from the additional roof area will be collected and diverted to the existing stormwater infrastructure which is understood to have sufficient capacity for the development. Invert levels to discharge points to be confirmed on site.</p>

Chapter 3.2 – Parking

Section 2 – Off-Street Parking Rates	
Off-street parking rates	
<p>2.1 Development must use the Off-Street Parking Schedule to calculate the amount of car, bicycle and service vehicle parking spaces that are required on the site.</p>	<p>Required: 2 car spaces. Provided: 2 car spaces</p>
<p>2.2 In calculating the total number of car parking spaces required for development, these must be:</p>	<p>N/A. Car parking is provided in accordance with the above clause.</p>

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<p>(a) rounded down if the fraction of the total calculation is less than half (0.5) a space; or</p> <p>(b) rounded up if the fraction of the total calculation is equal or more than half (0.5) a space; and</p> <p>(c) must include a room that is capable of being converted to a bedroom.</p>			
<p>2.3 Development comprising more than one land use must provide the combined parking requirement based on the individual rates of parking for each land use identified in the Off-Street Parking Schedule.</p>			N/A. The development comprises of a dwelling house.
<p>2.4 Car parking (and associated space such as access aisles) in excess of the Off-Street Parking Schedule will be counted as gross floor area.</p>			Noted.
<p>2.5 Development not included in the Off-Street Parking Schedule must submit a parking study for Council's consideration. A qualified traffic consultant must prepare the parking study.</p>			N/A
<p>2.6 The Off-Street Parking Schedule does not apply to changes of uses to business premises, food and drink premises, medical centres, office premises, recreation facilities (indoor), shops and veterinary hospitals within Zones B1, B2 and B4 provided:</p> <p>(a) The new use does not result in an increase in the gross floor area of any building within which it is carried out.</p> <p>(b) The new use does not cause the contravention of any existing condition of the most recent development consent (other than a complying development certificate) that applies to the premises relating to car parking and vehicular movement.</p>			The development is for alterations and additions to a single dwelling.
Land use	Car spaces	Bicycle spaces	
Dwelling houses	2 car spaces.	Not applicable	

Chapter 3.3 – Waste Management

Section 3 – Residential development	
All residential development types	
<p>3.1 Council or its contractors are solely to provide the waste services to all residential development types as required under the Local Government Act 1993.</p>	The development does not change the approved waste management for the site.
<p>3.2 Each dwelling is to have:</p> <p>(a) A waste storage cupboard in the kitchen capable of holding two days waste and recycling and be sufficient to enable separation of recyclable materials.</p> <p>(b) A suitable space in the kitchen for a caddy to collect food waste.</p>	Sufficient area for waste is available in the kitchen capable of holding two days waste and recycling and be sufficient to enable separation of recyclable materials

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3.3 Development must provide an adequate sized bin storage area behind the front building line to accommodate all allocated bins.	Sufficient area is available to the side of the dwelling for the storage of waste bins
3.4 The location of the bin storage area must not adversely impact on the the streetscape, building design or amenity of dwellings.	The location of the bin storage area does not adversely impact on the streetscape, building presentation or amenity of occupants and adjoining dwellings.
3.5 The location of the bin storage area should ensure this area: (a) is screened or cannot be viewed from the public domain; and (b) is away from windows of habitable rooms to reduce adverse amenity impacts associated with noise, odour and traffic.	The location of the bin storage area ensures this area: (a) is screened or cannot be viewed from the public domain; and (b) is away from windows of habitable rooms to reduce adverse amenity impacts associated with noise and odour
3.6 The location of the bin storage area is to be convenient to use for the dwelling occupants and caretakers, through reducing the bin travel distance from the bin storage area to the nominated kerbside collection point. The bin-carting route from the bin storage area to the collection point must not pass through any internal areas of the building/dwelling and must avoid stairs or slopes.	The location of the bin storage area is convenient to use for the dwelling occupants, through reducing the bin travel distance from the bin storage area to the nominated kerbside collection point. The bin-carting route from the bin storage area to the collection point must does not pass through any internal rooms of the dwelling and avoids stairs or slopes
3.7 Where possible, development may consider providing each dwelling with a suitable space for composting and worm farming, located within the backyard, private courtyard or open space. Composting facilities should locate on an unpaved area, with a minimum size of 1m ² per dwelling.	Noted.
3.8 Dwellings are to have access to an adequately sized on-site storage area to store bulky waste awaiting collection.	Sufficient storage is maintained by the development.
3.9 Development must comply with the requirements of the applicable Waste Design for New Developments Guide.	The development does not change the approved waste management for the site.

