



Statement of Environmental Effects for a Development Application at
179 Henry Lawson Drive Georges Hall 2198.

17th April 2026

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1 Introduction

This Statement of Environmental Effects relates to a Development Application seeking Council's consent for the demolition of existing house and the construction of a new two storey dwelling at 179 Henry Lawson Drive Georges Hall 2198

This Statement:

- describes the site and its surrounding area,
- details the nature of the proposed development,
- undertakes an assessment of the proposal regarding compliance with relevant Canterbury-Bankstown planning instruments, and
- undertakes an assessment of the proposal under all other heads of consideration in Section 4.15 of the Environmental Planning and Assessment Act, 1979.

The conclusion reached is that the proposal is acceptable with regard to all relevant planning issues.

2 Site and Surroundings

The site is the land described as Lot 240 in deposited plan DP 13017, located in the suburb of Georges Hall. The zoning is R2 Low Density Residential in Canterbury-Bankstown 2023.

The site is a regular block accessed via a driveway off a side lane accessed from Henry Lawson Drive. The land slopes to the street, with 15.81 meter frontage to Henry Lawson Drive. The lot has a length of 48.77 meters. There is a total area of 771.05 m². There is an existing dwelling on this land.

The neighbouring properties are a mix of single storey and two storey dwellings, of brickwork and tiled roofs. The neighbouring areas have established amenities including primary and secondary schools, a shopping centre, sporting grounds and access to transport.

The site is within a Flood area and Bushfire Vegetation buffer zone.

The site has no existing trees or shrubs to be removed.

3 Proposed Development

This application proposes the demolition of the existing house and the construction of a new two storey house.



4 Environmental Planning Instruments

Environmental Planning Instruments

Canterbury-Bankstown Local Environmental Plan 2023, (CBLEP 2023) Zoning R2 Low Density

CBLEP 2023 states that objectives of Zone R2 Low Density Residential as.....

Zone R2 Low Density Residential

1 Objectives of zone

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

2 Permitted without consent

Home occupations

3 Permitted with consent

Bed and breakfast accommodation; Building identification signs; Business identification signs; Car parks; Centre-based child care facilities; Community facilities; Dual occupancies; Dwelling houses; Early education and care facilities; Environmental facilities; Environmental protection works; Exhibition homes; Flood mitigation works; Group homes; Health consulting rooms; Home businesses; Oyster aquaculture; Places of public worship; Pond-based aquaculture; Recreation areas; Respite day care centres; Roads; Secondary dwellings; Semi-detached dwellings; Tank-based aquaculture

4 Prohibited

Any development not specified in item 2 or 3

The proposed development being a single dwelling complies with the objectives and can be permitted with consent. The proposal can be approved under this zoning.

4.3 Height of buildings

(1) The objectives of this clause are as follows—

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

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



- (2A) Despite subclause (2), the following maximum building heights apply—
- (a) 6m for a secondary dwelling that is not attached to the principal dwelling in Zone R2 on land identified as “Area 1” on the [Clause Application Map](#).
 - (b) 8.5m for a dwelling house in Zone R4 on land identified as “Area 2” on the [Clause Application Map](#).
 - (c) 11m for a building on a lot that is less than 5,000m² on land identified as “Area 1” on the [Height of Buildings Map](#) that is in Zone E3 Productivity Support.
- (2B) The maximum wall height for a secondary dwelling that is not attached to the principal dwelling in Zone R2 on land identified as “Area 1” on the [Clause Application Map](#) is 3m.
- (2C) The maximum wall height for a dwelling house or dual occupancy in Zone R2 on land identified as “Area 1” on the [Clause Application Map](#) is 7m.
- (2D) In this clause—
- wall height means the vertical distance between the ground level (existing) and the higher of—
- (a) the underside of the eaves at the wall line, or
 - (b) the top of the parapet or the flat roof.

The land at 179 Henry Lawson Drive Georges Hall 2198 shows on the Height of Buildings Map as a standard of 9 meters above natural surface. The proposal is for a maximum height for the dwelling of 7.8 m.

The proposal complies with all Canterbury Bankstown Local Environmental Plan 2023 controls.

Development Control Plans

Canterbury-Bankstown DCP 2023—Chapter 5.1 (Amended March 2026)
Section 2—dwelling houses

Objectives

O1 To ensure the building form, building design, setbacks and landscape of dwelling houses are compatible with the prevailing suburban character of the residential areas.

