
STATEMENT OF ENVIRONMENTAL EFFECT

**EXISTING CARPORT CONVERTED INTO STORAGE
ROOM ATTACHED TO DWELLING**

AT

H. NO. 131 HILLCREST AVENUE

GREENACRE

MARCH 2022

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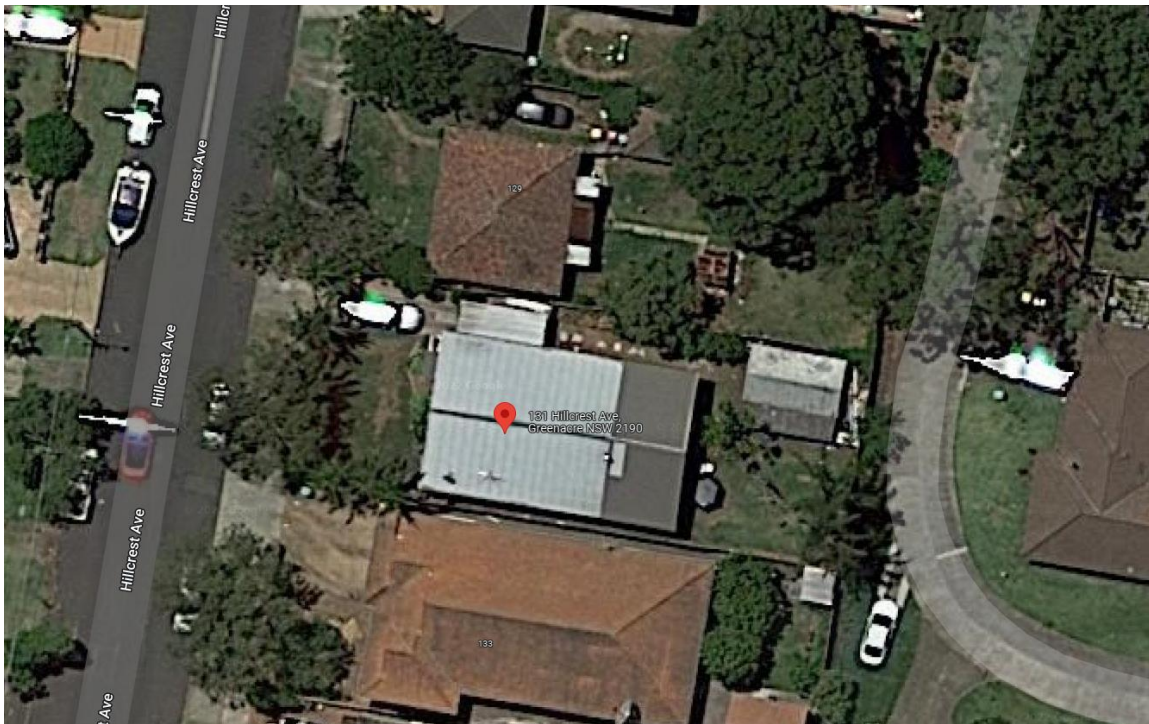
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1.0 INTRODUCTION

This statement of environmental effects relates to an existing carport converted into storage room attached to the existing house.

1.1 LOCATION

The site is located approximately 1500 metres from shopping centre in a very quiet residential area.



131 Hillcrest Avenue, Greenacre – Aerial View

1.2 DESCRIPTION

An existing carport has been converted into a storage room in conjunction with a garage located behind the building line. It is intended to submit a development application to grant the consent of use the carport as outbuilding for storage.

The outbuilding is located behind the front building line with zero setback to the side as per **Clause 13.8**. The roof water is already connected to an existing internal drainage system.

1.3 EASEMENTS

The site is not affected by a stormwater easement.



131 Hillcrest Avenue, Greenacre – Street View

PLANNING CONSTRAINTS

The subject property is zoned Residential R2 under Canterbury Bankstown City Council's Planning Scheme. Council's Code is applicable to the proposal.

2.1 DEVELOPMENT DESCRIPTION

The existing carport was built by the previous owner prior to purchase the premises by the current owner who has converted the carport into a storage room in conjunction with a garage located behind the building line.

The drawings that accompany this application fully describe the proposal, as well as the statement on the following pages.

2.2 DENSITY

The proposal is allowable in residential zone and it is in compliance with Council's Code.

2.3 BUILDING HEIGHTS

Council's objectives are met in this regard, both numerically and physically. The maximum height to the ridge of the proposed pergola is 3.30 metres from the natural ground level and the internal height is 3.0 metres and therefore the proposal is in compliance with **Clauses 13.3 and 13.4**.

SETBACKS

Side setback is indicated as zero setback in case of granting an easement for support 200mm and variable width, otherwise the external wall to be removed by 200mm to keep zero setback in compliance with **Clause 13.8(a)**.

2.4 LANDSCAPE AREAS

The landscape areas have been remained for the proposal as per existing

2.5 PRIVATE OPEN SPACE

Open space is not affected by the proposal and remain the same as existing.

CAR PARKING

The dwelling has been provided with uncovered parking.

2.6 GARBAGE FACILITIES

The dwelling is provided with a Solo bin at the rear courtyard area which will be placed out for collection.

2.7 MAIL DELIVERY

The dwelling is provided with a mail box facing Hillcrest Avenue and located at the front adjacent to the vehicular access.

3.0 DESIGN AND BUILDING REQUIREMENTS

In this regard, Council's requirements are more than satisfied. The development is proposed to enhance the character of the street.

3.1 SERVICES

All services are available to the site.

4.0 ENVIRONMENTAL EFFECTS

The development should have negligible environmental impact due to the residential scale of the proposal and the use of harmonious materials which allows the proposal to blend in with the existing homes.

4.1 TRAFFIC GENERATION

It is acknowledged that the development will not generate an increase in traffic flow to Hillcrest Avenue.

PUBLIC TRANSPORT

The proposed development is not located in close proximity to public transport.

NOISE

It is not anticipated that the development will generate such levels of noise that will be disturbing to neighbours or occupants.

4.2 VIEWS

The views of the residences adjoining this development will not be affected.

4.3 ACCESS

The private access way will provide adequate access for service vehicles of the dwelling.

4.1 SUBDIVISION

The subdivision is not applicable to the proposal

4.2 CONCLUSION

It is the opinion of the writer that this development will make a positive contribution to Hillcrest Avenue and the neighbourhood, whilst satisfying demands for this type of housing in the area. I therefore recommend that Council should lend its support to this proposal.

TABLE OF COMPLIANCE

Bankstown City Council – Section 13-Ancillary Development (outbuilding)

Clause No.	Required	Proposed	Comply
13.1	Max. Area 60m²	Provided Area 58m²	Yes
13.2	POS 80m²	POS 112m²	Yes
13.3	1 storey limit	1 story limit	Yes
13.4	Building Height 4.8m	Building Height 3.3m	Yes
13.4	Wall Height 3m	Wall Height 3m	Yes
13.5	Compatible with Adjoining Properties	Compatible with Adjoining Properties	Yes
13.7	Behind Front Building	Behind Front Building Line	Yes
13.8	Zero Side Setback	Zero Side Setback	Yes