

28th February, 2025

**General Manager
Development Assessment Division
Canterbury-Bankstown Council
66-72 Rickard Rd,
Bankstown, NSW 2200**

**Demolition of Existing Structures, Removal of four (4) On-site Trees,
Construction of a Single Storey Dwelling with Basement Parking, Front
Boundary Fence and a Rear Detached Secondary Dwelling at:**

**33 LASCELLES AVENUE, GREENACRE, NSW 2190
STATEMENT OF ENVIRONMENTAL EFFECTS (s4.55)**

This modified statement of environmental effects is in support of the s4.55 submission for the proposed single storey dwelling with basement parking, front boundary fence, and a rear detached secondary dwelling. The modifications sought are highlighted on the submitted on the architectural plans, however the main modifications relate to the primary dwelling being reduced from 2 storeys down to a single storey dwelling, and the removal of the inground pool. Slight modifications are sought for the rear secondary dwelling, but on the whole, it remains substantially the same.

A. SITE DESCRIPTION/ SUITABILITY

The site is located on the eastern side of Lascelles Avenue, Greenacre, and is bounded by similar properties to the north and south. The site currently contains a single storey brick clad dwelling with detached structures. The structures currently on site are proposed to be demolished upon approval of this s4.55 modified submission. The land currently falls marginally towards the rear of the property, and contains four (4) on-site trees which were approved for removal based on the original DA submission.

B. PRESENT AND PREVIOUS USES

The property currently contains a single storey brick clad dwelling with detached structures which are proposed to be demolished, with the removal of four (4) on-site trees. The proposal is for the modification to the approved plans which now seek the construction of a single storey dwelling with basement parking, front fence and a detached secondary dwelling at the rear of the premises.

De`bonnaire Designz

P.O. Box A177, Enfield South, NSW 2133

Mobile: 0425 28 43 43

E-mail: deb.designz@gmail.com

ABN: 20 494 842 377

C. PROJECT DETAILS

The proposal indicates:

A single storey dwelling with basement parking, front boundary fence and a detached secondary dwelling at the rear of the premises. The proposal focuses on the issues of privacy, outlook and landscaping through use of openable sliding doors which look out to the rear of the site. The landscaped open space is an enhancement from the plain lawn that is there at present, and an enhancement to the current streetscape appearance.

D. HERITAGE ISSUES

The property and neighbouring properties are not listed as heritage items; hence there are no issues in regards to this matter.

The proposal makes no adverse impacts on the existing character of Lascelles Street, but does enhance the streetscape quality.

E. ENVIRONMENTAL EFFECTS

Visual Impact

The proposed street facade / elevation adds quality and character to the streetscape, this comes about by the break-up in the form of the building, elegant articulation and extensive front yard landscaping.

Land Contamination

There is no known contamination issue on the site.

F. ACCESS, TRAFFIC, CARPARKING

Access to the site will be via a newly constructed single car layback. The traffic generated will not have any adverse impact on the street, nor will it impact on the neighbouring buildings. The basement parking shall facilitate for atleast two (2) covered carparking spaces for the primary dwelling. Suitable landscaping is proposed within the front yard area of the proposed development.

G. PRIVACY

We have gone to great lengths to minimise the overlooking and privacy issues that will result from this proposal. We propose aluminium framed windows that are at acute angles to the neighbouring buildings so as to not look directly into their living areas. Most of the views have been focused towards the front and rear of the site so as to prevent overlooking into the private open spaces of the adjoining dwellings. An 1800mm high colorbond fence is proposed to the boundaries which will further alleviate any overlooking as a result of the proposal.

H. OVERSHADOWING

The property is located with the west-east axis running from the front to the rear, thus causing minor overshadowing impacts to the south. As the proposal has been modified from a two storey dwelling to a single storey dwelling, the shadow impacts on the adjoining southern property is greatly reduced.

The neighbouring living room areas and private open spaces will still achieve the minimum 3 hours of direct sunlight in the mid-winter period.

I. STORMWATER DRAINAGE

Proposed downpipes will be connected to the proposed rainwater tank (refer to specifications for tank sizes). The overflow from the proposed rainwater tank shall be discharged to the street discharge point within Lascelles Avenue. All stormwater drainage to be connected as per Sydney Water Guidelines and Regulations. Detailed stormwater drainage plans have been included in the submission.

J. URBAN EROSION AND SEDIMENT CONTROL

During the rebuilding process, a complete system of sediment and erosion control will be installed to comply with Councils guidelines (*refer to sediment and erosion plan*).

K. AIR AND NOISE

The proposal has no adverse effects to neighbouring buildings in terms of noise generated from the site, as it will be used only for residential purposes. There are no effects from air borne noises.

L. ENERGY

The proposal tries to maximise the use of natural ventilation throughout the dwelling with the use of high ceilings and large window openings which will extract the hot air out of the dwelling. There are no major negative environmental effects.

M. WASTE

The waste generated from the site will be domestic waste which will be disposed of on a weekly basis in the usual manner through Canterbury-Bankstown Councils garbage collections. Wastes generated through construction will be disposed of through the use of recycling plantations. No wastes shall be burnt or buried on site.