



Matsuplan Planning Services Pty Ltd

ACN 680 809 769

Mobile: 0408 950 080

Email: matsuplan360@gmail.com

Statement of Environmental Effects

Development Application for alterations and additions to a dwelling and driveway changes at 2 LAKEMBA STREET, BELMORE 2192



4 March 2025

Revision History

Version	Author	Reviewed	Date
Initial SEE	KR		21 January 2025
Lodgement V1.2	KR		4 March 2025

Authorship

The author possesses a Bachelor of Applied Science (Environmental Science) (Hons) degree and has been working in the building and development industry for 25 years of experience in a public and private capacity.

1. SUMMARY

This updated Statement of Environmental Effects is prepared for the consideration of Canterbury-Bankstown Council in support of a proposal for alterations and additions including a detached outbuilding to an existing dwelling house at 2 Lakemba Street, Belmore. This Statement responds to the planning considerations required to be assessed and recent request for information made by Canterbury-Bankstown Council.

This SEE discusses the details of the development and provides for an assessment of the proposal having regard to relevant legislation and the Canterbury-Bankstown Council Policies under the terms of 4.15 of the *Environmental Planning and Assessment Act 1979 (EP&A Act)*.

The preparation of this Statement is pursuant to Section 4.12 of the *Environmental Planning and Assessment Act 1979 (As amended)* and *Environmental Planning and Assessment Regulation 2021*. This statement assesses the proposal to be generally acceptable on merit, demonstrating the development will not result in any unacceptable adverse impacts. The proposal is generally in compliance with all relevant SEPP and DCP objectives.

2. THE SITE

The site is legally identified as Lot D in DP416117. The subject site is located on the south-western side of the intersection of Lakemba and Cecilia Street. The site contains an existing single storey dwelling with a detached garage in the rear yard facing Cecilia Street. The subject site has a total site area of approximately 383.9 sqm. The location of the subject site is illustrated in Figure 1.



Figure 1: Location Plan of the site

The site is regular in shape with a frontage of 8.0 metres and depth of 48.055 metres. The site and has a moderate fall of less than a metre from south to north on the site.

Vegetation on site generally consists of low height perimeter planting.

Existing dwelling

The existing dwelling is a single storey brick and timber-clad dwelling with a gable roof, comprising two bedrooms, kitchen and dining room, and rear patio. The dwelling contains a detached garage and detached toilet. The dwelling is attached to a similar dwelling on its western side which form part of the heritage grouping at 2-18 Lakemba Street, Belmore.

Local character

The site is surrounded by other low-density residential dwellings built to reflect the fall of land and shape of allotments. Dwellings in the immediate vicinity have varied street setbacks, reflecting the general fall of land and irregular site dimensions.

This site is not heritage listed but combined with the dwellings to the west form part of a small heritage conservation area of interwar houses.

3. RELEVANT HISTORY

Subject site

There is no history available via Council's online tracking regarding the construction of the original dwelling on site.

3. DESCRIPTION OF PROPOSAL

Consent is sought from Canterbury Bankstown Council for alterations and additions to an existing dwelling house at 2 Lakemba Street, Belmore. The proposed development is described in detail as follows:

Demolition

Demolition of the rear southern wall, elements of the roof, rear paved area and existing fibro garage.

Previous kitchen and linen cupboard to be removed from the interior of the existing dwelling.

Excavation

Minor excavation is proposed to provide for the construction of the proposed addition and new detached outbuilding.

Ground Floor Additions

The proposed ground floor consists of retained portion of the dwelling comprising the front porch 2 x bedrooms, main existing living room, bathroom and shower.

The new extension comprises former kitchen/dining area to be repurposed to a secondary living room which connects to the entirely new extension of the kitchen dining area and new rear patio area. The extension and patio connects to the retained outdoor existing (currently detached) toilet. Extension to have a low pitch skillion roof over. Kitchen dining to have bi fold door array to connect to the patio.

Detached outbuilding to be built to boundary (south, west and eastern sides) with northern bi fold array. Outbuilding to be a double height for use as a multifunction space.

Materials and Finishes

The materials and finishes include a combination of brick veneer. Windows, privacy louvers and main doors are aluminium framing (door to be wood). Roof to be Colourbond metal fixed to timber frame.

