

A photograph of a modern, two-story house with a mix of materials including brick, stone, and large glass windows. The house has a prominent dark grey or black architectural frame around the entrance and upper levels. The sky is overcast.

Your vision. Our mission.



STATEMENT OF ENVIRONMENTAL EFFECTS

Sydney Drafting Concepts & Design Pty Ltd

**Lot 1 in DP 25891,
No 16A Chiswick Road
Greenacre, NSW 2190.**
Canterbury-Bankstown Council

12th June 2025
Job No. 25052

The proposed first floor storey addition residence is located to the Chiswick Road with the construction of 3 bedrooms and bathroom.

Site Suitability

The site is situated on Western side of Chiswick Road. The property is currently occupied by a single storey dwelling with an associated detached garage, shed, and swimming pool which area existing to remain.

The site is regular in shape with a total area of 594.4m2 and a fall in relation to the topography of the land to the Northern Boundary (Front).

The locality is characterised and developed by a mix of single and two storey dwellings. These homes are either of face brickwork finish, rendered and lightweight cladding finish which compliments the appearance and requirements of the modern era. The design of our proposal is not out of keeping with the existing streetscape and is well adapted to the surrounding developments.



Suitability of the Dwelling

The proposal has been designed to contribute positively to the streetscape. It is consistent with the character of other developments in the street and is therefore felt to be compatible with the locality. The setback and window configuration ensures no detrimental effect on the adjoining sites and solar access is not compromised.

Present and previous uses

The property is zoned R3 – Medium Density Residential under Canterbury-Bankstown Local Environmental Plan 2023, which will be maintained for the proposed development.

Coastal Protection

There is no indication that the land is affected by Coastal Protection.

Certain information relating to beaches and coasts

There is no indication that the land is affected by Beaches and Coasts.

Critical Habitat

There is no indication that the land is affected by Critical Habitat.

Conservation Protection

There is no indication that the land is affected by Conservation Protection.

Local Aboriginal Land Council

Metropolitan

Mine Subsidence

There is no indication that the land is affected by Mine Subsidence.

Land Reserved for Acquisition

N/A

Bushfire Prone Land

There is no indication that the land is affected by Bushfire Prone Land.

Heritage

N/A

Minimum Lot Size

450m²

Height of Building

10m

Floor Space Ratio

0.75:1

Foreshore Building Line

N/A

Local Environmental Plans

Canterbury-Bankstown Local Environmental Plan 2023 (pub. 23-6-2023)

Local Provision

30 km, Area 1

Compliance with Development Standards

(a) Relevant Planning Instruments

The property is zoned R3 Medium Density Residential under Blacktown LEP. The construction of a dwelling is permissible in this zoning, with Council consent.

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.

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; Group homes; Home businesses; Multi dwelling housing; Neighbourhood shops; Oyster aquaculture; Places of public worship; Recreation areas; Respite day care centres; Roads; Secondary dwellings; Seniors housing; Tank-based aquaculture

4 Prohibited

Any development not specified in item 2 or 3

SECTION 2-DWELLING HOUSES AND OUTBUILDINGS

GENERAL OBJECTIVES

O1 To ensure all neighbourhoods are safe and comfortable.

O2 To ensure a diversity of well-designed dwellings that are sympathetic to the density and function of each neighbourhood.

O3 To ensure residential streets and yards are green and leafy, with substantial tree canopy.

O4 To ensure buildings are adequately setback from existing structures to facilitate household activities and landscaping.

O5 To ensure that development provides good amenity, solar access and privacy for occupiers of new and existing buildings.

O6 To ensure that development is of a high quality design, appearance and performance.

SITE PLANNING

2.1 Minimum lot size and frontage

Objectives

O1 To ensure that land is of an adequate size and shape to accommodate development whilst providing adequate amenity for occupants of the site and surrounds.

O2 To ensure there is adequate area for vehicle access and parking.

