

STATEMENT OF ENVIRONMENTAL EFFECTS

PROPOSED DEVELOPMENT: TWO STOREY DWELLING HOUSE, ATTACHED GARAGE & OUTDOOR SWIMMING POOL



Site Address: Lot A, DP: 354402, 137 Greenacre Road, Greenacre, NSW 2190

Council: Canterbury- Bankstown Council

Prepared on behalf of: Mrs. Syeda Sumaiya Ashrafe

Prepared by: Sadac Design and Build Consultants

Date: 26.06.2026

Architectural Drawings: Revision F, Dated 18.06.26

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01. Site & Context

Site Location: Lot A, DP: 354402, 137 Greenacre Road, Greenacre, NSW 2190. The zoning of this property is Zone R2 Low Density Residential.



Image Source: planningportal.nsw.gov.au

Site Area: The total site area is approximately 714.50m².

Site Owner: The current owners of the proposed development lot is Mrs. Syeda Sumaiya Ashrafe

Site Development Proposal: The Statement of Environmental Effects is prepared for a new double storey dwelling with attached garage & outdoor swimming pool in accordance with relative development planning control. The design consideration addresses an appropriate built form that defines the public domain, provides internal amenity and considers neighbours amenity to deliver a high standard of residential development in the community. The Statement of Environmental Effects prepared for this dwelling outline all the necessary requirements within planning & statutory framework.

Demolition: The current site contains one storey fibro house with tiled roof, enclosed carport, metal awning and shed structure. A demolition plan is proposed to demolish existing structures refer to Sheet No. 03.2.

Site & Surroundings: This 714.50m² site known as 137 Greenacre Road, Greenacre is a standard lot located facing Southern side of Greenacre Road. The frontage is 13.411m. The depth of the lot is 53.34m. The site has a downward slope from north-east to south- west with RL 63.38m (AHD) at north-east corner & RL 61.24m (AHD) at south- west corner.

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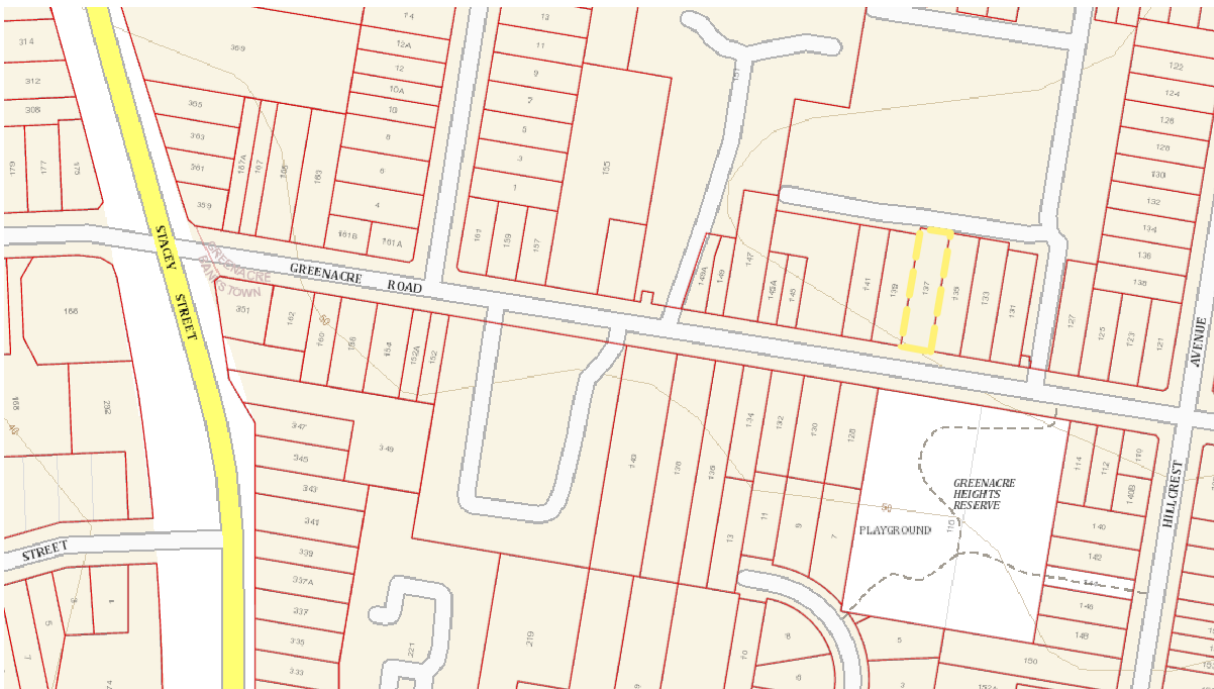


Image Source: planningportal.nsw.gov.au

The surrounding area of this residential zone consists of residential dwellings and Greenacre Heights reserve playground opposite to the site.