Detached outbuilding to steel cladding and framing with aluminium framed window system.

Details of the materials and colours are shown on Drawing Elevations

Waste

A Waste Management Plan has been prepared for the demolition, and construction of the development and is included in this application. The building can comply with any appropriate condition of consent imposed in relation to waste management.

Stormwater

A concept stormwater management system has been prepared to accommodate the development works and new impervious roof areas. The Stormwater Management Plan directs water to the street elevations.

4. ENVIRONMENTAL ASSESSMENT UNDER SECTION 4.15

The following matters are to be considered in the assessment of this development application under Section 4.15 of the Environmental Planning & Assessment Act, 1979 (As amended).

4.1 SECTION 4.15(1)(a) ENVIRONMENTAL PLANNING INSTRUMENTS

4.2 Integrated Development

The proposal does not constitute Integrated Development and does not require concurrent approval from any other State Government Bodies.

4.3 Relevant State Instruments and Legislation

State Environmental Planning Policy (Resilience and Hazards) 2021

Chapter 4 Remediation of Land

This SEPP provides a state-wide practice for the remediation of contaminated land. Under chapter 4 clause 4.6 of *State Environmental Planning Policy (Resilience and Hazards) 2021*, consideration has to be given as to whether the land is contaminated.

The site appears to have been in residential use since its original subdivision and construction. Prior to this, the site was likely to have been naturalised bushland. There is no evidence of any potentially contaminating uses occurring. It can be concluded that there is no likelihood of contamination on this site and the site will continue to be suitable for residential purposes. No further consideration is therefore required pursuant to the SEPP.

State Environmental Planning Policy (Biodiversity and Conservation) 2021

Chapter 11 of the State Environmental Planning Policy (Biodiversity and Conservation) 2021 (Biodiversity and conservation SEPP) sets out the plan objectives and planning principles for the Georges River Catchment.

Part 11.4 includes a number of aims and objectives for the environment and water quality within the catchment. Appropriate stormwater management and water quality measures are proposed and there is likely to be minimal adverse impacts on water quality. The proposal is able to achieve compliance with the aims and objectives of the *Biodiversity and Conservation SEPP 2021*.

4.4. Canterbury-Bankstown Local Environmental Plan 2023 (CBLEP 2023)

Aims and objectives of zone

The subject site is zoned *R3 Medium Density Residential* under the provisions of *Canterbury-Bankstown LEP 2023*. The objectives for the zone are:

Zone R3 Medium Density Residential

1 Objectives of zone

- *To provide for the housing needs of the community within a medium density residential environment.*
- *To provide a variety of housing types within a medium 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 allow for development that provides a suitable visual transition between high density residential areas and low density residential areas.*
- *To ensure suitable landscaping in the medium density residential environment.*

- *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.*

The *R3 Medium Density* zone includes “Dwellings” as a form of permissible development with consent of Council. The works, being alterations and additions to the existing dwelling are a form of permissible development allowed on site with consent from Council.

The proposed additions, due to the minimal lack of any significant physical modification to the retained portion of the and separation between the new additions, nature of the use does not impact on permissibility of the development or any of the general provisions of the local environmental plan including building height or Floor Space Ratio.

From a zone objective standpoint, the proposal will be consistent with the zone objectives of enabling other land uses that provide facilities or services to meet the day to day needs of residents. It will not further compromise the amenity of the surrounding area and is of a height, scale and density that is envisaged by the planning controls and zoning. It will also achieve a high standard of design quality and without degrading amenity for residents.

The proposed development will not preclude the development of other appropriate land uses in the *R3 Medium Density Residential* zone.

Demolition is permissible pursuant to Clause 2.7 of the LEP 2014 and consent is also sought as part of this application.