O3 To ensure sites have sufficient dimensions to accommodate adequate landscaped open spaces.

Development controls

C1 The minimum primary street frontage width for dwelling houses is 15m.

C2 Lots must be generally rectangular.

C3 Internal and battle-axe blocks and lots with irregular dimensions or shallow depths must satisfy the objectives of the DCP.

C4 Nothing in this section prevents Council giving consideration to the erection of a dwelling house on an allotment of land which existed as of 1 January 2013.

The proposed lot frontage width is 13.26m.

2.2 Site coverage

Objectives

O1 To ensure that the scale and mass of development achieves improved levels of residential amenity for new development and for existing dwellings.

O2 To ensure there is adequate unbuilt upon areas to allow for private open space, substantial landscaped areas and deep soil planting capable of supporting large trees.

Development controls

C1 All development must comply with the numerical requirements contained in the table below:

Site Area	Maximum area of building footprint	Maximum floor area of all outbuildings	Maximum site coverage of all structures on a site
Up to 449m ²	300m ²	30m ²	60%
450m ² to 599m ²	330m ²	45m ²	50%
600m ² to 899m ²	380m ²	60m ²	40%
900m ² or above	430m ²	60m ²	40%

Table 1: Maximum building footprint, floor area of outbuildings and site coverage.

The proposed site Area is 594.4m², and its proposed site cover: 22.56%,

Ground floor area; 95.78m² plus included the existing garage, and shed at the rear (38.34m²) = 134.12m² = 22.56%. Comply to the above setout table.

2.3 Landscaping

Objectives

O1 To ensure new development is appropriately landscaped to provide a pleasant outlook and contribute to the amenity of a property.

O2 To minimise stormwater run-off by retaining deep soil areas that facilitate rainwater infiltration.

Development controls

C1 Deep soil permeable areas must be provided in accordance with the table below:

Site area	Minimum deep soil area (% of site area)
Up to 449m ²	15%
450m ² to 599m ²	20%
600m ² or above	25%

Table 2: Minimum deep soil areas

C2 Deep soil areas must have a minimum dimension of 2.5m

The existing landscaping and vegetation comply with the requirements set out in the Development Control Plan that requires a 20% (min. 118.88m²) of the site area to be landscaped.

The site area of the subject site is 594.4m² with a landscaping area required of 118.88m² with the proposed landscaping at 384.73m² = 64.73%. Complies.

BUILDING ENVELOPE

2.5 Height

The maximum permissible height of a building is prescribed in the LEP and varies across residential zones. The definition of height of building is defined under LEP. Operating in conjunction with the LEP height of building control, external wall height and storey provisions in this DCP prescribe the maximum height for the external enclosing walls of a building. Note: Development adjacent to, or in the vicinity of, a heritage item may preclude achievement of maximum building heights.

Objectives

O1 To ensure that development is of a scale that is visually compatible with adjacent buildings, character of the area, and the objectives of the zone.

Development controls

C1 Development for the purposes of dwelling houses must not exceed the following numerical requirements:

(a) A maximum two storey built form.

(b) A maximum external wall height of 7m where the maximum height of buildings standard under the LEP is 8.5m.

(c) A maximum external wall height of 8m where the maximum height of building standard under the LEP is 9.5m.

(d) Finished ground floor level is not to exceed 1m above the natural ground level. Note: Skillion and flat roof forms will be considered on merit.

The proposed building height is 8.534m from the existing ground level which the maximum allowed by council is 9.5m as per table above in the SOEE.

The proposed calculation is shown on the architectural plans lodged to council.

Basement and sub-floor projection

C2 Any part of a basement or sub-floor area that projects greater than 1m above ground level comprises a storey.

Attics and roof terraces

C3 Attics and mezzanine floors do not comprise a storey.

C4 Roof top terraces are not acceptable on any building or outbuilding in any residential zone.

