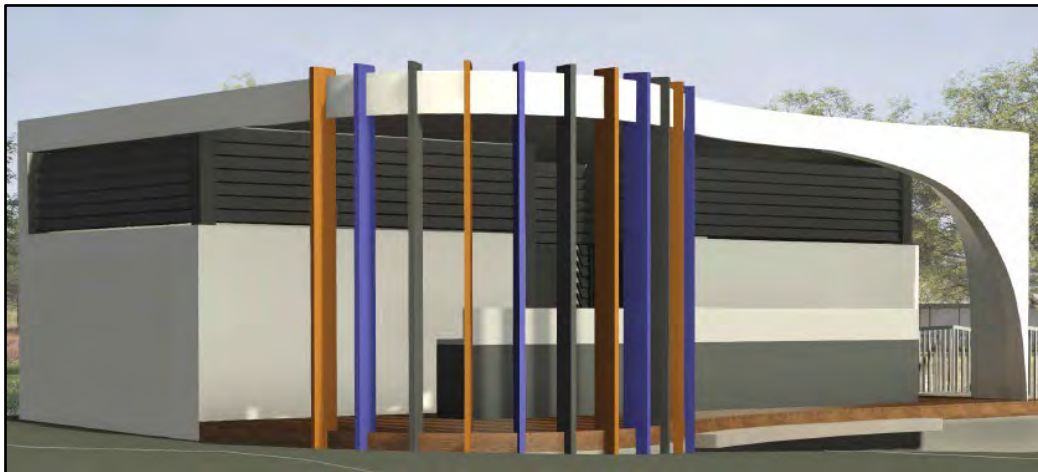


STATEMENT OF ENVIRONMENTAL EFFECTS

55 MacDonald Street, Lakemba



Demolition of the existing structures on the site and construction of an outdoor open space with ancillary amenities, in association with Rissalah College to the east of the site

Submitted to Canterbury-Bankstown Council

On Behalf of ES Design

May 2024

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1. INTRODUCTION

ABC Planning Pty Ltd has been engaged to prepare this Statement of Environmental Effects to accompany the development application that seeks demolition of the existing structures at 55 MacDonald Street, Lakemba and construction of an outdoor open space with ancillary amenities in association with Rissalah College to the east of the subject site.

This statement should be read in conjunction with the architectural drawings prepared by ES Design, dated 10 August 2023.

The following consultant reports and plans have also been submitted with this application:

- Survey Plan prepared by MSG Surveyors
- Acoustic Assessment prepared by Day Design
- Landscape Plan prepared by Ground Ink Landscape Architect
- Stormwater System Report prepared by City of Canterbury Council
- Flood Report prepared by CSY Advanced Engineers
- Stormwater Plan prepared by CSY Advanced Engineers
- Waste Management Plan prepared by ES Design
- Valuation Report prepared by Property Logic

To the east (rear) of the subject site is Rissalah College. The proposal seeks to demolish the existing structures on the subject site and construct an outdoor open space with ancillary amenities, which will be an extension to Rissalah College. The proposal will not alter or modify the existing school. The proposed outdoor open space will comprise of the following:

- Stairs and platform lift in the eastern part of the site allowing access from Rissalah College to the open space area
- Security gate and concrete pad at the western end of the site allowing access from MacDonald Road to the open space area
- Concrete pathways and ramp access within the open space
- Single-storey sanitary facility comprising of 4 x female WCs, 4 x male WCs, 1 x disabled WC and a long sink basin
- Outdoor learning area
- Playground mulch area with climbing logs and a balance log
- Softfall play space with climbing play equipment and shade sail
- Dry creek with timber bridge
- Open turf area
- Sandstone blocks for seating
- Landscaping including a variety of trees, shrubs, groundcovers and screen planting along the northern and southern boundaries of the site
- 1.2m high fence along the MacDonald Road frontage of the site
- 1.8m high metal fencing along the side boundaries of the site
- 1.8m high fencing along the eastern boundary of the site

The proposed outdoor open space with ancillary amenities in association with Rissalah College is permitted with consent in the R4 zone in accordance with Clause 3.34 and Clause 3.36 of the Transport and Infrastructure SEPP. The proposed open space associated with the adjoining school is consistent with the objectives of the R4 zone as follows:

- The proposal will not inhibit other land uses that provide facilities or services to meet the day to day needs of residents.
- The proposed outdoor open space will improve the landscaped amenity of the site and streetscape.

- The proposed sanitary facility on the site is modern and of a high standard of urban design.

Clause 4.3 of Canterbury-Bankstown LEP 2023 prescribes a maximum building height limit of 8.5m for a building on the site. The proposed sanitary facility on the site has a maximum building height of 4.29m, thereby complying with the building height development standard.

Clause 4.4 of Canterbury-Bankstown LEP 2023 prescribes a maximum FSR of 0.75:1 (GFA: 768.3m²) for development on the site. The proposal will result in a FSR of 0.04:1 (GFA: 38.7m²), thereby complying with the building height development standard.

The proposed sanitary facility is compatible with the height, scale, siting and character of existing residential development on the adjoining properties. The height and bulk of the proposed sanitary facility will not result in any unreasonable amenity impacts in terms of overshadowing, visual impact, views or loss of privacy.

The proposal exhibits a high degree of compliance with the numeric provisions of Chapter 2 – Site Considerations, Chapter 3 – General Requirements and Chapter 10 – Other Development (Part 10.2: Schools and Part 10.4: Non-Residential Land Uses in Residential Zones) of Canterbury-Bankstown DCP 2023.

An Acoustic Assessment prepared by Day Design is submitted with this application. The Acoustic Assessment provides noise control recommendations including noise management controls to be implemented by staff, installing outdoor tables and bench seats to encourage quiet activities and landscaping to prevent active games and to provide a visual screening. The Acoustic Assessment states: “. . . given the limited duration of noise from outdoor play each day, and expectations of noise from students at a school in operation since 2011 we are of the opinion that the exceedance of the noise criteria from the proposed outdoor playground would not be considered “offensive noise” and therefore acceptable.”

The proposal includes a high-quality landscape design which includes the planting of a variety of trees, shrubs and turf. Refer to the Landscape Plan prepared by Ground Ink Landscape Architect submitted with this application. The proposed landscaping will enhance the amenity and visual setting of the site and provide screening to the adjoining residential properties.

Overall, the proposed outdoor open space provides additional free play area for the students. The proposed outdoor open space associated with Rissalah College is compatible with the prevailing suburban character and amenity of the residential area. The proposed outdoor open space will not adversely impact on the amenity of neighbouring sites.

The proposal is considered to be in the public interest as it complies with the relevant aims, objectives and development standards of the applicable environmental planning instruments and the objectives and development controls of the associated development control plan.

Accordingly, considering the above and given the lack of detrimental impacts resulting from the proposed development, the proposal is considered appropriate and is submitted to Council for favourable consideration.

2. SITE ANALYSIS

The subject site is identified as Lot 1 DP 948945 and commonly known as 55 MacDonald Street, Lakemba.

The subject site is located on the northern side of MacDonald Street, between Holland Place to the west and Lakemba Street to the east.

The site is regular in shape with a western frontage of 14.935m to MacDonald Street, a northern side boundary of 69.265m, an eastern rear boundary of 14.835m and a southern side boundary of 69.035m.

The site has an area of 1,024.4m².

The site slopes approximately 3.6m from the front (west) to the rear (east).

Refer to the figures below for a location map and an aerial map of the subject site.

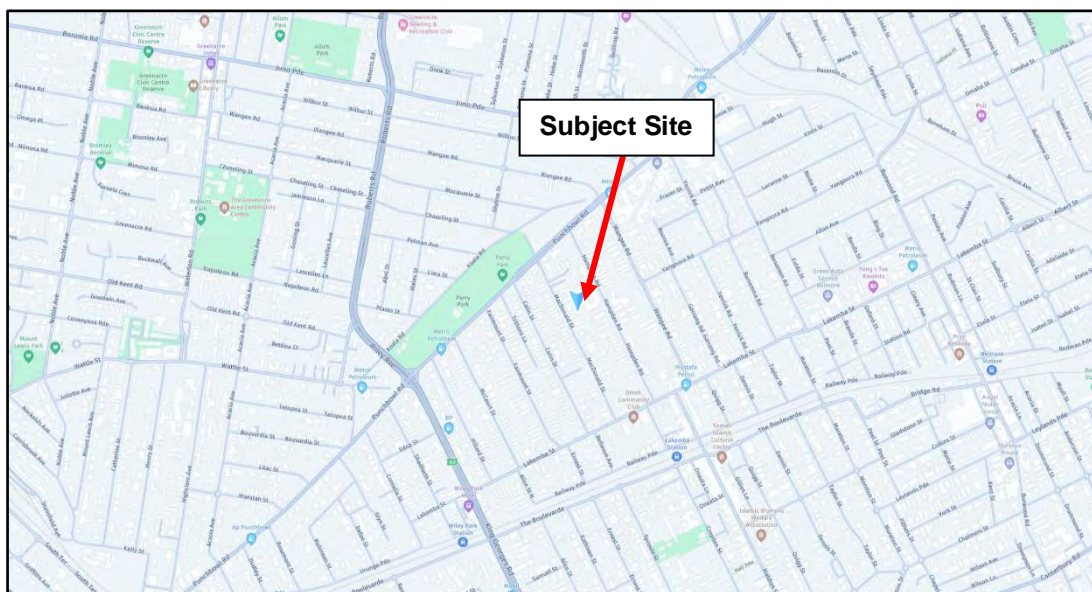


Figure 1: Site location and context
(Source: NearMaps, 2024)



Figure 2: Aerial photo of the subject site
(Source: NearMap, 2024)

2.1. Existing Development

The subject site contains a 2-storey residential flat building comprising of 6 x 2-bedroom units.

