

STATEMENT OF ENVIRONMENTAL EFFECTS

WITH REGARD TO SEEKING APPROVAL FOR FRONT BOUNDARY FENCE:

**NO 415, STACEY STREET,
BANKSTOWN, NSW-2200**

PREPARED BY

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DRAWING SCHEDULE

PLAN NO:	TITLE	SCALE
Survey Plan		
1 OF 3	Front Boundary Fence Plan	1:50
2 OF 3	Front Boundary Fence Plan, Elevation & Section	1:100
3 OF 3	Notification Plan	Scale not to Fit

ILLUSTRATION PAGE

FIG .1. MAP OF AREA

1.0 INTRODUCTION

1.1 This Statement of Environmental Effects has been prepared on behalf of the owners of the subject property, Lot 1, IN DP 176739 known as 415, Stacey Street, Bankstown-2200.



Fig 1. Map of Area

The Statement is intended to assist Bankstown Canterbury Council in its assessment of the development application by providing details of the proposal and an assessment against the provisions of the governing planning instruments being The Bankstown local Environment Plan 2015 and The Bankstown Development Control Plan 2015.

Also included in the Statement is an assessment of the application against the provision of section 79C of the Environmental Planning and assessment Act 1979(as amended).

The Statement should be read in conjunction with architectural drawings attached.

2.0 SITE ANALYSIS

2.1 Access to the subject site is gained via a Right-of-Way off Stacey Street from the front.

2.2 The allotment is described as Lot 1, DP 176739 known as 415 Stacey Street, Bankstown NSW-2200.

2.3 The site is regular shaped (rectangle) lot; the frontage towards Road and rear boundary is 000m each and both side boundaries are 000m each.

2.4 The site is under **zone R2 (Low Density Residential Zone)**. The adjoining properties are also belonging to the same R2 zone.

2.5 The site is slopped slightly towards the rear of the property.

Existing:

Existing Boundary Fence is

3.0 DEVELOPMENT PROPOSAL

The Stacey Street is very busy road, located on a higher position, both direction overlooking to the front of the house, noise and pollution directly affected, the house is faced towards busy road, in this case, as per DCP of the Bankstown council max. fence is 1.2 m height partially transparent fence.

To protect the privacy and control the noise, Client's intension is to provide 2.1 m height solid fence. To provide sufficient articulate we provide, to match with the existing house, 1.2 m height brick wall with 900 mm aluminium palette with light colour. And also, provide 1 m separate pedestrian gate with 3 m vehicular sliding gate.

This Fence DA is logical and need councils' approval.

4.0 ZONING AND PLANNING CONTROL

The subject site is zoned "**R2 Low Density Residential**" pursuant to Bankstown LEP 2015.

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 development that is compatible with residential uses and does not adversely affect the living environment or amenity of the area.
- To allow for the development of low density housing that has regard to local amenity.
- To require landscape as a key characteristic in the low density residential environment.

2 Permitted without consent

Home occupations

3 Permitted with consent

Bed and breakfast accommodation; Boat sheds; Building identification signs; Business identification signs; Car parks; Centre-based child care facilities; Community facilities; Dual occupancies; Dwelling houses; Emergency services facilities; Environmental facilities; Environmental protection works; Exhibition homes; Flood mitigation works; Group homes; Health consulting rooms; Home-based child care; Home businesses; Hospitals; Information and education facilities; Jetties; Oyster aquaculture; Places of public worship; Pond-based aquaculture; Public administration buildings; Recreation areas; Respite day care centres; Roads; Secondary dwellings; Semi-detached dwellings; Seniors housing; Tank-based aquaculture; Water recreation structures; Water supply systems

4 Prohibited

Any development not specified in item 2 or 3

Comments:

The proposed development compliant fully with the permissible definition with consent and accords with the zone objective.

5.0 CONCLUSION

The development proposed has been designed to meet the functional requirement complying with council in general.

Accordingly, this Development Application is submitted in the belief that it deserves of council's favourable consideration.