O2 To ensure the building form, building design, room sizes and internal layout of dwelling houses provide appropriate amenity to residents in terms of private open space, access to sunlight, privacy and useability.

O3 To ensure the building form and building design of dwelling houses do not adversely impact on the amenity of neighbouring sites in terms of visual bulk, access to sunlight and privacy.

O4 To ensure the size, location and design of private open spaces provide appropriate amenity to residents in terms of useability, access to sunlight, privacy and landscape.

O5 To ensure the landscape design contributes to a high quality streetscape and amenity.

O6 To provide deep soil zones to allow for and support healthy plant and tree growth.

O7 To ensure the building form of dwelling houses in the foreshore protection area preserves the existing topography, land and rock formations, and the unique ecology of natural bushland and mangrove areas.



O8 To minimise the visual impact of off-street parking on the streetscape. Development controls Storey limit (not including basements) 2.1 The storey limit for dwelling houses is two storeys.

2.2 The siting of dwelling houses and landscape works must be compatible with the existing slope and contours of the site and any adjoining sites. Council does not allow any development that involves elevated platforms on columns; or excessive or unnecessary terracing, rock excavation, retaining walls or reclamation.

The proposal meets the requirements of the above control. The subject site is within a flood zone. The floor levels of the dwelling are dictated by the recommended floor levels in the flood report. The floor levels will be above the recommended level. It will not be on columns or excessive fill.

2.3 Any reconstituted ground level on the site within the ground floor perimeter of dwelling houses must not exceed a height of 1m above the ground level (existing). For this clause, the ground floor perimeter includes the front porch.

The proposal meets this control.

2.4 Any reconstituted ground level on the site outside of the ground floor perimeter of dwelling houses must not exceed a height of 600mm above the ground level (existing) of an adjoining site. For this clause, the ground floor perimeter includes the front porch. Setback restrictions

The proposal meets this control

2.5 The erection of dwelling houses is prohibited within 9m of an existing animal boarding or training establishment.

The proposal meets this control . There are no animal boarding or training establishments in the nearby area.

Street setbacks

2.6 The minimum setback for a building wall to the primary street frontage is: (a) 5.5m for the first storey (i.e. the ground floor); and (b) 6.5m for the second storey.

The proposal meets the above criteria. The set back to the ground floor is 5.5m. The set back to the upper floor is 1.5m

2.7 The minimum setback to the secondary street frontage is: (a) 3m for a building wall; and (b) 5.5m for a garage or carport that is attached to the building wall.

This clause does not apply

Side setbacks

2.8 For the portion of the building wall that has a wall height less than or equal to 7m, the minimum setback to the side boundary of the site is 0.9m.

The proposal meets the requirement. The side setback on the Eastern side is 900mm and 3m on the Western side.



2.9 For the portion of the building wall that has a wall height greater than 7m, the minimum setback to the side boundary of the site is 1.5m. Council may vary this requirement where a second storey addition to an existing dwelling house demonstrates it must use the ground floor walls for structural support

The proposal meets the requirement.

Private open space

2.10 Dwelling houses must provide a minimum 80m² of private open space behind the front building line. This may be in the form of a single area or a sum of areas provided the minimum width of each area is 5m throughout.

The proposal meets the requirement which is shown on the attached plans.

Access to sunlight.

2.11 At least one living area must receive a minimum three hours of sunlight between 8.00am and 4.00pm at the mid-winter solstice. Council may allow light wells and skylights to supplement this access to sunlight provided these building elements are not the primary source of sunlight to the living areas.

The proposal meets the requirements of the control. The orientation of the dwelling is essentially north-south so adjacent dwellings have shared sunlight.

2.12 At least one living area of a dwelling on an adjoining site must receive a minimum three hours of sunlight between 8.00am and 4.00pm at the mid-winter solstice. Where this requirement cannot be met, the development must not result with additional overshadowing on the affected living areas of the dwelling.

The proposal meets the requirements of the control. The orientation of the dwelling is essentially north-south so adjacent dwellings have shared sunlight

2.13 A minimum 50% of the private open space required for the dwelling house and a minimum 50% of the private open space of a dwelling on an adjoining site must receive at least three hours of sunlight between 9.00am and 5.00pm at the equinox. Where this requirement cannot be met for a dwelling on an adjoining site, the development must not result with additional overshadowing on the affected private open space.