A driveway is located along the southern side boundary of the site leading from MacDonald Street to a hardstand parking area at the rear of the site.

The site is landscaped with a variety of trees, shrubs and turf.

Refer to the figures below for photos of the existing development on the subject site.



Figure 3: Front of the subject site



Figure 4: Front of the existing building on the subject site



Figure 5: Rear of the existing building on the subject site



Figure 6: Existing driveway located along the southern boundary of the subject site leading from MacDonald Street to a hardstand parking area at the rear of the site



Figure 7: Existing hardstand parking area at the rear of the subject site



Figure 8: Landscaped area at the rear of the subject site



Figure 9: Landscaped area at the rear of the subject site

2.2. Surrounding Development

The subject site is located within a residential area and surrounded by 2- and 3-storey residential flat buildings.

2.2.1. North

Adjoining the subject site to the north is a 2-storey residential flat building at 57 MacDonald Street. A driveway is located along the northern side boundary of the site leading from MacDonald Street to garages and hardstand parking areas at the rear of the site.



Figure 10: Residential flat buildings north of the subject site along MacDonald Road



Figure 11: Front of the residential flat building adjoining the subject site to the north



Figure 12: Southern side setback of the residential flat building adjoining the subject site to the north



Figure 13: Interface of the front of the subject site and the adjoining residential flat building to the north



Figure 14: Interface of the subject site and the adjoining residential flat building to the north



Figure 15: Interface of the subject site and the adjoining residential flat building to the north

2.2.2. East

Adjoining the rear of the subject site is Rissalah College at 54-72 Hampden Road.



Figure 16: Rissalah College to the east of the subject site



Figure 17: Rissalah College to the east of the subject site



Figure 18: Rissalah College to the east of the subject site



Figure 19: Southern part Rissalah College, which is directly to the east of the subject site



Figure 20: Southern part Rissalah College



Figure 21: Hampden Road, east of the subject site with Rissalah College on the left



Figure 22: Residential flat building at 52 Hampden Road, southeast of the subject site

2.2.3. South

Adjoining the subject site to the south is a 2-storey residential flat building at 53 MacDonald Street. A driveway is located along the southern side boundary of the site leading from MacDonald Street to a hardstand parking area at the rear of the site.

Furth to south of the subject site is Hampden Road Reserve.



Figure 23: Residential flat buildings south of the subject site along MacDonald Road



Figure 24: Front of the residential flat building adjoining the subject site to the south



Figure 25: Interface of the subject site and the adjoining residential flat building to the south



Figure 26: Interface of the subject site and the adjoining residential flat building to the south



Figure 27: Interface of the subject site and the adjoining residential flat building to the south



Figure 28: Interface of the subject site and the adjoining residential flat building to the south



Figure 29: Interface of the subject site and the adjoining residential flat building to the south



Figure 30: Interface of the subject site and the adjoining residential flat building to the south



Figure 31: Hampden Road Reserve, south of the subject site



Figure 32: Hampden Road Reserve, south of the subject site

2.2.4. West

Opposite the subject site are 2-storey residential flat buildings above ground level garages.



Figure 33: Residential flat buildings opposite the subject site on the western side of MacDonald Road



Figure 34: Residential flat buildings opposite the subject site on the western side of MacDonald Road



Figure 35: Residential flat buildings opposite the subject site on the western side of MacDonald Road, looking southwest from the subject site

3. PROPOSAL

To the east (rear) of the subject site is Rissalah College. The proposal seeks to demolish the existing structures on the subject site and construct an outdoor open space with ancillary amenities, which will be an extension to Rissalah College. The proposal will not alter or modify the existing school.

The proposed outdoor open space area will comprise of the following:

- Stairs and platform lift in the eastern part of the site allowing access from Rissalah College to the open space area
- Security gate and concrete pad at the western end of the site allowing access from MacDonald Road to the open space area
- Concrete pathways and ramp access within the open space
- Single-storey sanitary facility comprising of 4 x female WCs, 4 x male WCs, 1 x disabled WC and a long sink basin
- Outdoor learning area
- Playground mulch area with climbing logs and a balance log
- Softfall play space with climbing play equipment and shade sail
- Dry creek with timber bridge
- Open turf area
- Sandstone blocks for seating
- Landscaping including a variety of trees, shrubs, groundcovers and screen planting along the northern and southern boundaries of the site
- 1.2m high fence along the MacDonald Road frontage of the site
- 1.8m high metal fencing along the side boundaries of the site
- 1.8m high fencing along the eastern boundary of the site

4. ASSESSMENT UNDER RELEVANT CONTROLS

The following planning instruments are relevant to the proposed development:

- State Environmental Planning Policy (Biodiversity and Conservation) 2021;
- State Environmental Planning Policy (Resilience and Hazards) 2021;
- State Environmental Planning Policy (Transport and Infrastructure) 2021;
- State Environmental Planning Policy (Housing) 2021;
- Canterbury-Bankstown Local Environmental Plan 2023; and
- Canterbury-Bankstown Development Control Plan 2023.

4.1. Compliance Assessment Summary

The table below provides a compliance summary of the proposed development with the relevant LEP and DCP controls. The following sections expand on the items identified below.

Table 1: Summary compliance table

Item	Control	Proposed	Complies
Canterbury-Bankstown Local Environmental Plan 2023			
Zoning	R4 – High Density Zone	The proposed outdoor open space in association with the adjoining school is permitted with consent in the R4 zone in accordance with Clause 3.34 and Clause 3.36 of the Transport and Infrastructure SEPP.	Yes
Building Height (Cl. 4.3)	8.5m	The proposed sanitary facility on the site has a maximum building height of 4.29m.	Yes
FSR (Cl. 4.4)	0.75:1 (GFA: 768.3m ²)	0.04:1 (GFA: 38.7m ²)	Yes
Canterbury-Bankstown Development Control Plan 2023			
Section 4 – Site Layout and Building Envelopes	Maximum building length of 45m for schools.	The sanitary facility is 11.87m long.	Yes
	Minimum setback of 9m from the primary street frontage and a minimum setback of 6m from the secondary street frontage.	The sanitary facility is setback 48.475m from MacDonald Street.	Yes
	Minimum side and rear setbacks of 5m.	The sanitary facility is setback as follows: <ul style="list-style-type: none"> • 1.44m from the northern side boundary • 8.8m from the southern side boundary • 8.9m from the eastern rear boundary 	Partially Complies (Refer to discussion in Section 4.5 of this SEE)

4.2. State Environmental Planning Policy (Biodiversity and Conservation) 2021

Chapter 2 - Vegetation in Non-Rural Areas

This chapter provides a state-wide practice for the protection of biodiversity value of trees and other vegetation in non-rural areas of the State and to preserve the amenity of these areas through the preservation of trees and other vegetation.

In accordance with Section 2.10 of the SEPP, Council may issue a permit for the clearing of vegetation.

Assessment: The site is landscaped with a variety of trees, shrubs and turf.

The proposal does not include tree removal.

The proposal includes a high-quality landscape design which includes the planting of a variety of trees, shrubs and turf. Refer to the Landscape Plan prepared by Ground Ink Landscape Architect submitted with this application. The proposed landscaping will enhance the amenity and visual setting of the site and provide screening to the adjoining residential properties.

4.3. State Environmental Planning Policy (Resilience and Hazards) 2021

Chapter 4 - Remediation of Land

This Chapter provides a state-wide practice for the remediation of contaminated land. Under Section 4.7, consideration has to be given as to whether the land is contaminated.

Assessment: The site appears to have been in residential use since its original subdivision and there is no evidence of any potentially contaminating uses occurring. Refer to the extract of the 1943 aerial image below. It can be concluded beyond reasonable doubt that there is no likelihood of contamination on this site. No further consideration is therefore required.



Figure 36: 1943 Aerial of the subject site
(Source: SIX Maps)

4.4. State Environmental Planning Policy (Transport and Infrastructure) 2021

Chapter 3 Educational establishments and child care facilities

This chapter relates to educational establishments and early education and care facilities across the State.

Part 3.4 Schools—specific development controls

3.34 Interpretation

(1) In this Part—

approved school means a school for which development consent has been granted, other than an existing school.

prescribed zone means any of the following land use zones—

- (a) Zone RU2 Rural Landscape,
- (b) Zone RU4 Primary Production Small Lots,
- (c) Zone RU5 Village,
- (d) Zone RU6 Transition,
- (e) Zone R1 General Residential,
- (f) Zone R2 Low Density Residential,
- (g) Zone R3 Medium Density Residential,
- (h) Zone R4 High Density Residential,**
- (i) Zone R5 Large Lot Residential,
 - (i1) Zone E1 Local Centre,
 - (i2) Zone E2 Commercial Centre,
 - (i3) Zone E3 Productivity Support,
 - (i4) Zone MU1 Mixed Use,
- (j) Zone B1 Neighbourhood Centre,
- (k) Zone B2 Local Centre,
- (l) Zone B3 Commercial Core,
- (m) Zone B4 Mixed Use,
- (n) Zone B5 Business Development,
- (o) Zone B6 Enterprise Corridor,
- (p) Zone B7 Business Park,
- (q) Zone B8 Metropolitan Centre,
- (r) Zone SP1 Special Activities,
- (s) Zone SP2 Infrastructure,
 - (s1) Zone SP4 Enterprise under the following local environmental plans—
 - (i) Canada Bay Local Environmental Plan 2013,
 - (ii) Central Coast Local Environmental Plan 2022,
 - (iii) Penrith Local Environmental Plan 2010,
 - (iv) Pittwater Local Environmental Plan 2014,
 - (v) Port Macquarie-Hastings Local Environmental Plan 2011,
 - (vi) Sutherland Shire Local Environmental Plan 2015,
 - (vii) The Hills Local Environmental Plan 2019,
 - (viii) Warringah Local Environmental Plan 2011,
 - (s2) Zone SP5 Metropolitan Centre,
- (t) Zone C4 Environmental Living.