Current Land use: The current land use is occupied and contains one storey fibro house with tiled roof, enclosed carport, metal awning and shed structure.

Utility Services: The lot has access to utility services such as water, electricity, gas, telephone, mail delivery, and local waste collection.

02. Site Constraints & Controls

Coastal Hazards: The development is not subject to Coastal Hazards as per Section 10.7 Certificate

Landslip: The development is not subject to Landslip as per Section 10.7 Certificate

Mine Subsidence: The development is not subject to Mine Subsidence as per Section 10.7 Certificate.

Bushfire: Based on section 10.7 Certificate, the subject lot is not affected by bushfire.

Flood: The development is not subject to Flood affected area as per Section 10.7 Certificate

Heritage Control: The proposed development is not within heritage conservation area as per Section 10.7 Certificate

03. Proposed Development

Proposal: The proposed single dwelling with attached garage and outdoor swimming pool is a new development in Greenacre area under Canterbury-Bankstown council. The proposal is designed to provide a high level of residential amenity for the occupants to achieve a scale, bulk and height appropriate to the desired character of the street and surrounding buildings. This development also provides the good design feature to combine landscape and buildings operate as an integrated and sustainable system, resulting in attractive development with good amenity through compact layout and planning.

The proposed development is a two-storey building with attached garage & outdoor swimming pool. The garage is facing Greenacre road and articulated behind the front building line. The ancillary development (Outdoor structures) outdoor swimming pool is a development established in conjunction with the principal dwelling on the same site which is designed as an amenity to main dwelling, compatible with the prevailing suburban character of the residential areas and does not adversely impact on the amenity of adjoining properties.

Private open space, family and living facing north, south facing front balcony, abundance of light, controlled natural ventilation, conservation of water, use of local material and finishes along with alternative resources of energy are the main sustainable features of the house. Free flowing spaces with openings, indoor outdoor space relationship, multilevel functional flow, connection with the outdoor views are the main architectural attributes of this house. The proposed dwelling considers the view located along Greenacre heights reserve and playground in relation to the site from front balcony.

The proposed main building has two major levels. The ground level contains attached double garage with trailer storage and workshop, living at entrance facing the street, guest bedroom with bathroom, additional bedroom with ensuite, courtyard accessing from hallway and family, storage and walk in linen space, dining, kitchen, butler's pantry, family-living & laundry space. Street facing porch and entrance, eastern facing courtyard, rear north facing alfresco, outdoor swimming pool and a green backyard with the private open space are the outdoor amenities provided for the dwelling.

The first floor contains a living next to entry void with a curved staircase, master bedroom, ensuite, walk in robe, three bedrooms with wardrobes, voids, wet bar area next to living, store (walk in robe or wardrobes) and a common bathroom. Bedroom 2 facing south with a balcony viewing the reserve and Master bedroom facing north with balcony looking towards rear garden are the outdoor open spaces designed for the dwelling. All the functions are designed to contain free flow through an open corridor.

2i 6 degree flat Colourbond roofs are proposed on ground floor and first floor of the main dwelling and attached ancillary structures.

The construction method will be double cavity brick construction to ground floor external walls and brick veneer construction to first floor external walls. 400mm Speed floor joist system (suspended concrete slab on top of steel joist) proposed as flooring system in between ground and first floor. All internal walls are timber framed with plasterboard and paint finish. All fa-ades to be acrylic rendered with paint finish as per architectural plans and material schedule. Insulation to external walls, internal walls and roof space are proposed to aid passive solar control as outlined in BASIX report. Feature wall, posts & sunshades or eaves are proposed to articulate the building facades & roof forms, enhance the existing characteristics of the neighbourhood as well as to break visual monotony.

Design Concept: The idea is to achieve good design in terms of building form, bulk, architectural treatment, visual amenity and landscape. The proposed dwelling will provide accommodation requirements and enhance amenity with sustainable features.

The flow of spaces, variation of height and climatic orientation increases the access of natural lighting and ventilation to the indoor spaces of the house. It will also increase the indoor-outdoor relationship of spaces through a side-yard, rear yard and front balcony overlooking the reserve.

