

Statement of Environmental Effects

49a Lauma Ave Greenacre

Proposed Rear Yard Fencing

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Designers: DDM Design Group Pty Ltd
Issue: Issue for Development Application REV A

Prepared by



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1. INTRODUCTION

This “Statement of Environmental Effects” report describes the future proposal which will be lodged for Development Application, on behalf of the owners Mr & Mrs Salameh.

The proposal seeks to construct privacy boundary fencing above 1.8m to the rear private open space area.

This “Statement of environmental effects” report also demonstrates the compliances and any non compliances relating to the relevant planning controls of the Bankstown Development Control Plan 2015.

2. DESCRIPTION OF EXISTING STRUCTURES & SITE

The subject site lies within the R2 Low Density Residential area according to the *Bankstown Local Environment Plan 2015*.

The site is situated on the eastern side of a subdivided lot & is regular in shape & has a total site area of 356m². The existing natural terrain is relatively flat with an approximate 1 in 70 grade fall from the front boundary (Lauma Ave) to the rear boundary.

The subject site currently contains a double storey attached dwelling including an inground swimming pool at the rear yard facing north.

The current dividing fencing to the three adjacent sites (sides & rear lots) includes, a stepped masonry dividing wall on the boundary, dividing the subject lot & lot on 49 Lauma Ave. The masonry wall steps down from 1.8m to 1.6m (towards the rear boundary). The remaining dividing boundary fencing to the rear yard adjoining lots to no. 51 Lauma Ave (adjoining side lot) & no. 62 Northcote Rd (adjoining rear lot) contain a 1.8m high timber paling fence.

3. DESCRIPTION OF THE PROPOSAL

The Proposal seeks to erect a modern prefabricated privacy fence at the three boundaries adjoining the existing rear yard. The intention is to retain the existing dividing boundary fencing & erect the proposed privacy fence within the subject site in order to minimise any adverse impact to the adjoining properties.

The proposed fencing design & colour scheme will complement the existing dwelling & will provide essential privacy to the private open space area of the subject site.

With the current lack of privacy to the subject private open space area, with neighbouring double storey dwellings, the proposed fencing height will be approximately 3m above the existing natural ground level, as captured in the accompanying Architectural drawings. This will provide the owners with necessary privacy to utilise the existing private open space area. As the proposed fence height is non-compliant with the relative controls, the owners have discussed the proposal with the adjoining residents & have sought consent, please refer to the accompanying consent letters.

4. PLANNING POLICIES AND CONTROLS

The following part of this *Statement of Environmental Effects* report is concentrated on assessing the compliances and identifying any non-compliance in relation to the *Bankstown Local Environment Plan 2015 & Bankstown Development Control Plan 2015*.

The provisions and compliances are as detailed below;

4.1 Floor Space Ratio

The proposal has no impact on the Floor Space Ratio control.

4.2 Building Height

The proposal has no impact on the Building Height control.

4.3 Landscaping

The proposal has no impact on the Landscape control.

4.4 Private Open Space

The proposal has no impact on the Private Open Space control.

4.5 Building Setbacks

The proposal has no impact on the Building Setback control.

4.6 Car parking

The proposal has no impact on the Car Parking control.

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4.7 Site Coverage

The proposal has no impact on the Site Coverage control.

4.8 Solar Access

As we acknowledge that the installation on the new privacy fence will have a minor impact on the solar access to the adjoining private open space areas to lots 49 & 51 Lauma Avenue, sufficient solar access will still be maintained in compliance with the *Bankstown Development Control Plan 2015*.

4.9 Privacy

The primary purpose of the installation of the proposed fencing is to provide essential privacy to the existing private open space area of the subject site, which will provide the owners with necessary privacy to utilise the existing private open space area, as there is a current lack of privacy to the subject private open space area with neighbouring double storey dwellings overlooking into the area.

4.10 Acoustic Privacy

The prefabricated “Modular Wall” system consists of 50mm thick Terra Firm panels, which provides an exceptional acoustic solution between the adjoining private open space areas.

4.11 Site Drainage

The proposal has no impact on the Site Drainage requirements.

4.12 Dividing Fences

As stated in Part 14.5 of the Bankstown Development Control Plan 2015, dividing fences with an average fence height exceeding 1.8m, requires development consent.

As the proposal seeks to erect privacy fencing up to 3m above the natural ground level to the three adjoining properties at the rear private open space area, we acknowledge the non-compliance, however we seek councils favourable support & consideration in approving this application based on the consent received from the adjoining neighboring land owners. Please refer to the accompanying consent letters.

5. ACCOMPANYING DRAWINGS & DOCUMENTS FOR DA LODGEMENT

Supplementary to this *Statement of Environmental Effects report*, are the following drawings and documents which will be lodged to council as required for Development Application assessment;

- Architectural Plans, including; Site Analysis Plan, Floor plans, Elevations, External Finishes
- Notification Plans
- Electronic Requirements
- Survey Plan (*Prepared by Azimuth Surveyors Pty Ltd*)
- Statement of Environmental Effects
- Waste Management Plan
- Adjoining Neighbours Consent
- Owners Consent

6. CONCLUSION

We seek Councils favourable consideration in approving this development application, on the grounds that the proposed privacy fence to the rear private open space area provides aesthetical & acoustic benefits. The proposed fencing delivers much needed privacy which will provide the owners with necessary privacy to utilise the existing private open space area.

Although the height of the fencing exceeds councils requirements, the proposal has full support of the adjoining land owners.

It is concluded that the proposed development shall be considered to be acceptable and worthy of the support from Council.

Regards,

Anthony Raad
Principle Designer
DDM Design Group Pty Ltd