Assessment: The site is zoned R4 High Density Residential under the provisions of the Canterbury-Bankstown LEP 2023. R4 zone is a prescribed zone in accordance with

3.36 Schools—development permitted with consent

- (1) Development for the purpose of a school may be carried out by any person with development consent on land in a prescribed zone.**
- (2) Development for a purpose specified in section 3.40(1) or 3.41(2)(e) may be carried out by any person with development consent on land within the boundaries of an existing or approved school.
- (3) Development for the purpose of a school may be carried out by any person with development consent on land that is not in a prescribed zone if it is carried out on land within the boundaries of an existing or approved school.
- (4) Subsection (3) does not require development consent to carry out development on land if that development could, but for this Chapter, be carried out on that land without development consent.
- (5) A school (including any part of its site and any of its facilities) may be used, with development consent, for the physical, social, cultural or intellectual development or welfare of the community, whether or not it is a commercial use of the establishment.
- (6) Before determining a development application for development of a kind referred to in subsection (1), (3) or (5), the consent authority must take into consideration—
 - (a) the design quality of the development when evaluated in accordance with the design quality principles set out in Schedule 8, and
 - (b) whether the development enables the use of school facilities (including recreational facilities) to be shared with the community.
- (7) Subject to subsection (8), the requirement in subsection (6)(a) applies to the exclusion of any provision in another environmental planning instrument that requires, or that relates to a requirement for, excellence (or like standard) in design as a prerequisite to the granting of development consent for development of that kind.
- (8) A provision in another environmental planning instrument that requires a competitive design process to be held as a prerequisite to the granting of development consent does not apply to development to which subsection (6)(a) applies that has an estimated development cost of less than \$50 million.
- (9) A provision of a development control plan that specifies a requirement, standard or control in relation to development of a kind referred to in subsection (1), (2), (3) or (5) is of no effect, regardless of when the development control plan was made.
- (10) Development for the purpose of a centre-based child care facility may be carried out by any person with development consent on land within the boundaries of an existing or approved school.
- (11) In this section—
estimated development cost has the same meaning as in the Environmental Planning and Assessment Regulation 2021.

Assessment: In accordance with Clause 3.36 of the SEPP, development for the purpose of a school may be carried out by any person with development consent on land in a prescribed zone.

The proposal includes constructing an outdoor open space with ancillary amenities in association with Rissalah College, which is permitted with consent in the R4 zone in accordance with Clause 3.34 and Clause 3.36 of the SEPP.

4.5. State Environmental Planning Policy (Housing) 2021

The subject site contains a 2-storey residential flat building. The proposal includes demolition of the existing residential flat building and construction of an outdoor open space with ancillary amenities in association with Rissalah College to the east of the subject site.

An assessment under Part 3 of the Housing SEPP is therefore required.

Part 3 Retention of existing affordable rental housing

47 Reduction of availability of affordable housing

- (1) *Development for the following purposes, in relation to a building to which this Part applies, is permitted with development consent—*
 - (a) *demolishing the building,*
 - (b) *altering or adding to the structure or fabric of the inside or outside of the building,*
 - (c) *changing the use of the building to another use,*
 - (d) *if the building is a residential flat building—strata subdivision of the building.*
- (2) *In determining whether to grant development consent, the consent authority must take into account the Guidelines for the Retention of Existing Affordable Rental Housing, published by the Department in October 2009 and the following—*
 - (a) *whether the development will reduce the amount of affordable housing in the area,*
 - (b) *whether there is available sufficient comparable accommodation to satisfy the demand for the accommodation,*
 - (c) *whether the development is likely to result in adverse social and economic effects on the general community,*
 - (d) *whether adequate arrangements have been made to assist the residents who are likely to be displaced to find comparable accommodation,*
 - (e) *the extent to which the development will contribute to a cumulative loss of affordable housing in the local government area,*
 - (f) *whether the building is structurally sound, including—*
 - (i) *the extent to which the building complies with relevant fire safety requirements, and*
 - (ii) *the estimated cost of carrying out work necessary to ensure the building is structurally sound and complies with relevant fire safety requirements,*
 - (g) *whether the imposition of an affordable housing condition requiring the payment of a monetary contribution would adequately mitigate the reduction of affordable housing resulting from the development,*
 - (h) *for a boarding house—the financial viability of the continued use of the boarding house.*
- (3) *Sufficient comparable accommodation is conclusively taken not to be available if, for the 3 months occurring immediately before the development application is lodged, the average vacancy rate in private rental accommodation for Sydney, as published monthly by the Real Estate Institute of New South Wales, is less than 3%.*
- (4) *The continued use of a boarding house is financially viable if the rental yield of the boarding house, as determined under section 48(4), is at least 6%.*

48 Contributions for affordable housing—the Act, s 7.32

- (1) *The following requirements are prescribed for the imposition of conditions on a development consent granted under this Part—*
 - (a) *the consent authority must be satisfied the development will, or is likely to, reduce the availability of affordable housing in the area,*
 - (b) *if the condition requires the payment of a contribution—the contribution must be determined in accordance with this section.*
- (2) *The amount of the contribution must be calculated in accordance with the following formula—*

$$C = L \times R \times 0.05$$

where—

C is the contribution payable.

L is the total number of bedrooms in a low-rental dwelling and boarding rooms that will be lost by the proposed development.

R is the replacement cost calculated as the average value of the first quartile of sales of strata properties in the local government area in which the development is to take place, as specified in the 4 most recent editions of the Rent and Sales Report.

- (3) For development involving a boarding house that the consent authority has assessed as not being financially viable—

(a) if the rental yield is 3% or less—no contribution may be sought, and

(b) if the rental yield is more than 3% and less than 6%—the contribution payable must be reduced by being calculated in accordance with the following formula—

$$C = \frac{X \times (100RY - 3)}{3}$$

where—

C is the contribution payable.

X is the contribution that would be payable under subsection (2).

RY is the rental yield.

- (4) In this section—

rental yield means the rental yield for a period, expressed as a percentage, determined by the consent authority in accordance with the following formula and taking into account the Guidelines for the Retention of Existing Affordable Rental Housing, published by the Department in October 2009—

$$RY = \frac{Y - (E + D)}{V + U}$$

where—

RY is the rental yield.

Y is the gross rental income from the boarding house for the period.

E is the total expenses for the boarding house, excluding expenses that have been charged to residents, for the period.

D is the capital depreciation of the boarding house for the period.

V is the total value of the boarding house were it to be purchased for the purposes of continuing its use as a boarding house.

U is the estimated cost of carrying out work referred to in section 47(2)(f)(ii).

Comment: The subject site contains a 2-storey residential flat building comprising of 6 x 2-bedroom units. The proposal includes demolishing the existing residential flat building on the subject site.

The units within the existing residential flat building have been vacant for the last 2 years. The proposed demolition of the existing building will therefore not displace any tenants.

The proposal is accompanied by a Valuation Report prepared by Property Logic, which determines that the current rental rate per week for the units in the existing residential flat building is \$500 per week.

From the NSW Government Rent and Sales Report, the median rental rate for 2-bedroom units in the Canterbury-Bankstown LGA for each quarter over the last 5 years is as follows:

Table 2: Extract from NSW Government Rent and Sales Report - Canterbury-Bankstown LGA

Quarter	Median Weekly Rental for 2-Bedroom Unit
December 2023	\$550
September 2023	\$530
June 2023	\$500

March 2023	\$450
December 2022	\$440
September 2022	\$420
June 2022	\$380
March 2022	\$380
December 2021	\$380
September 2021	\$370
June 2021	\$360
March 2021	\$380
December 2020	\$380
September 2020	\$390
June 2020	\$393
March 2020	\$400
December 2019	\$400
September 2019	\$400
June 2019	\$410
March 2019	\$420

The existing building was purchased in May 2021. The rental income for each unit at the time of this purchase is as per below in the table (refer to **Appendix 1**).

Table 3: Rental Income for Existing Units on the Subject Site

Unit	2023	2022	2021	2020	2019
1 (2-bed)	Vacant	Vacant	\$280	Unknown	Unknown
2 (2-bed)	Vacant	Vacant	Vacant	Unknown	Unknown
3 (2-bed)	Vacant	Vacant	\$315	Unknown	Unknown
4 (2-bed)	Vacant	Vacant	\$300	Unknown	Unknown
5 (2-bed)	Vacant	Vacant	\$280	Unknown	Unknown
6 (2-bed)	Vacant	Vacant	\$310	Unknown	Unknown

From the tables above it is evident that in 2021 that 5 of the existing units on the site were rented below the median rental rate.

A search on RealEstate.com.au on 24/05/2024 indicates that there are 42 x 2-bedroom units that are available for rent in the Lakemba and surrounding areas that are below \$525 per week (refer to **Appendix 2**). The number of 2 x 2-bedroom units that are available (47) is 7 times the amount of units that are proposed to be demolished (6), indicating that there is *available sufficient comparable accommodation to satisfy the demand for the accommodation*, thereby meeting CI 47(2)(b) of the SEPP.