The proposal meets the requirements of the control

2.14 Development should avoid overshadowing any existing solar hot water system, photovoltaic panel or other solar collector on the site and neighbouring sites.

The proposal meets the requirements of the control

Visual privacy

2.15 Where development proposes a window that directly looks into the living area or bedroom window of an existing dwelling, the development must: (a) offset the windows between dwellings to minimise overlooking; or (b) provide the window with a minimum sill height of 1.5m above floor level; or (c) ensure the window cannot open and has obscure glazing to a minimum height of 1.5m above floor level; or (d) use another form of screening to the satisfaction of Council.

The proposal meets the requirements of the control as shown on the attached plans



2.16 Where development proposes a window that directly looks into the private open space of an existing dwelling, the window does not require screening where: (a) the window is to a bedroom, bathroom, toilet, laundry, storage room, or other non-habitable room; or (b) the window has a minimum sill height of 1.5m above floor level; or (c) the window has translucent glazing to a minimum height of 1.5m above floor level; or (d) the window is designed to prevent overlooking of more than 50% of the private open space of a lower-level or adjoining dwelling.

The proposal meets the requirements of the control as shown on the attached plans

2.17 Council may allow dwelling houses to have an upper floor side or rear balcony solely where the balcony is not accessible from a living area or hallway, and the balcony design: (a) does not have an external staircase; and (b) does not exceed a width of 1.5m throughout; and (c) incorporates a form of screening to the satisfaction of Council such as partially recessing the balcony into the building.

The proposal meets the requirements of the control as shown on the attached plans

2.18 Council does not allow dwelling houses to have roof-top balconies and the like.

The proposal meets the requirements of the control as shown on the attached plans

Building design

2.19 The maximum roof pitch for dwelling houses is 35 degrees.

The proposal meets the requirements of the control as shown on the attached plans

2.20 Council may allow dwelling houses to have an attic provided the attic design: (a) accommodates no more than two small rooms (for the purposes of a bedroom and/or study) and a bathroom plus an internal link to the storey below; and (b) ensures the attic does not give the external appearance of a storey.

The proposal meets the requirements of the control as shown on the attached plans

2.21 The design of dormers must: (a) be compatible with the form and pitch of the roof; and (b) must not project above the ridgeline of the main roof; and (c) must not exceed a width of 2m; and (d) the number of dormers must not dominate the roof plane.

The proposal meets the requirements of the control as shown on the attached plans

2.22 Development in the foreshore protection area (refer to map in Appendix 1) must use non-reflective materials that are compatible with the natural characteristics and colours of the area (such as olive green, grey and dark brown)

The proposal meets the requirements of the control. It is not a foreshore area.

Building design (car parking)

2.23 Development on land bounded by Birdwood Road, Bellevue Avenue and Rex Road in Georges Hall must: (a) comply with the road pattern shown in Appendix 2; and (b) ensure vehicle access from Balmoral Crescent to land at 107–113 Rex Road in Georges Hall is provided for no more than 10 dwellings as shown in Appendix 3.

The proposal meets the requirements of the control as it is not in this area.



2.24 Development must locate the car parking spaces behind the front building line with at least one covered car parking space for weather protection. Despite this clause, Council may allow one car parking space to locate forward of the front building line provided: (a) the car parking space forward of the front building line is uncovered and located in a stacked arrangement on the driveway in front of the covered car parking space; and (b) the covered car parking space is setback a minimum 6 metres from the primary and secondary street frontages.

The proposal meets the requirements of the control as shown on the attached plans. Paving is behind the front setback.

2.25 Despite clause 2.24, Council may consider a single carport forward of the front building line of an existing dwelling house solely where: (a) there is no existing garage on the site; (b) there is no side or rear vehicle access to the site; (c) the site does not contain a heritage item or is not within a heritage conservation area or local character area; (d) the site is in the vicinity of existing, approved carports on adjacent sites that are forward of the front building line; (e) the maximum width of the single carport is 3m; (f) it is of a simple posted design, with no side panel infill; (g) there is no solid panel lift or roller shutter door proposed; (h) the carport is setback a minimum 1m from the primary and secondary street frontages; (i) the carport achieves a high quality design and has a roof design that is compatible with the dwelling house.