Principle Development Standards

A summary of the principle LEP development controls is as follows:

Local Environmental Plans	Canterbury-Bankstown Local Environmental Plan 2023
Land Zoning	R3 - Medium Density Residential: (pub. 23-6-2023)
Height Of Building	8.5 m
Floor Space Ratio	0.5:1
Minimum Lot Size	460 m ²
Heritage	Inter war house Significance: Local
Land Reservation Acquisition	NA
Foreshore Building Line	NA
Acid Sulfate Soils	Class 5
Local Provisions Area 2	

The proposal has been assessed for compliance against Canterbury-Bankstown Local Environmental Plan 2023. A compliance table with a summary of the applicable development standards is provided below:

Relevant LEP clauses/development standards

Note: Only relevant clauses are commented upon

CL. Standard/Control	Complies	Comment
PART 4 PRINCIPAL DEVELOPMENT STANDARDS		
Clause 4.3 Height of buildings (8.5 metres)	Yes	<p>The proposed additions will have a maximum height of 5.388 metres (for the detached outbuilding) and will not exceed 8.5 metres above ground level (existing). The proposal will comply with the LEP building height requirements.</p> <p>Wall height limits only apply to <i>R2 Low Density Residential</i> zoned land. The subject site is zoned R3 Medium Density Residential.</p>
Clause 4.4 floor Space Ratios Maximum= 0.5 : 1	Yes	The site is subject to a maximum FSR of 0.5:1. The proposal has a total gross floor area of 166 m ² or 0.43:1 which complies with the LEP requirement.
Clause 4.6 Exceptions to Development Standards	N/A	No development standards require variation as the proposal is compliant with relevant standards.
PART 5 MISCELLANEOUS PROVISIONS		
Clause 5.4 Controls Relating to Miscellaneous permissible uses	N/A	There are no special provisions under this clause which can be applied to the development.
Clause 5.10 Heritage conservation	N/A	The site is listed as a heritage item but is not identified as a heritage conservation area comprising a grouping of dwellings to the west of the site. The subject site comprises the north-eastern bookend of the group terminating at Cecilia Street with the group extending to the west and terminating at Sudbury Street.
PART 6 LOCAL PROVISIONS		
Clause 6.1 Acid Sulfate Soils	Yes	The site is Class 5 Acid Sulfate. The proposal will involve surface works for footings and leveling in the site. Excavation does not exceed 2 metres in depth in accordance with the requirements of this clause. Excavation can be managed on site without requirement for special considerations against this clause or further investigations.
Clause 6.2 Earthworks	Yes	<p>Consent for excavation for minor excavation is sought. The proposal has been sited to minimise local intrusion into the topography and minimise surface disturbance.</p> <p>With regard to the heads of consideration set out under Clause 6.2 of Canterbury-Bankstown LEP 2023</p>

the following comments are made regarding the proposal:

(a) The excavation is such that it will not impact upon local drainage patterns.

(b) The development will not impair further development in accordance with the zone or desired future character of the locality.

(c) Contamination of significance is unlikely. Excavated material will comprise surface soil and local rocks.

(d) The resulting proposal will not adversely impact upon local amenity

(e) Any excavated fill is to either be reused on site or be disposed of at an approved landfill receiving point.

(f) The site is not an identified aboriginal or heritage site. The site is unlikely to contain aboriginal or western cultural relics.

(g) The site is not in proximity to any environmentally sensitive areas.

(h) Appropriate sediment and erosion control measures can be employed during the works.

The proposal achieves the requirements of Clause 6.2.

Clause 6.3 Stormwater management and water sensitive urban design Yes

Stormwater discharge can be connected to the existing stormwater system via gravity. The site benefits from access to an easement for drainage. It is anticipated the development is able to comply with any relevant stormwater engineering requirements.

Clause 6.7 Development in Areas Subject to Aircraft Noise N/A

The site is not affected by in ANEF contour. Construction can comply with relevant noise amenity standard for proximity to aircraft noise.

Clause 6.15 Design Excellence N/A

The site does not lie in an area affected by this clause. The new dwellings extensions and detached outbuilding will be contemporaneous but distinct from the retained heritage significant portion of the site.

5. Section 4.15(1)(a)(ii) DRAFT AMENDMENTS TO STATUTORY CONTROLS

There are no draft amendments noted to any statutory controls applicable to the proposal.

6. Section 4.15(1)(a)(iii) DEVELOPMENT CONTROL PLANS**Canterbury-Bankstown Development Control Plan 2023**

Note, only sections of the RDCP with direct relevance to the proposal are discussed in this table. The relevant Section of the DCP is Chapter. The site is identified as being located in the former Canterbury Council area.