There are a number of affordable housing developments that have been approved or constructed throughout the Canterbury-Bankstown Municipality since the inception of the Affordable Rental Housing SEPP 2009 (now Housing SEPP 2021). It is also reiterated that the units within the existing residential flat building have been vacant for the last 2 years. The proposal will therefore not *reduce the amount of affordable housing in the area, not contribute to a cumulative loss of affordable housing in the local government area and will not displace any residents*, thereby satisfying CI 47(2)(a), CI 47(2)(d) and CI 47(2)(e) of the SEPP.

The proposed demolition of the existing outdated residential flat building and creation of an outdoor open space will improve the landscaped amenity of the site and streetscape and will not *result in adverse social and economic effects on the general community*, thereby satisfying CI 47(2)(c) of the SEPP.

On this basis that there are sufficient comparable 2-bedroom units available in the local area to rent for below \$525 per week, that the existing units on the subject site have been vacant for the last 2 years and that the demolition of the existing building on the subject site will not displace any tenants; it is therefore considered that a monetary contribution should not be applied for the reduction of affordable housing in this instance.

4.6. Canterbury-Bankstown LEP 2023

4.6.1. Zoning



Figure 37: Zoning Map

Zone R4 High Density Residential

1 Objectives of zone

- To provide for the housing needs of the community within a high density residential environment.
- To provide a variety of housing types within a high density residential environment.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.
- To minimise conflict between land uses within this zone and land uses within adjoining zones.
- To allow for increased residential density in accessible locations to maximise public transport patronage and encourage walking and cycling.
- To promote a high standard of urban design and local amenity.

2 Permitted without consent

Home occupations

3 Permitted with consent

Attached dwellings; Bed and breakfast accommodation; Boarding houses; Building identification signs; Business identification signs; Car parks; Centre-based child care facilities; Community facilities; Dwelling houses; Early education and care facilities; Environmental facilities; Environmental protection works; Exhibition homes; Flood mitigation works; Home businesses; Multi dwelling housing; Neighbourhood shops; Oyster aquaculture; Places of public worship; Recreation areas; Residential flat buildings; Respite day care centres; Roads; Secondary dwellings; Serviced apartments; Shop top housing

4 Prohibited

Any development not specified in item 2 or 3

Assessment: The site is zoned R4 High Density Residential under the provisions of the Canterbury-Bankstown LEP 2023.

The proposal includes constructing an outdoor open space with ancillary amenities in association with Rissalah College, which is permitted with consent in the R4 zone in accordance with Clause 3.34 and Clause 3.36 of the Transport and Infrastructure SEPP.

The proposed outdoor open space associated with the adjoining school is consistent with the objectives of the R4 zone as follows:

- The proposal will not inhibit other land uses that provide facilities or services to meet the day to day needs of residents.
- The proposed outdoor open space will improve the landscaped amenity of the site and streetscape.
- The proposed sanitary facility on the site is modern and of a high standard of urban design.

4.6.2. Building Height

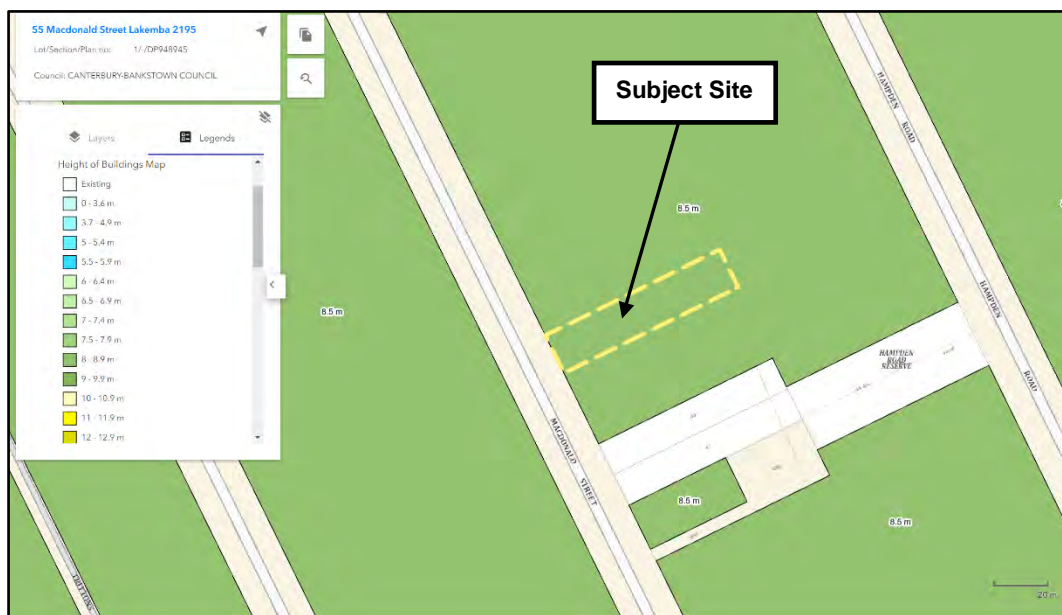


Figure 38: Building Height Map

Clause 4.3 Height of buildings

- (1) *The objectives of this clause are as follows—*
- to establish the height of development consistent with the character, amenity and landform of the area in which the development will be located,*
 - to maintain the prevailing suburban character and amenity by limiting the height of development to a maximum of 2 storeys in Zone R2,*
 - to provide appropriate height transitions between development, particularly at zone boundaries,*
 - to minimise overshadowing to existing buildings and open space,*
 - to minimise the visual impact of development on heritage items and heritage conservation areas,*
 - to support building design that contributes positively to the streetscape and visual amenity of an area.*

Assessment: Clause 4.3 of Canterbury-Bankstown LEP 2023 prescribes a maximum building height limit of 8.5m for a building on the site.

The proposed sanitary facility on the site has a maximum building height of 4.29m, thereby complying with the building height development standard.

The proposed sanitary facility is compatible with the height, scale, siting and character of existing residential development on the adjoining properties. The height and bulk of the proposed sanitary facility will not result in any unreasonable amenity impacts in terms of overshadowing, visual impact, views or loss of privacy.

The height and design of the proposed sanitary facility contributes positively to the streetscape and visual amenity of the site.

4.6.3. Floor Space Ratio

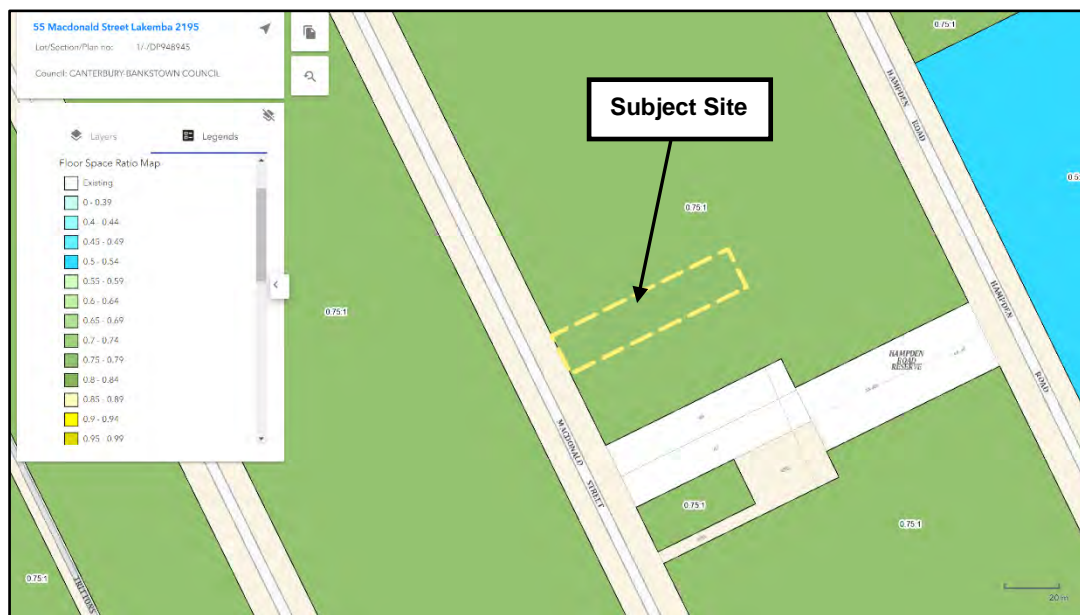


Figure 39: Floor Space Ratio Map

Clause 4.4 Floor space ratio

- (1) *The objectives of this clause are as follows—*
- to establish the bulk and maximum density of development consistent with the character, amenity and capacity of the area in which the development will be located,*
 - to ensure the bulk of non-residential development in or adjoining a residential zone is compatible with the prevailing suburban character and amenity of the residential zone,*
 - to encourage lot consolidations in commercial centres to facilitate higher quality built form and urban design outcomes,*
 - to establish the maximum floor space available for development, taking into account the availability of infrastructure and the generation of vehicular and pedestrian traffic,*
 - to provide a suitable balance between landscaping and built form in residential areas.*

Assessment: Clause 4.4 of Canterbury-Bankstown LEP 2023 prescribes a maximum FSR of 0.75:1 (GFA: 768.3m²) for development on the site.

The proposal will result in a FSR of 0.04:1 (GFA: 38.7m²), thereby complying with the development standard.

The height and bulk of the proposed sanitary facility will not result in any unreasonable amenity impacts in terms of overshadowing, visual impact, views or loss of privacy.