Chapter 3.4 – Sustainable Development

Section 2 – Water conservation	
2.1 Proposals for new development with a gross floor area less than 5,000m ² and proposals for extensions to existing developments below 5,000m ² seeking to expand by 50% or more of the existing floor area must comply with Requirement W1.	The development is for alterations and additions to a single dwelling with a gross floor area of less than 5,000m ² . Refer to BASIX for water conservation measures.
2.2 Proposals for new development or extensions with a floor area greater than or equal to 5,000m ² of gross floor area must comply with Requirements W1 and W2.	N/A

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Section 3 – Energy minimisation	
3.1 Proposals for new development where the total gross floor area is below 5,000m ² ; and extensions to existing uses below 5,000m ² that involve an increase in 50% or more of the existing gross floor area must comply with Requirements E1 and E2.	The development is for alterations and additions to a single dwelling with a gross floor area of less than 5,000m ² . Refer to BASIX for energy minimization measures.

Chapter 3.7 – Landscape

Section 2 – Landscape design	
Existing vegetation and natural features	
2.1 New landscaping is to complement the existing street landscaping and improve the quality of the streetscape.	Landscaping is maintained throughout the site.
2.2 Development, including alterations and additions, is to minimise earthworks (cut and fill) in order to conserve site soil. Where excavation is necessary, the reuse of excavated soil on site is encouraged.	The development proposes fill contained within the ground perimeter of the dwelling to a height of 0.86m (RL31.4 minus 300 for the slab) to raise the floor level above the 100-year ARI* flood level at the site.
Design and location of landscape	
2.3 The landscape design is to contribute to and take advantage of the site characteristics.	Landscaping is maintained throughout the site.
2.4 The landscape design is to improve the quality of the streetscape and communal open spaces by: (a) providing appropriate shade from trees or structures; (b) defining accessible and attractive routes through the communal open space and between buildings; (c) providing screens and buffers that contribute to privacy, casual surveillance, urban design and environmental protection, where relevant; (d) improving the microclimate of communal open spaces and hard paved areas; (e) locating plants appropriately in relation to their size including mature size; (f) softening the visual and physical impact of hard paved areas and building mass with landscaping that is appropriate in scale; (g) including suitably sized trees, shrubs and groundcovers to aid climate control by providing shade in summer and sunlight in winter.	As above.
2.5 The landscape of setbacks and deep soil zones must: (a) provide sufficient depth of soil to enable the growth of mature trees; (b) use a combination of groundcovers, shrubs and trees;	As above.

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(c) use shrubs that do not obstruct sightlines between the site and the public domain; and (d) where buffer or screen planting is required, use continuous evergreen planting consisting of shrubs and trees to screen the structure, maintain privacy and function as an environmental buffer.	
Trees	
2.6 Development must consider the retention of existing trees in the building design.	The development retains existing trees to the rear of the site.
2.7 Development must plant at least one canopy tree for every 12m of front and rear boundary width and: (a) Canopy trees are to be of a minimum 75 litre pot size. (b) Use deciduous trees in small open spaces, such as courtyards, to improve solar access and control of microclimate. (c) Place evergreen trees well away from the building to allow the winter sun access. (d) Select trees that do not inhibit airflow. (e) Provide shade to large hard paved areas using tree species that are tolerant of compacted/deoxygenated soils.	The development retains existing trees to the rear of the site. There is sufficient space on the site for the planting of additional trees, should that be required.
2.8 Development must provide street trees that will contribute to the canopy where possible.	Noted.

(a)(iia) – Provisions of any planning agreement

There is no planning agreement in conjunction with this proposal.

(a)(iv) – Provisions of the Environmental Planning and Assessment Regulation 2001 (EP&A Regulation 2001)

The Application has been made in accordance with the relevant matters prescribed by the Regulations.

(b) – the likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality

The site is considered suitable for the proposed development.

Context & Setting

The development site currently contains residential dwelling. The surrounding area is characterized by similar sized lots and developments. The proposed



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development is expected to be consistent with existing development on the lot and adjoining lots.

Access, Transport and Traffic

The site has frontage to Lamson Place. The development is not expected to result in significant additional vehicle movements with the current road network being suitably designed for the current road construction. The development does not require a change to the vehicle access to the site.

Public Domain

A contribution under the S.7.12 contribution plan is not considered payable given the development type.

