

Statement of Environmental Effects

Client: MR & MRS SLEIMAN

Site Address: LOT 02 (#06) MIRIAM ST, BASS HILL

Council: BANKSTOWN



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- **Site Suitability**

The subject property is lot situated in a residential neighbourhood, surrounded by various native trees and a very established streetscape.

The size of the site is 633 square metres, with the facade facing the Southern boundary with a 15.96m wide frontage. There is a large outdoor private space area, to the rear, which is accessible from the front of the property and living areas. Proposed planting will act as a privacy screen.

Access is achieved by a newly constructed driveway to the garage, which provides off street parking.

All aspects of Council's DCP & LEP have been considered in this proposal, such as the treatment of the landform, achieving the least amount of excavation and filling of the land, down to achieving reasonable side and front setbacks from the property boundaries.

This reduces impact on neighbouring properties as the house is located well within the side setback requirements, thus minimally affecting existing views. The neighbouring houses primarily consist of masonry construction, with the proposed dwelling aiming to not detract from the existing character of the streetscape.

- **Present and Previous Use**

The subject property and street seems to have been solely used for residential purposes and is currently used as residential.

- **Development Compliance**

This house has been designed to comply with all aspects of Council's current DCP & LEP. General requirements such as setbacks, landform excavation limits and height limits have been considered and are planned in accordance with the rules of the DCP & LEP.

<u>Component</u>	<u>Proposed</u>	<u>Compliance</u>
FRONT SETBACK	6.520m	YES
SIDE SETBACKS	1.40m	YES
REAR SETBACK	16.56m approx.	YES
% OF SITE COVERAGE	39.59 %	YES
% OF BLOCK TO BE LANDSCAPED	60.41 %	YES
RAINWATER TANK	2000L x2	YES
BASIX CERTIFICATE		PASS

• **Conclusion**

The construction of a new double storey residence should compliment the surroundings and the streetscape of this peaceful and established neighbourhood. The design of the home from the owners point, blends in well with the streetscape with the large garage (to eliminate the need for on street parking).

There are no perceivable external environmental consequences that can be identified that would result directly from the size of the allotment. There is no impact on the adjacent properties by virtue of the overshadowing, privacy, additional bulk or scale of development.