The proposed landscaping will screen and soften the appearance of the built form of the proposed sanitary facility.

4.6.4. Heritage Conservation

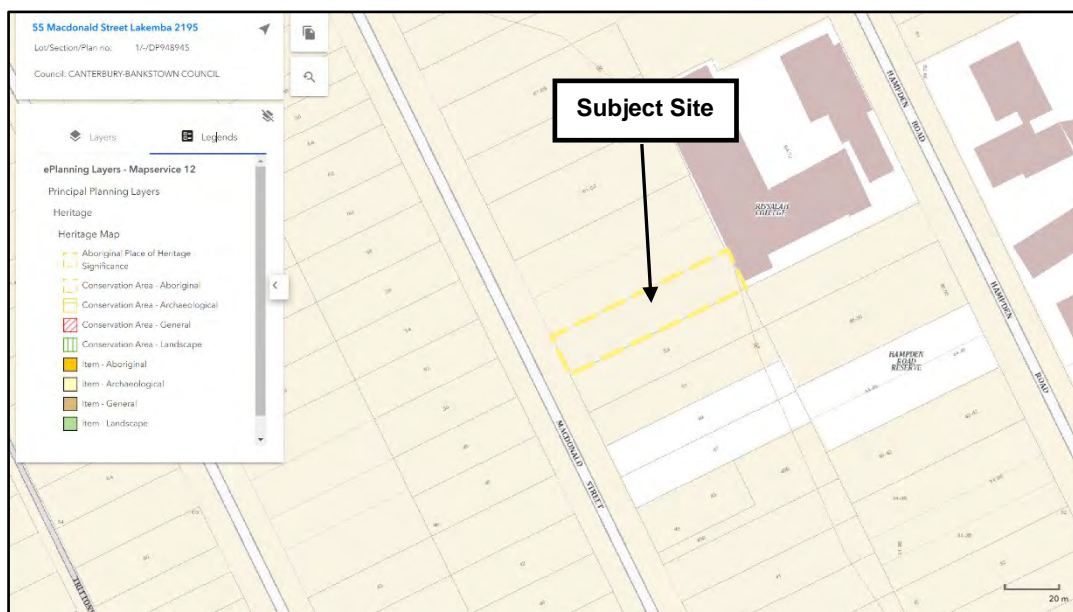


Figure 40: Heritage Map

Clause 5.10 Heritage conservation

The objectives of this clause are as follows:

- (a) to conserve the environmental heritage of Canterbury-Bankstown,
- (b) to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views,
- (c) to conserve archaeological sites,
- (d) to conserve Aboriginal objects and Aboriginal places of heritage significance.

Assessment: The building on the subject site is not identified as a heritage item and the site is not located in a Heritage Conservation Area. There are no heritage items within the vicinity of the subject site.

4.6.5. Acid Sulfate Soils

Clause 6.1 Acid sulfate soils

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

Class of land	Works
1	Any works.
2	Works below the natural ground surface. Works by which the watertable is likely to be lowered.
3	Works more than 1m below the natural ground surface. Works by which the watertable is likely to be lowered more than 1m below the natural ground surface.
4	Works more than 2m below the natural ground surface. Works by which the watertable is likely to be lowered more than 2m below the natural ground surface.
5	Works within 500m of adjacent Class 1, 2, 3 or 4 land that is below 5m Australian Height Datum and by which the watertable is likely to be lowered below 1m Australian Height Datum on adjacent Class 1, 2, 3 or 4 land.

Assessment: The subject site is not identified as being affected by Acid Sulfate Soils.

4.6.6. Earthworks

Clause 6.2 Earthworks

- (1) *The objective of this clause is to ensure that earthworks for which development consent is required will not have a detrimental impact on environmental functions and processes, neighbouring uses, cultural or heritage items or features of the surrounding land.*

Assessment: The proposal does not include excavation. The proposal includes earthworks for the footings of the proposed sanitary facility.

The proposed earthworks will not have a detrimental impact on environmental functions and processes, neighbouring uses, or features of the surrounding land.

4.6.7. Stormwater Management

6.3 Stormwater management and water sensitive urban design

- (1) *The objective of this clause is to avoid or minimise the adverse impacts of urban stormwater on land to which this clause applies and on adjoining properties, native bushland, waterways and ground water systems.*

Assessment: The Stormwater System Report prepared by City of Canterbury Council submitted with this application indicates that the site is affected by a 375mm diameter stormwater pipeline located along the eastern site boundary within the site. The Stormwater System Report confirms that the site is not affected by 100 year ARI flooding.

A Flood Report prepared by CSY Advanced Engineers is submitted with this application.

A Stormwater Plan prepared by CSY Advanced Engineers is submitted with this application. The Stormwater Plan ensures that runoff on the site will be collected and disposed of in accordance with Council's requirements.

4.7. Canterbury-Bankstown DCP 2023

The table below sets out the provisions of Canterbury-Bankstown DCP 2023 that apply to the subject site and proposed development.

Table 4: Canterbury-Bankstown DCP 2023

Chapter 2 – Site Considerations	
Provision	Response
Chapter 2.1 - Site Analysis	<p>Complies</p> <ul style="list-style-type: none"> Refer to the Site Analysis Plan submitted with this application. Refer to the Chapter 2 - Site Analysis of this SEE.
Chapter 2.2 - Flood Risk Management	<p>Not Applicable</p> <ul style="list-style-type: none"> The subject site is not located in a Flood Risk area. The Stormwater System Report prepared by City of Canterbury Council submitted with this application confirms that the site is not affected by 100 year ARI flooding. A Flood Report prepared by CSY Advanced Engineers is submitted with this application.
Chapter 2.3 - Tree Management	<p>Complies</p> <ul style="list-style-type: none"> The site is landscaped with a variety of trees, shrubs and turf. The proposal does not include tree removal. The proposal includes a high-quality landscape design which includes the planting of a variety of trees, shrubs and turf. Refer to the Landscape Plan prepared by Ground Ink Landscape Architect submitted with this application. The proposed landscaping will enhance the amenity and visual setting of the site and provide screening to the adjoining residential properties.
Chapter 2.4 - Pipeline Corridors	<p>Not Applicable</p> <ul style="list-style-type: none"> The subject site is not located adjacent to the Moomba to Sydney pipeline corridor.
Chapter 3 – General Requirements	
Chapter 3.1 - Development Engineering Standards	<p>Complies</p> <ul style="list-style-type: none"> The Stormwater System Report prepared by City of Canterbury Council submitted with this application indicates that the site is affected by a 375mm diameter stormwater pipeline located along the eastern site boundary within the site. The Stormwater System Report confirms that the site is not affected by 100 year ARI flooding.

	<ul style="list-style-type: none"> • A Flood Report prepared by CSY Advanced Engineers is submitted with this application. • A Stormwater Plan prepared by CSY Advanced Engineers is submitted with this application. The Stormwater Plan ensures that runoff on the site will be collected and disposed of in accordance with Council's requirements.
Chapter 3.2 - Parking	<p>Not Applicable</p> <ul style="list-style-type: none"> • The proposal does not include vehicular access or parking.
Chapter 3.3 - Waste Management	<p>Complies</p> <ul style="list-style-type: none"> • A Waste Management Plan prepared by ES Design is submitted with this application.
Chapter 3.4 - Sustainable Development	<p>Complies</p> <ul style="list-style-type: none"> • Energy efficiency measures are incorporated into the design and use of the proposed sanitary facility including sustainable materials, orientation, openings, ventilation and natural light.
Chapter 3.5 - Subdivision	<p>Not Applicable</p> <ul style="list-style-type: none"> • The proposal does not include subdivision.
Chapter 3.6 - Signs	<p>Not Applicable</p> <ul style="list-style-type: none"> • The proposal does not include signage.
Chapter 3.7 - Landscape	<p>Complies</p> <ul style="list-style-type: none"> • The proposal includes a high-quality landscape design which includes the planting of a variety of trees, shrubs and turf. Refer to the Landscape Plan prepared by Ground Ink Landscape Architect submitted with this application. The proposed landscaping will enhance the amenity and visual setting of the site and provide screening to the adjoining residential properties.
Chapter 4 – Heritage	
Chapter 4.2 - Heritage Items	<p>Not Applicable</p> <ul style="list-style-type: none"> • The site is not identified as a heritage item and the site is not located in a Heritage Conservation Area. There are no heritage items within the vicinity of the subject site.
Chapter 4.3 - Heritage Conservation Areas	<p>Not Applicable</p> <ul style="list-style-type: none"> • The site is not identified as a heritage item and the site is not located in a Heritage Conservation Area. There are no heritage items within the vicinity of the subject site.