Energy efficiency: The design maximises the living areas to north side with big opening and shading devices to control the outcome for heating and cooling. Different level of shading devices like eaves or pergolas and solid overhangs are used to maximise the summer shade and minimise the winter shade. Basix energy efficiency proposed insulation, ceiling fans, windows in bathrooms, well-ventilated fridge space, outdoor clothesline to effectively use heating and cooling load. Wall and roof insulation are provided as per BASIX requirements. Windows are placed in bedrooms and living areas to ensure cross ventilation throughout the house is maximised to reduce air-conditioning & electricity consumption. A 3000-litre rainwater tank is proposed for the main dwelling as part of sustainable building design & BASIX requirements. Clothes dryer is placed on north-west corner of the house to get enough solar access. Hot water system is proposed as of gas instantaneous with rating as required by BASIX.

Lighting & Ventilation: Abundance of light and controlled natural ventilation are the major sustainable features of the proposed building.

Materials & Finishes: Extensive use of glass, brick increases the potential of reduce, reuse and re-cycle of material lead to a better life cycle assessment of resources. As a result, the environmental impact of the proposed building would be minimized throughout its lifespan.

Vegetation & Green: A front-yard, side yard, rear yard and the Principal Private Open Space are the main green spaces in the dwelling as outlined in architectural plans (sheet 21 - landscape plan).

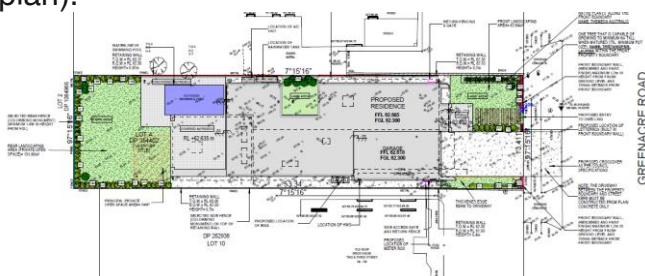


Figure: Proposed Landscape & Vegetation

04. Compliance with Planning Instrument

Planning Control: The following development control plans are applied to the proposed development to comply with planning instruments

- (i) Canterbury-Bankstown Local Environmental Plan 2023
- (ii) Canterbury-Bankstown Development Control Plan 2023

State Environmental Planning Policy (Precincts- Western Parkland City) 2021 : The proposed development is not located within precincts outlined in land application map for western parkland city 2021. Therefore, the planning instrument is not applicable to this development proposal.

State Environmental Planning Policy (Resilience and Hazards) 2021 : The proposed use of the land is solely for residential purpose. The subject land is not significantly contaminated land within the meaning of the Contaminated Land Management Act 1997 as stated in the planning certificate under section 10.7 Environmental Planning & Assessment Act 1979.

State Environmental Planning Policy (Transport and Infrastructure) 2021: The proposed residential development is not on land in or adjacent to the road corridor for a freeway, a tollway or a transitway or any other road with an annual average daily traffic volume of more than 20,000 vehicles (based on the traffic volume data published on the website of TfNSW).

Proposed Development: The proposed dwelling house complies with all the objectives, performance criteria and development standards of Canterbury-Bankstown Development Control Plan 2023, Part-5 (5.1- Former Bankstown LGA; amended March 2026): "Residential Accommodation" (with all the relevant clauses and sub clauses refer to 2.1 to 2.29) and Section 13- Ancillary Development (Outdoor Structures) Clauses 13.12 to 13.14. Any non-compliance section or requested variations are outlined in the compliance table below (Highlighted):

Compliance Table:
Canterbury-Bankstown Local Environmental Plan 2023 &
Canterbury-Bankstown Development Control Plan 2023; Chapter 5- Residential
Accommodation; 5.1- Former Bankstown LGA)

Relevant Clause	Control	Required	Provided	Comments/ Compliance
Canterbury-Bankstown Local Environmental Plan 2023 (Section 4.4 (2B), 4.5)	Floor Space Ratio (FSR)	50% (357.25sqm) (b) for a building used for the purposes of dwelling houses or semi-detached dwellings on land identified as "Area 2" on the Clause Application Map (i) for a site area less than 200m² 0.65:1, and (ii) for a site area greater than 200m² but less than 600m² 0.55:1, and (iii) for a site area of 600m² or more 0.5:1, <i>Definition of "floor space ratio" The floor space ratio of buildings on a site is the ratio of the gross floor area of all buildings within the site to the site area</i> gross floor area means the sum of the floor area of each floor of a building measured from the internal face of external walls, or from the internal face of walls separating the building from any other building, measured at a height of 1.4 metres above the floor, and includes (a) the area of a mezzanine, and (b) habitable rooms in a basement or an attic, and (c) any shop, auditorium, cinema, and the like, in a basement or attic, but excludes (d) any area for common vertical circulation, such as lifts and stairs, and (e) any basement (i) storage, and (ii) vehicular access, loading areas, garbage and services, and	Ground Floor FSR: 192.06 m² Garage FSR: (55.95- 36) = 19.95 m² First Floor FSR: 164.37 m² Total FSR: 376.38m² (52.67%)	Requesting Minor variation for floor space ratio, refer to Clause 4.6 Statement Percentage: 2.67% Justification: Refer to Clause 4.6 statement Objective: Variation still satisfies the objective outlined in CBLEP 2023 (Section 4.4, 4.6) refer to Clause 4.6 statement