Note. Chapter 4 Heritage considerations are considered in the separate heritage statement.

CL.	Standard/Control	Complies	Comment
Chapter 3.0 General Requirements			
3.1	Development Engineering Standards	Yes	Works to be constructed to relevant Australian Standards and BCA/NCC. There are no new civil works or major engineering works required for the proposal in the alterations and additions.
3.2	Parking	Yes	Given the state of the existing detached garage, this building has not be used for parking for a significant period. The proposal maintains potential parking on the site with access from Ceceilia Street via the extended driveway crossover and gate opening.
3.3	Waste Management	Yes	The building will generate limited ongoing waste typical for a residential dwelling. All construction waste can be managed by the contractors who will undertake the works. Proposal is already subject to an approved waste management plan
3.4	Sustainable Development	Yes	Energy efficient appliances proposed throughout the revised layout. A BASIX certificate has been prepared for Council's consideration.
3.5	Subdivision	N/A	No subdivision proposed
3.6	Signs	N/A	No signs in the proposal
3.7	Landscape	Yes	The existing site has 119 m2 or 31% landscaped area. The works will reduce the landscaping area on site to 73 m2 or 19% of the site. The site will maintain significant tracts of landscaping and potential landscaping at the primary and secondary street elevations and within the centre of the site.

Chapter 5 Residential Accommodation**Chapter 5.2 Former Canterbury LGA****SECTION 2–Dwelling houses and outbuildings**

General Objectives	Yes	The proposal is generally in keeping with the provisions of the DCP. The proposal enhances the amenity, functionality, appearance (in terms of maintaining heritage significance and separation to new works), street activation and longevity of the as approved dwelling.
---------------------------	-----	---

Site Planning

2.1	Minimum Lot size and frontage	Yes	Site is as existing. There is no alteration to general site planning with regards to minimum lot size shape and general frontage.
2.2	Site coverage Site area = 383.9 m² 60% maximum	Yes	Site coverage is effectively unchanged. Site coverage for all structures on site will be 225 m ² or 58.6% in compliance with requirements.
2.3	Landscaping Minimum 15%	Yes	Deep soil provided on site is 73 m ² or 19% in compliance with requirements.
2.4	Layout and Orientation	Yes	There is no material change to general layout of the dwelling or principle orientation.

Building Envelope

2.5	Height LEP height = 8.5 metres Max wall height = 7 metres	Yes	Proposal complies with LEP height control. There are no wall exceeding 7 metres.
	Basement and subfloor projection max 1 metre projection	N/A	There is no basement in proposal.
	Attics and roof terraces	N/A	No attic in proposal
	Basement and sub-floor	N/A	There is no basement in proposal.
	Retaining walls – Development without basement parking	Yes	No significant retaining walls in development
	Cut and fill – Development without basement parking	N/A	No basement or significant cutting or filling occurring in the development.no retaining wall of significance proposed.

2.6	Setbacks		
	Front, side and rear setbacks	Merit	Proposal for the main building is compliant with required setbacks including front (no change), side and rear setbacks. Main dwelling is 0 mm alignment to the southern side boundary consistent with the alignment of the existing semi-detached dwelling.
	Front min 5.5 metres		
	Side minimum 900 mm		
	Rear minimum 6 metres		Side / rear setback of outbuilding to be 0 mm alignment to all relevant setbacks but being an ancillary building consistent with the positioning of the existing building and preference for ancillary buildings to be separated from existing heritage items, it is submitted that the setbacks are appropriate in the circumstances.
	Exceptions and other requirements	N/A	No exceptions sought.
2.7	Building separation	Yes	No modification of significance to the as approved building separation.
Building Design			
2.8	General Design	Yes	The development retains the fabric and form of the main significant heritage dwelling with addition to the building and detached outbuilding located to the rear and subservient to the retained significant form.
			The outbuilding is separated from the main building form and due to this siting does not adversely impact upon the significance of the item. Additionally, 28 Cecilia Street is a single storey dwelling with roof additions contained within a high-pitched roof form. The outbuilding height is submitted to be appropriate in the circumstances being a transitional form between the existing single storey heritage item on site and the non-heritage substantial form of 28 Cecilia Street. Council's favourable consideration is requested in this regard.
	Contemporary built form	Yes	The dwelling additions and detached outbuilding form are contemporaneous but separate and distinct from the retained primary built form of the building to Lakemba Street. Its design as part of the heritage group is the retention of the primary form bookend of the corner of Lakemba and Cecilia Streets and preservation of the row of dwellings to Lakemba Street thereby