Chapter 4.4 - Development in the Vicinity of Places of Heritage Significance	<p>Not Applicable</p> <ul style="list-style-type: none"> The site is not identified as a heritage item and the site is not located in a Heritage Conservation Area. There are no heritage items within the vicinity of the subject site.
Chapter 10 – Other Development	
Part 10.2 – Schools	
Section 2 – Site Analysis	<p>Complies</p> <ul style="list-style-type: none"> To the east (rear) of the subject site is Rissalah College. The proposal seeks to demolish the existing structures on the subject site and construct an outdoor open space with ancillary amenities, which will be an extension to Rissalah College. The proposal will not alter the existing school. Refer to the Site Analysis Plan submitted with this application. Refer to the Chapter 2 - Site Analysis of this SEE.
Section 3 – Location and Traffic Management	<p>Not Applicable</p> <ul style="list-style-type: none"> The proposal does not include vehicular access or parking. The proposal will not alter the traffic management of the existing school.
Section 4 – Site Layout and Building Envelopes	<p>Partially Complies</p> <ul style="list-style-type: none"> The proposal seeks to construct an outdoor open space with ancillary amenities, which will be an extension to Rissalah College. The proposal will not alter the existing school. The proposed outdoor open space includes stairs and platform lift in the eastern part of the site allowing access from Rissalah College to the outdoor open space and a security gate and concrete pad at the western end of the site allowing access from MacDonald Road to the outdoor open space. The proposed outdoor open space comprises of concrete pathways, ramps, a sanitary facility, outdoor learning space with seats, playground with mulch area, playground with shade cloth, lawn area and landscaping. The proposed single-storey sanitary facility has a maximum building height of 4.29m. The design of the proposed sanitary facility is compatible with the prevailing character of the streetscape and locality. The height and bulk of the proposed sanitary facility will not result in any unreasonable amenity impacts in terms of overshadowing, visual impact, views or loss of privacy. The DCP requires a maximum building length of 45m for schools. The sanitary facility is 11.87m long. The DCP requires a minimum setback of 9m from the primary street frontage and a minimum setback of 6m from the secondary street frontage. The sanitary facility is setback 48.475m from MacDonald Street. This large setback from the street will ensure that the building is not readily visible from the streetscape.

	<ul style="list-style-type: none"> • The DCP requires a minimum side and rear setbacks of 5m. The sanitary facility is setback as follows: <ul style="list-style-type: none"> ○ 1.44m from the northern side boundary ○ 8.8m from the southern side boundary ○ 8.9m from the eastern rear boundary <p>It is noted that the 1.44m northern side setback does not comply with the DCP 5m setback control. However the sanitary facility has been located in the northern part of the site, rather than in the centre of the site, so as to provide more of a consolidated landscaped and play area. The sanitary facility is single-storey and has no openings along the northern façade. Therefore the building with a non-compliant northern side setback will not result in any unreasonable amenity impacts to the neighbouring property to the north in terms of overshadowing, privacy or visual bulk.</p> <ul style="list-style-type: none"> • The proposed outdoor open space provides additional deep soil zone for the school site. • The DCP requires primary schools to have at least 12m² of site area per student for the exclusive use of free play areas. The proposed outdoor open space provides additional free play area for the students.
Section 5 – Energy efficiency and urban design	<p>Complies</p> <ul style="list-style-type: none"> • Energy efficiency measures are incorporated into the design and use of the proposed sanitary facility including sustainable materials, orientation, openings, ventilation and natural light.
Section 6 – Acoustic Privacy and Management	<p>Complies</p> <ul style="list-style-type: none"> • An Acoustic Assessment prepared by Day Design is submitted with this application. The Acoustic Assessment provides noise control recommendations including noise management controls to be implemented by staff, installing outdoor tables and bench seats to encourage quiet activities and landscaping to prevent active games and to provide a visual screening. • The Acoustic Assessment states: “. . . given the limited duration of noise from outdoor play each day, and expectations of noise from students at a school in operation since 2011 we are of the opinion that the exceedance of the noise criteria from the proposed outdoor playground would not be considered “offensive noise” and therefore acceptable.”
Section 7 – Landscape	<p>Complies</p> <ul style="list-style-type: none"> • The proposal includes a high-quality landscape design which includes the planting of a variety of trees, shrubs and turf. Refer to the Landscape Plan prepared by Ground Ink Landscape Architect submitted with this application. The proposed landscaping will enhance the amenity and visual setting of the site and provide screening to the adjoining residential properties.

Section 8 – Safety and Security	<p>Complies</p> <ul style="list-style-type: none"> • The proposed new outdoor open space area has stairs and platform lift in the eastern part of the site allowing access from Rissalah College to the playground area and a security gate and concrete pad at the western end of the site allowing access from MacDonald Road to the outdoor open space area. • Concrete pathways and ramp access provide eligible and safe access in the outdoor open space area. • The proposed outdoor open space area will have 1.2m high fencing along the MacDonald Road frontage of the site, 1.8m high metal fencing along the side boundaries of the site and 1.8m high fencing along the eastern boundary of the site.
Section 9 – Site Facilities	<p>Complies</p> <ul style="list-style-type: none"> • The sanitary facility within the proposed outdoor open space achieves good design in terms of architectural treatment and visual amenity.
Part 10.4 – Non-Residential Land Uses in Residential Zones	
Section 5 – Other Non-Residential Development	<p>Complies</p> <ul style="list-style-type: none"> • The proposed outdoor open space associated with Rissalah College is compatible with the prevailing suburban character and amenity of the residential area. • The proposed outdoor open space will not adversely impact on the amenity of neighbouring sites. • The Acoustic Assessment prepared by Day Design is submitted with this application states: “. . . given the limited duration of noise from outdoor play each day, and expectations of noise from students at a school in operation since 2011 we are of the opinion that the exceedance of the noise criteria from the proposed outdoor playground would not be considered “offensive noise” and therefore acceptable.” • The proposed sanitary facility is compatible with the height, scale, siting and character of existing residential development on the adjoining properties. • The height and bulk of the proposed sanitary facility will not result in any unreasonable amenity impacts in terms of overshadowing, visual impact, views or loss of privacy.

5. SECTION 4.15 CONSIDERATIONS

In considering this Development Application, Council must consider the relevant planning criteria in Section 4.15 of the *Environmental Planning and Assessment Act, 1979*.

This assessment has taken into account the following provisions:

5.1. STATUTORY POLICY AND COMPLIANCE – s.4.15 (1)(a)

The following planning instruments are relevant to the proposed development:

- State Environmental Planning Policy (Biodiversity and Conservation) 2021;
- State Environmental Planning Policy (Resilience and Hazards) 2021;
- State Environmental Planning Policy (Transport and Infrastructure) 2021;
- Canterbury-Bankstown Local Environmental Plan 2023; and
- Canterbury-Bankstown Development Control Plan 2023.

State Environmental Planning Policy (Biodiversity and Conservation) 2021

The site is landscaped with a variety of trees, shrubs and turf. The proposal does not include tree removal.

The proposal includes a high-quality landscape design which includes the planting of a variety of trees, shrubs and turf. Refer to the Landscape Plan prepared by Ground Ink Landscape Architect submitted with this application. The proposed landscaping will enhance the amenity and visual setting of the site and provide screening to the adjoining residential properties.

State Environmental Planning Policy (Resilience and Hazards) 2021

The site appears to have been in residential use since its original subdivision and there is no evidence of any potentially contaminating uses occurring. Refer to the extract of the 1943 aerial image below. It can be concluded beyond reasonable doubt that there is no likelihood of contamination on this site. No further consideration is therefore required.

State Environmental Planning Policy (Transport and Infrastructure) 2021

The proposed outdoor open space in association with Rissalah College is permitted with consent in the R4 zone in accordance with Clause 3.34 and Clause 3.36 of the Transport and Infrastructure SEPP.

State Environmental Planning Policy (Housing) 2021

The subject site contains a 2-storey residential flat building comprising of 6 x 2-bedroom units. The proposal includes demolition of the existing residential flat building and construction of an outdoor open space with ancillary amenities in association with Rissalah College to the east of the subject site. An assessment under Part 3 - Retention of existing affordable rental housing of the Housing SEPP is provided in Section 4.5 of this SEE.

On this basis that there are sufficient comparable 2-bedroom units available in the local area to rent for below \$525 per week, that the existing units on the subject site have been vacant for the last 2 years and that the demolition of the existing building on the subject site will not displace any tenants; it is therefore considered that a monetary contribution should not be applied for the reduction of affordable housing in this instance.

Canterbury-Bankstown Local Environmental Plan 2023

The proposed outdoor open space in association with Rissalah College is permitted with consent in the R4 zone in accordance with Clause 3.34 and Clause 3.36 of the Transport and Infrastructure SEPP. The proposed outdoor open space associated with the adjoining school is consistent with the objectives of the R4 zone.

Clause 4.3 of Canterbury-Bankstown LEP 2023 prescribes a maximum building height limit of 8.5m for a building on the site. The proposed sanitary facility on the site has a maximum building height of 4.29m, thereby complying with the building height development standard.

Clause 4.4 of Canterbury-Bankstown LEP 2023 prescribes a maximum FSR of 0.75:1 (GFA: 768.3m²) for development on the site. The proposal will result in a FSR of 0.04:1 (GFA: 38.7m²), thereby complying with the building height development standard.

Canterbury-Bankstown Development Control Plan 2023

The proposal exhibits a high degree of compliance with the numeric provisions of Chapter 2 – Site Considerations, Chapter 3 – General Requirements and Chapter 10 – Other Development (Part 10.2: Schools and Part 10.4: Non-Residential Land Uses in Residential Zones) of Canterbury-Bankstown DCP 2023.

5.2. NATURAL, BUILT ENVIRONMENT, SOCIAL AND ECONOMIC IMPACTS - s.4.15(b)

The day-to-day operations of the development are unlikely to cause undue impact in relation to noise, pollution, drainage and pedestrian / vehicular traffic flows.

The proposal will not result in the loss of views or outlook from any surrounding public or private place.

There are no wilderness areas on the site while no endangered fauna has been identified on or around the site.

The proposal does not involve the removal of any significant trees or vegetation on the site.

The proposal is considered appropriate and will not be responsible for any unreasonable environmental impacts in relation to loss of privacy, loss of view, noise, or traffic and parking impacts.