Basement and sub-floor

C5 Dwelling houses may provide basement or subfloor parking where site constraints warrant and it can be demonstrated that there will be no adverse impacts on amenity, streetscape or public domain.

C6 Basement and sub-floor parking is only suitable where compliance with Chapter 3.2 of this DCP can be demonstrated.

Retaining walls – Development without basement parking

C7 Walls that would enclose a sub-floor area: (a) Maximum 2m for steeply sloping land; and (b) Maximum 1m for all other land.

C8 Retaining walls that would be located along, or immediately adjacent to, any boundary: (a) Maximum 3m for steeply sloping land, but only to accommodate a garage that would be located at street level; and (b) Maximum 1m for all other land.

Cut and fill – Development without basement parking

C9 Maximum 1m cut below ground level where it will extend beyond an exterior wall of the building.

C10 No limit to cut below ground level where it will be contained entirely within the exterior walls of a building, however, excavated area is not to accommodate any habitable room that would be located substantially below ground level.

C11 Maximum 600mm fill above ground level where it would extend beyond an exterior wall of a building.

C12 If proposed cut and fill, or a retaining wall, would be deeper or higher than 1m, structural viability must be confirmed by suitably qualified engineers' reports.

Proposed fill is approximate of 340mm and will provide drop edge beam around the proposed alfresco area. Comply.

2.6 Setbacks

Objectives

O1 To establish the desired spatial proportions of the street and define the street edge.

O2 To limit the scale and bulk of development by retaining landscaped open space around.

O3 To contribute to the natural landscape by retaining adequate space for new trees and conserving existing visually prominent trees.

O4 To provide sufficient separation between buildings and adjacent land to limit the visual, environmental and likely potential amenity impacts of new development.

Development controls

Front, side and rear setbacks

C1 Development, including basement and sub-floor areas, fronting a major road must have a minimum front setback of 9m. C2 Development must comply with the minimum front, side and rear setbacks as detailed in the following tables:

Setback	Controls
Front Setback	<ul style="list-style-type: none">• Minimum setback of 6m or the average of the existing setback of the nearest dwelling house to either side of the site.• Maximum 2m recess for the main entrance from the front building line.

Side Setbacks	<ul style="list-style-type: none"> • Minimum setback of minimum setback of 1m from side boundaries. • Corner lots: minimum setback of 2m from the secondary street frontage (the longer street boundary).
Rear Setbacks	<ul style="list-style-type: none"> • Minimum setback of 6m from the rear boundary.

Table 4: Dwelling houses with frontage of 12.5m or greater

Exceptions and other requirements

C3 External walls that enclose rooms, storage areas and/or garages are not to encroach beyond the specified setbacks.

C4 For first floor additions, front and side setbacks may match the ground floor wall alignment of the existing dwelling for a depth of 10m or 50% of the length of the facade, whichever is the greater.

C5 Minimum setback of 1m from any side or rear boundary for swimming pools and associated terraces. Landscaping shall be provided in the setback area to screen the pool from neighbours.

C6 Swimming pools must not be located within any front setback.

C7 One garage or carport may be constructed with a nil rear setback for sites that adjoin a rear laneway. The garage or carport must not comprise more than 50% of the rear boundary frontage to a lane and not be wider than 6m.

C8 For a residential building that does not have basement parking lightweight carports may extend beyond the required side boundary setback.

C9 Car parking structures must satisfy the Building Code of Australia requirements.

The front setback to the proposed First Floor is 7.673m which is compliant with the above controls FOR EXISTING DWELLING LOT 1.

The setback to the side from the proposed is 1.448m (FF RHS wall) & 2.635m (FF LHS wall) which complies with the table above set out in the council Development Control Plan.

The rear setback is 25.818m as shown on the architectural plans.

All setbacks are shown on the architectural plans submitted to council.