				maintaining the heritage significance of the items and grouping.
	Building entries	Yes		The dwelling entry is maintained at the Lakemba Street frontage of the site.
	Internal dwelling layout	Yes		There is no significant amendment to the retained portion of the existing dwelling. The new additions are open plan consistent with existing new builds improving upon the amenity for the occupants without adverse impacts to the heritage item and grouping of dwellings to Lakemba Street.
	Facade treatment	Yes		The Lakemba Street frontage of the site is retained unchanged, and the Cecilia Street frontage makes distinct the old and the new elements of the additions. The new façade to Cecilia Street comprises contemporaneous forms which preserves the heritage significance of the dwelling on site whilst maximising separation of the new elements in the rear yard.
	Pavilions	N/A		Single built form consistent with existing building on site. The outbuilding is well separated from the main dwelling form.
	Windows	Yes		Large windows and principally restricted to the new rear additions' elevation. The proposal is articulated in accordance with the control of this section.
	Ventilation	Yes		The proposal will maintain general cross ventilation character of the as approved development.
2.9	Roof design and features	Yes		The development proposes a low pitch skillion flat roof form consistent with more recent later additions on Heritage buildings and minimises the scale of the additions.
Amenity				
	Objectives	Yes		The proposal generally maintains the amenity characteristics of the as approved development.
2.10	Solar access and overshadowing	Yes		The general as approved solar regime is largely maintained as per the approved development will no alteration of significance to the as approved shadowing cast from the development. Adjoining sites retain the principle approved levels of solar access. The outbuilding primarily overshadows the existing driveway and entry portico of the existing dwelling at 28 Cecilia Street and not to prime private outdoor space of this dwelling. Accordingly, it is submitted the proposal results in no adverse impacts with regard to solar amenity.

2.11	Visual privacy	Yes	The revised floor layouts have reduced the total amount of side orientated openings thereby improving the response of the development from the as approved development.
2.12	Acoustic privacy	Yes	The floor layout alteration places the main service areas to the side and rear area of the existing dwelling thereby improving the acoustic response of the as development. Additionally, the outbuilding insulated the subjects site main outdoor area from 28 Cecilia Street. It is anticipated that the Council should not object to the amendments in this regard.
2.13	Fences	Yes	front fencing is retained. Fencing further south to be replace like for like consistent with the existing but these are in accordance with the controls of this section. Refer to plans.
2.14	Outbuildings and swimming pools	Merit	<p>There will be only one outbuilding to replace the existing outbuilding onsite. There is no pool proposed in the development only the singular outbuilding.</p> <p>The site lies within the range of 300 m² to 600 m² and the outbuilding is a maximum floor area of 44 m² in compliance with the control.</p> <p>The height is to make use of the building for projects by the owner. It is submitted that it is sufficiently separated from the heritage significant dwelling on site and is a suitable transitional form to the existing dwelling located at 28 Ceceilia Street which is significantly higher than the dwelling on site.</p> <p>The outbuilding is behind the primary Lakemba Street building line of the site and well separated from the retained heritage building on site.</p> <p>The outbuilding has low pitched skillion roof and no eaves projected away from the building.</p> <p>There are no balconies or roof terrace proposed to the outbuilding and no removal of trees is required to reconstruct the outbuilding on site.</p>
2.15	Building Services	Yes	The site is adequately provisioned with site services or can be provided as required.

7. Section 4.15(1)(a)(iv) APPLICABLE REGULATIONS

The EPA Regulation 2021 requires consideration of Australian Standard AS 2601-1991: The demolition of structures. It also requires compliance with this, by standard by condition of consent. Any demolition will be undertaken in strict accordance with AS 2601-1991.