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		(f) plant rooms, lift towers and other areas used exclusively for mechanical services or ducting, and (g) car parking to meet any requirements of the consent authority (including access to that car parking), and (h) any space used for the loading or unloading of goods (including access to it), and (i) terraces and balconies with outer walls less than 1.4 metres high, and (j) voids above a floor at the level of a storey or storey above.		
Canterbury-Bankstown Local Environmental Plan 2023 (Section 4.3)	Heights of Buildings	9m	8.37m	Complies with the control
2.1	Storey Limit	2 Storeys (Low density Residential)	2 Storeys	Complies with the control
2.2	Siting	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.	Provided	Complies with the control (Refer to Architectural plans)
2.3	Fill	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.	0.4m	Complies with the control

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2.4	Fill	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.	0.4m	Complies with the control
2.6, 2.7	Street Setbacks	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 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.	Ground Floor: 6m First Floor: 6.5m	Complies with the control (Refer to Architectural plans)
2.8, 2.9	Side Setbacks	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. 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.	<u>East Side:</u> Ground Floor: 0.9m <u>First Floor:</u> 0.9m <u>West Side:</u> Ground Floor: 1m First Floor: 1.48m	Requesting minor variation for wall height to feature parapet wall return to eastern side of the proposed dwelling. Wall height is greater than 7m only to area of articulation. The main dwelling wall height still complies with the control.
2.10	Private Open Space	Dwelling houses must provide a minimum 80m ² of private open space behind the front building line. This may be in the form of a	131.60m ²	Complies with the control (Refer to Architectural plans)

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		single area or a sum of areas provided the minimum width of each area is 5m throughout		
2.11, 2.12, 2.13	Access to sunlight	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. 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. 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.	Provided	Complies with the control (Refer to Architectural plans and shadow diagrams)

2.15, 2.16, 2.17	Visual privacy	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. 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. Council may allow dwelling houses to have an upper floor side or rear balcony solely	Provided	Complies with the control (Refer to Architectural plans)
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		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.		
2.19	Building design	The maximum roof pitch for dwelling houses is 35 degrees.	18 degrees	Complies with the control (Refer to Architectural plans)
2.24, 2.26, 2.27	Building design (car parking)	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. Where development proposes a garage with up to two car parking spaces facing the street, Council must ensure the garage architecturally integrates with the	Garage Setback: 9.77m Double garage with a trailer storage and workshop provided to avoid off-street parking congestion during peak hours.	Complies with the control (Refer to Architectural plans)

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		development and does not dominate the street facade. 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.		
2.28, 2.29	Landscape	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	Provided	Complies with the control (Refer to Landscape plans)

		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.		
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Cut & Fill:

-Maximum cut is 0.92m and Maximum fill is 0.4m

05. Proposed Development Site Analysis & Requirements:

Privacy, Views & Overshadowing:

- Required privacy screens or wall provided to ensure privacy maintained from neighbouring property.
- Views from first floor are minimised to overlook the private open space by providing highlight or obscured glazing windows.

Air & Noise:

The proposed residential development and its amenity impact on noise level is addressed through acoustic requirements as outlined in Canterbury-Bankstown Development Control Plan 2023.

Major sources of noise impact are:

- Traffic movement along Greenacre Road.
- Noise normally associated with in residential type activities. - Air conditioning unit which is located away from adjoining properties windows to minimise impact refer to architectural plans.
- The proposed residential development and its amenity impact on air quality level is not affected due to its type of uses and no presence of excessive emissions from chimney or flues outside building.

Drainage, Soil & Water:

The site has a slope falling to the front of the property from North-East corner to South- West corner. The surface overflow will directly run to the front of the property connecting to existing stormwater pit. The site is not subject to any recycled water scheme development. As a result, 3000 litre rainwater tank has been proposed as part of DCP requirements.

Waste Management:

The site will have garbage bins provided by council at the south-western side of the building. The day-to-day garbage of the houses would be disposed in garbage bins with standard separation of recycled products to different bins. All the bins will be placed into Greenacre road at the evening of council pick-up days. The location of bins are marked in architectural drawings.

Conclusion:

The proposed development, with its innovative layout plan, energy efficiency, simplicity and contemporary features, would create a new vibe into the existing street fabric and enhance its architectural expression.