The proposal will not be detrimental to the social and economic environment in the locality.

5.3. SUITABILITY OF THE SITE FOR DEVELOPMENT – s.4.15(c)

The size and shape of the site is suitable for the proposed development and the proposal does not create any adverse bulk or scale impacts. The proposal will not result in any significant loss of amenity to neighbouring properties.

5.4. SUBMISSIONS MADE IN ACCORDANCE WITH THE ACT – s.4.15(d)

It is acknowledged that the consent authority must consider and assess all submissions made regarding this Development Application.

5.5. THE PUBLIC INTEREST – s.4.15(e)

Amenity impacts have been minimised and the proposal is considered to be a positive contribution to the built and natural environment in this part of Lakemba.



6. CONCLUSION

This SEE accompanies the DA for the demolition of the existing structures on the site and construction of an outdoor open space with ancillary amenities, in association with Rissalah College to the east (rear) of the subject site.

The proposed outdoor open space in association with Rissalah College is permitted with consent in the R4 zone in accordance with Clause 3.34 and Clause 3.36 of the Transport and Infrastructure SEPP. The proposed outdoor open space associated with the adjoining school is consistent with the objectives of the R4 zone.

Clause 4.3 of Canterbury-Bankstown LEP 2023 prescribes a maximum building height limit of 8.5m for a building on the site. The proposed sanitary facility on the site has a maximum building height of 4.29m, thereby complying with the building height development standard.

Clause 4.4 of Canterbury-Bankstown LEP 2023 prescribes a maximum FSR of 0.75:1 (GFA: 768.3m²) for development on the site. The proposal will result in a FSR of 0.04:1 (GFA: 38.7m²), thereby complying with the building height development standard.

The proposal exhibits a high degree of compliance with the numeric provisions of Chapter 2 – Site Considerations, Chapter 3 – General Requirements and Chapter 10 – Other Development (Part 10.2: Schools and Part 10.4: Non-Residential Land Uses in Residential Zones) of Canterbury-Bankstown DCP 2023.

An Acoustic Assessment prepared by Day Design is submitted with this application. The Acoustic Assessment provides noise control recommendations including noise management controls to be implemented by staff, installing outdoor tables and bench seats to encourage quiet activities and landscaping to prevent active games and to provide a visual screening. The Acoustic Assessment states: “. . . given the limited duration of noise from outdoor play each day, and expectations of noise from students at a school in operation since 2011 we are of the opinion that the exceedance of the noise criteria from the proposed outdoor playground would not be considered “offensive noise” and therefore acceptable.”

The proposal includes a high-quality landscape design which includes the planting of a variety of trees, shrubs and turf. Refer to the Landscape Plan prepared by Ground Ink Landscape Architect submitted with this application. The proposed landscaping will enhance the amenity and visual setting of the site and provide screening to the adjoining residential properties.

Overall, the proposed outdoor open space provides additional free play area for the students. The proposed outdoor open space associated with Rissalah College is compatible with the prevailing suburban character and amenity of the residential area. The proposed outdoor open space will not adversely impact on the amenity of neighbouring sites.

Considering the above and given the lack of detrimental impacts resulting from the unauthorised works, the proposal is considered appropriate and is submitted to Council for favourable consideration.

APPENDIX 1

Rental Income at Time of Purchase in 2021





20 September 2023

To Whom It May Concern,

**RE: Confirmation of rental income at time of purchase
55 Macdonald Street, Lakemba NSW 2195**

At the time of purchase of 55 Macdonald Street, Lakemba as at 6 May 2021, the rental income received by unit is listed below:

UNIT	RENT PER WEEK
1	\$280
2	Vacant – Potential \$300
3	\$315
4	\$300
5	\$280
6	\$310

Should you have any queries or require additional information please do not hesitate to contact me at our office on 9758 2744 or direct on 0448 419 008 anytime.

Kind Regards,

Michael Sabongi

Professionals Belmore - Sales Manager

Professionals Belmore
388 Burwood Road, Belmore NSW 2192
PO Box 125, Belmore NSW 2192

02 9758 2744
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ABN 37 956 257 712

APPENDIX 2

RealEstate.com.au Search on 24/05/2024

**2-bedroom units available for rent in the Lakemba and surrounding areas below
\$525/week**



The screenshot shows the real estate website interface. At the top, the search criteria are "Rent > NSW > Lakemba > 2 Bedrooms" and "Lakemba, NSW 2195". A red dashed circle highlights the search results header: "2 Bedroom Properties for rent in Lakemba, NSW 2195". Below this, there are three property listings:

- Property 1:** A red brick apartment building. Price: **\$510 Per Week**. Address: 4/121 Sproule Street, Lakemba. Features: 2 bedrooms, 1 bathroom, 1 unit. Added 1 hour ago.
- Property 2:** An interior view of a carpeted room with a large window. Price: **\$480 per week**. Address: 7/59 Fairmount Street, Lakemba. Features: 2 bedrooms, 1 bathroom, 1 unit. Inspection tomorrow. Added yesterday.
- Property 3:** A brick apartment building with a carport. Price: **\$510 per week**. Address: 15/52 Fairmount Street, Lakemba. Features: 2 bedrooms, 1 bathroom, 1 unit. Inspection tomorrow.



\$520 per week



1/26 Colin Street, Lakemba

🛏️ 2 🚿 1 🗑️ 1 | Unit

Inspection tomorrow



\$500 per week



4/2 Fairmount Street, Lakemba

🛏️ 2 🚿 1 🗑️ 1 | Unit

Inspection tomorrow



\$510 per week



3/102 Ernest Street, Lakemba

🛏️ 2 🚿 1 🗑️ 1 | Unit

Inspection tomorrow



LEASED



4/40 Fairmount Street, Lakemba

🛏️ 2 🚿 1 🗑️ 1 | Unit

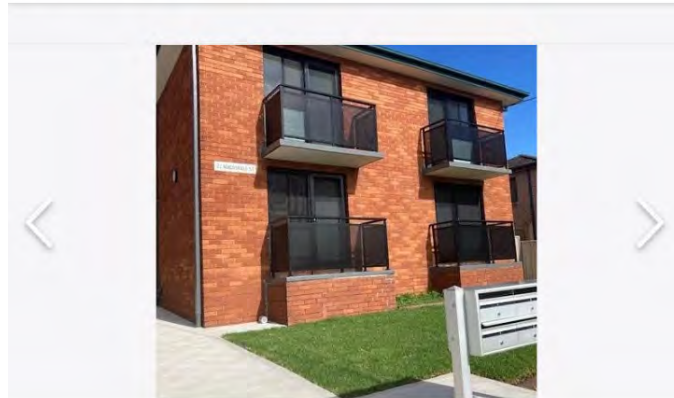


\$500 per week



22/42-44 Fairmount Street, Lakemba

🏠 2 🚶 1 | Apartment



\$398 per week



6/72 Macdonald Street, Lakemba

🏠 2 🚶 1 🚗 1 | Apartment



\$520 per week



10/27 Wangee Road, Lakemba

🏠 2 🚶 1 🚗 1 | Apartment

Inspection tomorrow



APPLICATION APPROVED | DEPOSIT ... ☆ ...

Unit 17/64 Sproule St, Lakemba

🏠 2 🗑️ 1 🚿 1 | Unit



\$520 per week ☆ ...

6/213-217 Haldon Street, Lakemba

🏠 2 🗑️ 1 🚿 1 | Unit

Inspection tomorrow



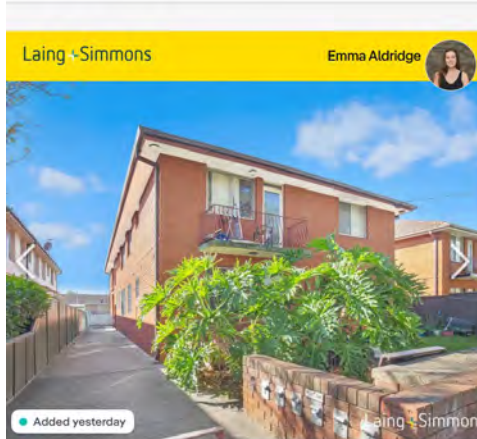
Added 17 hours ago

\$520 pw ☆ ...

13/828 Canterbury Road, Roselands

🏠 2 🗑️ 1 🚿 1 | Unit

Inspection tomorrow



Laing - Simmons Emma Aldridge

Added yesterday

\$525 pw ☆ ...

1/14 Oswald Street, Campsie

🏠 2 🗑️ 1 🚿 1 | Unit

Inspection tomorrow



\$500 per week



5/50 Lucerne Street, Belmore

🏠 2 🚶 1 | Unit

Inspection tomorrow




\$500 per week




2/164 Croydon Avenue, Croydon Park

🏠 2 🚶 1 🚗 1 | Apartment

Inspection tomorrow

RayWhite Nicholas Marakas 

A photograph showing the exterior of a brick apartment building with balconies. The building is made of red brick and has white railings on the balconies. There is a paved area in the foreground and a small lawn. A sign that says "RESIDENTS PARKING" is visible in the bottom right corner.