BUILDING DESIGN

3.8 General design Objectives To ensure that development is coordinated with, and complements, the public domain to enhance the character and the image of the streetscape. To ensure that development provides good amenity for occupants of new and existing development, including reasonable solar access, privacy, and natural ventilation. To ensure alterations and additions complement the architectural character of the existing building or is of a contemporary design that is appropriate in its context. To facilitate positive interaction between the private and public domain. To maximise passive surveillance to promote safety and security. To encourage effective articulation of building design to reduce the appearance of scale, enhance visual interest and ensure a diversity of built form. To ensure all elements of the facade and roof are integrated into the architectural form and detail of the building, and enhance streetscape appearance. To encourage high standards of amenity through appropriate dimensions and configurations of habitable rooms.

Development controls

Contemporary built form C1 Contemporary architectural designs may be acceptable if: (a) A heritage listing does not apply to the existing dwelling or to its immediate neighbours. (b) The proposed addition is not visually prominent from the street or from a public space. (c) Extensive remodelling of existing facades is proposed in accordance with controls of this DCP. C2 New building forms and design features shall not mimic traditional features, but should reflect these in a contemporary design. C3 Access to upper storeys must not be via external stairs. C4 All dwellings must contain one kitchen and laundry facility. C5 Retain and extend prominent elements of the existing roof (such as gables, hips or longitudinal ridges that run parallel to a street boundary). C6 Contemporary roof forms may be acceptable on additions at ground floor level if concealed substantially behind the existing dwelling, and not visible from the street or other public space.

Building entries C7 Entries to residential buildings must be clearly identifiable. C8 A minimum of one habitable room must be oriented towards the street to promote positive social interaction and community safety. C9 Sight lines to the street from habitable rooms or entrances must not be obscured by ancillary structures.

Internal dwelling layout C10 Design interiors to be capable of accommodating the range of furniture that is typical for the purpose of each room. C11 The primary living area and principal bedroom must have a minimum width of 3.5m. C12 Secondary bedrooms must have a minimum width of 3m. C13 Provide general storage in addition to bedroom wardrobes and kitchen cupboards.

Facade treatment C14 Development on corner lots must address both street frontages through facade treatment and articulation of elevations. C15 Use non-reflective materials, do not randomly mix light and dark coloured bricks, and treat publicly accessible wall surfaces with anti-graffiti coating.

C16 Facade design should reflect the orientation of the site using elements such as sun shading devices, light shelves and bay windows. C17 Facades visible from the street should be designed as a series of articulating panels or elements. C18 The width of articulating panels should be consistent with the scale and rhythm characteristic of bungalows.

C19 The width of articulating panels shall be in accordance with the numerical requirements below:

Facade Street elevation Side elevation Width of articulating panels 4m to 6m 10m to 15m

Table 9: Width of articulating panels

C20 Avoid long flat walls along street frontages - stagger the wall alignment with a step (not a fin wall of other protruding feature) of at least 0.5m for residential buildings. C21 Vary the height of modules so they are not read as a continuous line on any one street between 2 - 4 storeys, step-back to the middle component and again at the top. C22 Incorporate contrasting elements in the facade - use a harmonious range of high quality materials, finishes and detailing. C23 Screen prominent corners with awnings, balconies, terraces or verandas that project at least 1 m from the general wall alignment.

Pavilions C24 The top storey of any two-storey dwelling should be designed as a series of connected pavilion elements to minimise scale and bulk. C25 Facades that exceed 25m in length shall be indented to create the appearance of multiple pavilion elements. C26 Pavilion elements shall have a depth between 10-15m. C27 Articulate upper storey pavilions with an additional side boundary setback, and identify by separate roofs.

Windows C28 Large windows should be located at the corners of a building and may be designed as projecting bay-windows. C29 Large windows should be screened with blinds, louvres, awnings or pergolas. C30 Windows must be rectangular.