This control is not relevant to the proposal.

2.26 Where development proposes a garage with up to two car parking spaces facing the street, Council must ensure the garage architecturally integrates with the development and does not dominate the street facade.

This control is not relevant to the proposal.

2.27 Where development proposes a garage with more than two car parking spaces facing the street, Council must consider the architectural merit of the development and may allow the garage provided: (a) the building is at least two storeys in height, and (b) the garage is architecturally integrated with the upper storey by: (i) ensuring the garage does not project more than 3 metres forward of the upper storey street facade; and (ii) designing a covered balcony, rooms or other architectural features of the upper storey to extend over the garage roof. This clause prevails where there is a numerical inconsistency with another clause in this chapter of the DCP.

The proposal meets the requirements of the control as shown on the attached plans

Landscape

2.28 Development must retain and protect any significant trees on the site and adjoining sites. To achieve this clause, the development may require a design alteration or a reduction in the size of the dwelling house.

The proposal meets the requirements of the control as shown on the attached plans



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

The proposal meets the requirements of the control as shown on the attached plans

The proposal complies with all Canterbury-Bankstown Development Control Guidelines outlined in Chapter 5.1 of the DCP.

5 Other Matters

Flood.

The lot is flood affected. A flood report from MBR Consulting Engineering is submitted with this application. This report recommends that habitable areas be built to RL 9.60 AHD. The plans as submitted comply with this recommendation.

As stated in the report "the existing finished floor level is considered compliant with the 'Floor Level' and 'Building Components' requirements of Schedule 5 of Part B12 of Bankstown Council DCP 2015"

Acoustic Report.

An acoustic report is submitted. The recommendations of that report are complied with.

Waste Management

Waste management is described in the Waste Management Plan submitted with this application.

Services

Searches have been made of all services. These have shown that services including water, sewer, power, gas, and telephone are all available on site.



6 Other considerations under State Environmental Planning Policies which apply to this property.

Stormwater Management, has been considered by the applicant and this is reflected in the plan of storm water included in the application.

The application includes a certificate complying with to State Environmental Planning Policy (BASIX) 2004.

Consideration has been given to the potential contamination of the site pursuant to State Environmental Planning Policy (Resilience and Hazards) 2021 (Resilience and Hazards) as it applies to the site. The current use of the property for residential purposes makes it unlikely that the continued use of the property for residential purposes poses a risk.

Consideration has been given to State Environmental Planning Policy (Biodiversity and Conservation) 2021 (Biodiversity and Conservation SEPP). There are no Biodiversity values noted on the planning maps for this site.

Consideration has been given to State Environmental Planning Policy (Transport and Infrastructure SEPP) 2021(Transport SEPP). Henry Lawson Drive is not a classified road. There is no close transportation infrastructure that would require acoustic analysis.

7 Considerations under clause 4.15 of Environmental Planning and Assessment Act, 1979

Planning Agreements

No planning agreements apply to this land.

Regulations

The Development Application has been made in accordance with the requirements contained in the Environmental Planning and Assessment Regulation 2000.

Likely Impacts

The development will have no adverse impact on the availability of services, vehicular access, use of common facilities, and open space in the area of Georges Hall.

Suitability of the site

The site is presently used for residential purposes. The proposed works do not change the existing land use being residential.

Impact on the Built Environment

The development will have minimal impact on the built environment. The proposal is consistent with normal developments found in residential localities in the Canterbury Bankstown City Council area.



Public Interest

The proposal is not considered to be in conflict with the Canterbury Bankstown City Council Planning Scheme and meets with the objectives of CBLEP 2023 for residential properties. Approval of the proposal would be in the public interest.

Submissions

We will consider any submissions that are put forward to Council after the notification period had ended.

Summary

The proposal seeks Council's consent to a Development Application seeking approval for alterations and additions to the existing dwelling.

The proposal complies with all Canterbury-Bankstown Local Environmental Plan 2023 controls and generally conforms to Canterbury Bankstown Council Development Control Plan 2023 guidelines.

The proposal satisfies the relevant heads of consideration under Section 4.15 of the Environmental Planning & Assessment Act, 1979.

It is considered that the proposal provides an appropriate response to the planned development of the site and will assist in the orderly and economic development of the land. Accordingly, the application should be recommended for approval.

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