\$490 per week



5/39 Augusta Street, Punchbowl

🏠 2 🚶 1 🚗 1 | Unit



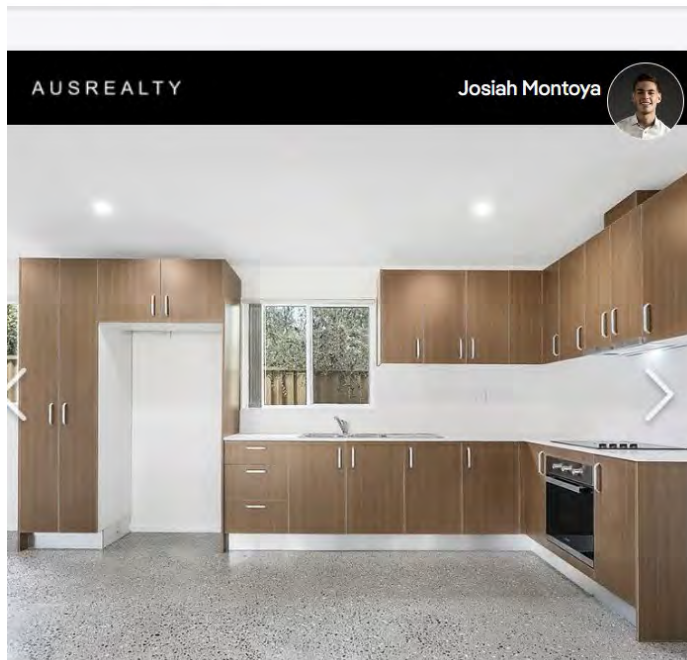
\$500 per week



2/6 Queensborough Road, Croydon Park

🛏 2 🚿 1 🚻 2 | Apartment

Inspection tomorrow



AUSREALTY

Josiah Montoya



\$500 per week



155A Acacia Avenue, Greenacre

🛏 2 🚿 1 | Flat



\$500 per week



3/49 The Broadway, Punchbowl

🛏 2 🚿 1 | Unit

Inspection tomorrow



\$550.00 Per week



2/73-75 Seventh Avenue, Campsie

2 1 1 Unit

Inspection tomorrow



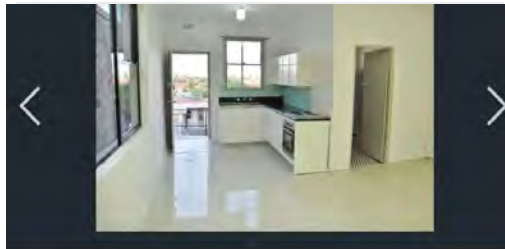
\$525 per week



31A Fountain Avenue, Croydon Park

2 1 Other

Inspection tomorrow

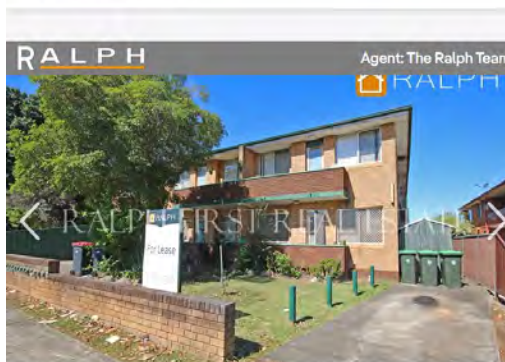


\$475 pw



1/316 King Georges Road, Roselands

2 1 Apartment



\$500 per week




9/108 Victoria Road, Punchbowl

2 1 1 Unit

Inspection tomorrow

first national Five Dock **Nicholas Condos**




\$520 per week ☆ ...

7/11 Ferguson Avenue, Wiley Park

2 1 1 | Unit

Inspection tomorrow




\$500 per week ☆ ...

6/17 Hillard Street, Wiley Park

2 1 1 | Unit

McGrath **Ronny Lee**



\$500 pw ☆ ...

4/39 Augusta Street, Punchbowl

2 1 1 | Unit

Inspection tomorrow



\$500.00 per week



8/43 Chapel Street, Roselands

🚗 2 🚶 1 🚲 1 | Unit

Inspection tomorrow



LJ Hooker

Agent: Maria Vasil

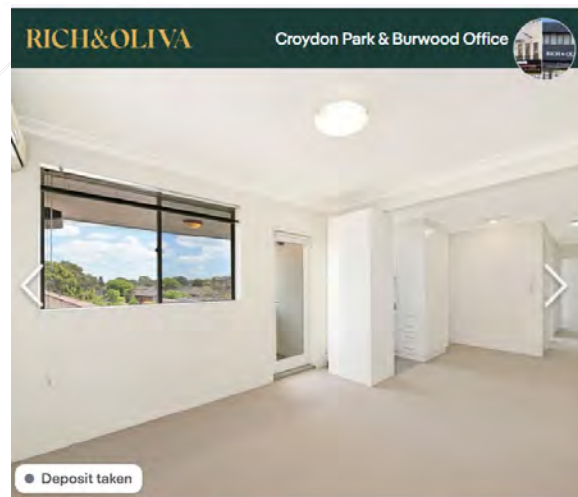
\$520 Per Week



17/76 Leylands Parade, Belmore

🚗 2 🚶 1 🚲 1 | Unit

Inspection tomorrow



RICH&OLIVA

Croydon Park & Burwood Office



● Deposit taken

DEPOSIT TAKEN @ \$500 pw



7/13 Queensborough Road, Croydon Park

🚗 2 🚶 1 🚲 1 | Apartment



\$500 per week



4/202 Victoria Road, Punchbowl

2 1 1 Apartment

Inspection tomorrow



\$500 per week



5/28 McCourt Street, Wiley Park

2 1 1 Unit



\$500 per week



1/168 Wilbur Street, Greenacre

2 1 1 House

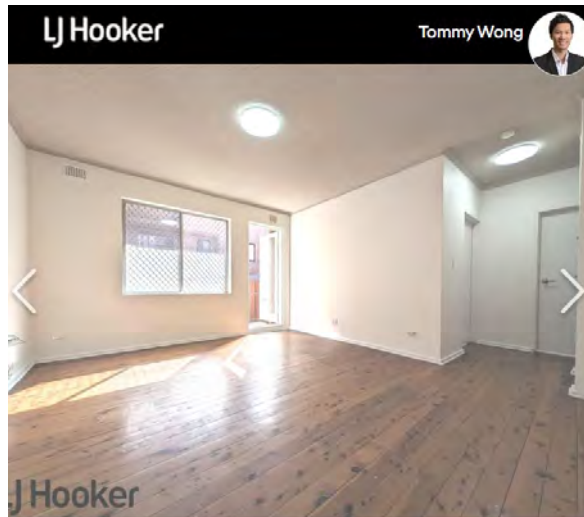


\$500 Weekly



4/26A Christian Rd, Punchbowl

2 1 1 Villa



OFF MARKET



2/20 Gould Street, Campsie

2 1 1 | Apartment



\$525 per week



5/93 Victoria Road, Punchbowl

2 1 1 | Apartment



\$450 per week



3/53 Fifth Avenue, Campsie

2 1 1 | Apartment

Inspection tomorrow



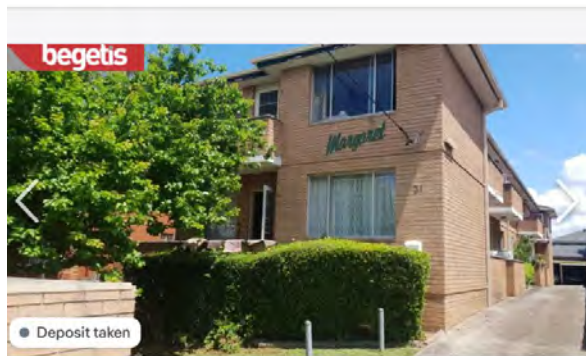
\$495 per week



5/54 McKern Street, Campsie

🚗 2 🚶 1 🚲 1 | Unit

Inspection tomorrow



DEPOSIT TAKEN @ \$520 per week



7/31 Bexley Road, Campsie

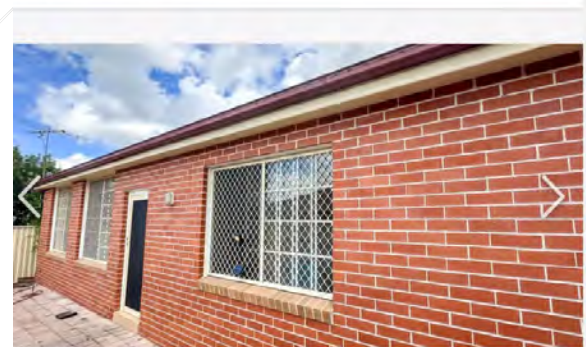
🚗 2 🚶 1 🚲 1 | Apartment

DEPOSIT TAKEN @ \$520 per week



7/31 Bexley Road, Campsie

🚗 2 🚶 1 🚲 1 | Apartment



\$590pw Inspect: Thu 5:15-5:30PM & S...



416 Canterbury Road, Campsie

🚗 2 🚶 1 | House

Inspection tomorrow



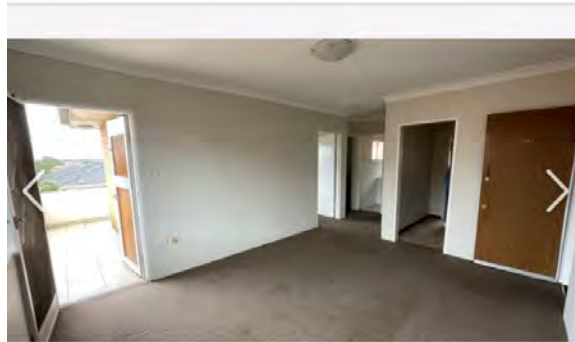
\$530pw Inspect: Sat 11:30-11:45AM



10/2 Yangooro Road, Belmore

2 1 1 | Apartment

Inspection tomorrow



\$340 per week



8/37 Arthur Street, Punchbowl

2 1 1 | Apartment