C31 Square, circle and semi-circle windows are acceptable in moderation. C32 Vertical proportioned window openings can include multi-panel windows or multipanel doors. C33 Windows and openings shall be appropriately located and shaded to reduce summer heat load and maximise sunlight in winter. C34 Dormer windows on buildings in the residential zone must comply with the following design requirements: Should not appear as an additional storey; Are no wider than 1.5m in width; Provide a minimum 2.5m separation between dormers; and Do not extend above the ridgeline of the building.

Ventilation C35 Incorporate features to facilitate natural ventilation and convective currents - such as opening windows, high vents and grills, high level ventilation (ridge and roof vents) in conjunction with low-level air intake (windows or vents). C36 Where natural ventilation is not possible, energy efficient ventilation devices such as ceiling fans should be considered as an alternative to air conditioning. Explore innovative technologies to naturally ventilate internal building areas or rooms.

3.9 Roof design and features Objectives O1 To ensure that roof design is compatible with the building style and does not visually dominate the building or other roofs in the locality. O2 To promote roof design that assists in regulating climate within the building. O3 To reduce the impact of large surfaces of roof when viewed from other buildings and public spaces.

Development controls Use a simple pitched roof that accentuates the shape of exterior walls, and minimises bulk and scale. Avoid complex roof forms with multiple gables, hips and valleys, or turrets. Roof pitches are to be compatible and sympathetic to nearby buildings. Parapet roofs that increase the height of exterior walls are to be minimised. Use minor gables only to emphasise rooms or balconies that project from the body of a building.

The proposed is a two storey residence with the construction of 3 bedrooms.

The **Custom** design is very well adapted to the existing surroundings and character in the Greenacre area. The home has style and character with the introduction of articulated external walls and variations in roof geometry, therefore minimising the bulk and scale of our development. Materials finish such as Facebrick, and Weathertex Cladding, and concrete roof tiles adds architectural elements and vision for future construction and sets a desirable precedent for any future development in the surrounding areas.

The subject site is not affected by the View Sharing restriction but the design has taken into consideration the control for the height limits and over shadowing to benefit the adjoining properties so the proposed Residence does not be an over development or add bulk and scale to the surrounding areas.

The design of the Proposed Residence is not affected by acoustic restriction by flow paths or traffic in that area. The traffic is just local residential traffic and pedestrian traffic, which is normal for a residential area

Windows located to the western and eastern side of the proposed addition are provided with adequate sill heights. And located far enough off the boundary as to not impose privacy issues on the adjoining property

3.10 Fencing Objectives To ensure that fences are integrated into the architectural form and detail of a building and present an appealing streetscape appearance. To reduce the impact of large areas of fencing that detract from other buildings and fences in the area. To facilitate positive interaction between private and public domain. Development controls Provide boundary definition by construction of an open fence or low hedge to the front street boundary. Front fences within the front boundary setback are to be no higher than 1.2m. Side fences may be 1.8m high to the predominant building line. Forward of the building line, side fences must taper down to the height of the front fence at a height no greater than 1.2m. On corner sites where the facade of a building presents to two street frontages, fences are to be no higher than 1.2m. Screen walls around private open spaces shall not be taller than 1.2m, although screens with 50% transparency may be up to 1.8m in height.

The existing fencing around the property is to remain and won't be altered as part of the application to council.

Waste Storage Areas and Waste Collection Areas

The existing waste to the residence will remain.

Site Services

Proposed letter box and numbering will be in accordance with council and Australia posts requirements. Clothes lines & Bin Locations are located behind the building line and not visible from the street.

All existing site services will remain.

Submissions

It is expected surrounding neighbours will be notified in accordance with Council's Notification Policy. Should objections be received it is hoped Council will enable mediation to occur in order to resolve any issues?

Conclusion

Councils DCP requirements and good planning principles have been incorporated in a design that best suits the site and surrounds, resulting in a high-quality development that will enhance the locality.

Consideration has been given to matters listed in the LEP & DCP, concluding that the development warrants approval.

Yours Faithfully

Sydney Drafting Concepts & Design Pty Ltd.