Utilities

The development includes the augmentation or upgrading of essential services required for the development.

Heritage

The site is not identified as a heritage item, adjoining or adjacent a heritage item or within a heritage conservation area.

Other Land Resources

The development seeks a residential use on the land.

Water

The development site has provision of Council's water services to the development site.

Soils

There is no previous history of usage on the site that could potentially lead to a risk in site contamination. It is considered that the sites soils are adequate for the development.

Air and microclimate

The proposed development is considered to have minimal impact on the existing microclimate in the area.

Flora and fauna

The development site is not expected to contain any critical habitats or threatened or endangered ecological communities. The development does not prevent access of any species to the site and does not require the removal of any remnant vegetation. The development will retain vegetation to the allotment

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boundaries. The lot does not appear on the NSW Biodiversity Values Map as a lot identified as containing areas of biodiversity value.

Waste

Minimal waste will be generated from the operation of the development. Waste from the development may be managed on site.

Energy

The development includes eco-friendly practices in accordance with BASIX.

Noise & vibration

The development will not result in any noise and vibration with the exception of the construction phase. Council's standard hours of operation will be imposed during construction works.

Natural hazards

The site is identified as being subject to flooding, having been adequately addressed.

Technological hazards

Previously addressed throughout the report – natural hazards, soils, etc.

Safety, security & crime prevention

The development will not result in any decrease in safety, security and prevention of crime in the surrounding area. The new alterations and additions will provide an increase in passive surveillance of the surrounding environment.

Social & Economic impact in the locality

The development will have a positive social impact on the surrounding area. The development will be consistent with development on the existing and adjoining allotments.

Site design and internal design

The proposed development will be located with adequate setbacks from all lot boundaries.

Construction

Any construction works must be compliant with the Building Code of Australia.

Cumulative impacts

The proposed development is considered to be compliant with surrounding land uses and approval of the application is not expected to result in any unacceptable land use conflicts. Pertinent matters have been addressed in

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detail in this report, which demonstrates that the development is consistent with applicable planning legislation.

(c) – the suitability of the site for the development

Lot: 6 DP: 224409 (6 Lamson Place, Greenacre) is an irregular shaped allotment with a total area of 853.6m² and a 12.19m frontage to Lamson Place. The site has a gradient from the rear to the front of the site of 0.12m (RL 30.20 – RL 30.08). The proposed site currently contains a single dwelling house.

The development proposes Alterations and Additions to a single dwelling.

The site is suitable for the development being compatible with the objectives of the zone. The development is compatible with the locality and the site attributes are conducive to development.

The proposed development is permissible with consent and complies with the objectives of the zone by providing a variety of housing types to satisfy the needs of the community, that ensures amenity for both the occupants and the surrounding neighbours, that is compatible with the density of the area.

The front of the site includes overhead power lines that run the length of Lamson Place. The site is not identified as a heritage item, adjoining or adjacent a heritage item or within a heritage conservation area. The site is not identified as being bushfire prone land but is flood affected. The site is not identified as containing biodiversity or riparian lands.

The proposed development is consistent with the existing and future development in the locality. The development has access from a public road and Council's utility services are available to the site. The site is considered to be suitable for development.

(d) – any submissions made in accordance with the EP&A Act or EP&A Regulation

This application will be exposed to public comment in the usual manner, as outlined in the Development Control Plan, however it is not anticipated that this process will raise any significant objections if any. We do not anticipate any submissions from neighbouring properties.

(e) – the public interest

The proposed development is within the public interest.

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Conclusion

The proposed development has been designed in a way that it addresses the site abilities and constraints whilst satisfactorily demonstrating compliance with the Environmental Planning and Assessment Act 1979 (EPA&A 1979) and Council's local planning instruments and guidelines.

Accordingly, this Development Application is submitted in the belief that it deserves council's favourable consideration.

Yours Faithfully,



Tania Hannaford



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	<p>Design Matters National Member Accredited Home Energy Efficiency Assessor NatHERS Accreditations: ✓ Thermal Performance Assessor ✓ Whole of Home Assessment</p>	
<p>DMN Accreditation Number: DMN/21/2023</p>		

Plan for Tomorrow has not undertaken a site visit for the purposes of this report. This report is provided exclusively for the purposes described in this report. No liability is extended for any other use or to any other party. The report is based on conditions prevailing at the time of the report and information provided by the client. The report is only for which the land to which the report relates and only for the day it is issued. This report should be read in conjunction with submitted documents and plans relevant to the Application.