Demolition works will be undertaken in accordance with prescribed times. It is intended that any noise generated from the site will comply with the relevant provisions of the Protection of Environment Operations Act and the NSW EPA Environmental Noise Manual for the control of construction noise. Approved silencing devices will be provided and maintained on all power operated machinery, where required.

It is intended that any noise generated from the site will comply with the relevant provisions of the Protection of Environment Operations Act and the NSW EPA Environmental Noise Manual for the control of construction noise. The proposal can meet applicable noise criteria to protect the amenity of the nearby industrial and residential premises.

The use in itself should not result in any ongoing or unreasonable noise generation occurring from the premises by virtue of its location but can be subject to ongoing regulation via conditions of development consent. The use is also unlikely to be adversely impacted from airport / aircraft noise.

8. Section 4.15(1)(b) THE LIKELY IMPACTS OF THE PROPOSAL

As demonstrated throughout this statement, post construction, the development will result in no ongoing adverse impact beyond that typical of that for a residential dwelling and preserves the heritage significance of the existing dwelling on site. The other principal impacts to be considered are impacts as arising from demolition and construction activities.

Construction works will be undertaken in accordance with prescribed times. It is intended that any noise generated from the site will comply with the relevant provisions of the Protection of Environment Operations Act and the NSW EPA Environmental Noise Manual for the control of construction noise. Approved silencing devices will be provided and maintained on all power operated machinery, where required.

Construction works will be carried out in accordance with the Building Code of Australia / National Construction Code.

Excavation will be undertaken in accordance with standard Council conditions of consent and within nominated working hours. Construction noise associated with the excavation is intended to comply with the Protection of Environment Operations Act 1997 and the NSW EPA Environmental Noise Manual for the control of construction noise. Precautions will be taken during site works to minimise vibration including the avoidance of sudden stop - start movements.

Any proposed excavation will not result in any pollution or siltation of any waterway or pose a threat to ecological communities or their habitats. Appropriate sediment and erosion control measures will be adopted during site works and the existing Stormwater system will be protected during works.

The above analysis demonstrates that the proposals will have no adverse Environmental Impact and therefore satisfies this section of the Act.

9. Section 4.15(1)(c) THE SUITABILITY OF THE SITE

The subject site is suitable for the proposal as:

- The site is current occupied by the dwelling and the works are concerned with improving the amenity on site for the occupants and minimise impacts to adjoining dwellings and diminishing of the heritage significance of the site.
- The design has had regard to its impact to the local heritage characteristics and impacts to adjoining properties.
- Adequate water, stormwater drainage and sewage facilities are available on the site to service the proposed development.
- The development is consistent with existing and future development on the immediate adjoining sites and in accordance with the land zoning and future intents of the locality.
- There are no precipitate constraints posed by adjacent land uses.
- Appropriate erosion and sediment / waste management control measures will be employed during works.
- The development will not result in the ongoing environmental degradation of the local area.

The application therefore satisfies this section of the Act.

10. Section 4.15(1)(e) THE PUBLIC INTEREST - CONCLUSION

The proposed development has been designed to relate well to its site, adjoining sites, in terms of appearance, envelope, setbacks, bulk and scale and which relates well to the streetscape presentation.

The application for new dwelling additions has been assessed as being largely compliant against relevant provisions of the Environmental Planning and Assessment Act, Council's Local Environmental Plan and Development Control Plans.

The proposed development will be in the public interest, as it will provide improve the amenity of the property and provide for further housing choice in the area without adverse visual impact to streetscape.

The proposal complies with all relevant LEP and DCP objectives, or where non compliances are identified the development is, in our opinion, acceptable in the circumstances as per the reasons set out in this statement and would have no adverse impact to any adjoining properties and the locality.

Overall, it is considered that the development is entirely appropriate for the site and locality and should be approved by Council, based on the following:

- *The development will be of minimal environmental impact.*
- *The proposal will not result in any exacerbation of on-site or off-site impacts;*

- *The proposal does not offend relevant LEP and DCP objectives and improve the sites conditions.*

Based on the above, it is concluded that the proposed development should be approved by Council pursuant to the requirements of the Environmental Planning and Assessment Act 1979.