



STATEMENT OF ENVIRONMENTAL EFFECTS
17 TEMPE ST, GREENACRE

STATEMENT OF ENVIRONMENTAL EFFECTS

**PREPARED BY:
INHAUS DESIGNS NSW PTY LTD**

**REF: S4.55 (1A) FOR THE PROPOSED DUAL
OCCUPANCIES.**

17 TEMPE ST, GREENACRE
LOT 15/SEC 3/DP 845
1379696

AREA 557.4 m²

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1. INTRODUCTION

This Statement of Environmental Effects (SEE) has been prepared to support a **S4.55 (1A) Modification application** for the demolition of existing structures and the construction of a dwelling occupancy at 17 Tempe St, Greenacre. This SEE evaluates the proposed development for its compliance with the statutory controls embodied in various statutory planning instruments and demonstrates that the development is consistent with the aims and objectives of these instruments. In preparation of this document, consideration has been given to the following:

- **The Environmental Planning and Assessment Act (1979) as amended.**
- **The Planning Legislation Amendment Bill 2019**
- **Bankstown LEP Local Environmental Plan 2015.**
- **Canterbury Bankstown DCP Development Control Plan 2021.**
- **State Environmental Planning Policy (Biodiversity and Conservation) 2021**

This report clearly and comprehensively addresses the statutory regime applicable to the application and demonstrates that the proposed development is complementary and compatible with the area. This SEE provides a description of the subject site and surrounds, an identification of the development proposed by this application, and an assessment of the perceived impacts of this proposal for the matters contained within Section 4.15 of the Environmental Planning & Assessment Act, 1979 (EP&A Act), as amended. Specifically, this SEE provides the following information: **SECTION 1** provides a description of the subject site and surrounding locality.

SECTION 2 provides a detailed description of the proposed development.

SECTION 3 provides an assessment of the proposed development against the relevant planning objectives and controls in accordance with Section 4.15(1) of the EP&A Act.

SECTION 4 provides a summary and conclusion.

1.1 SITE ANALYSIS

The subject site is located at 17 Tempe Street, Greenacre and is legally defined as Lot 15/Sec 3/DP 845. 17 Tempe Street is defined by residential development of dual-occupancy dwelling with front fence and Torrens title subdivision on large rectangular allotments. The site is arranged on a north-west to south-east tangent and slopes backwards from the front boundary to the rear and west to east. The site is adjoined by detached dwelling houses in all directions. The aerial image below shows the orientation of the subject site and its location relative to surrounding properties.



Figure 1: Aerial View of Subject Site and Surrounding Properties

The site is rectangular in shape with a **15.24 m** frontage to 17 Tempe St, **36.575 m** side boundaries and a **15.24 m rear boundary**. The total site area is **557.4 m²**. The site presently contains a one-story dwelling house with driveway access from Tempe Street, single car garage and swimming pool at the rear. The existing single-story brick house was removed under this application. Images of the existing dwelling house are shown below. The S4.55 (1A) application looks to improve the aesthetic of the approved development and ensure that the proposal complies with council DCP.

1.2 CONTEXT ANALYSIS

The subject site at 17 Tempe St, Greenacre is located within the Canterbury Bankstown LEP Local Environmental Plan 2015. The area is predominately characterized by a R2 low-density residential development of dual-occupancy dwelling with front fence and Torrens title subdivision. While the immediate area is characterized predominately by low-density residential development in the form of dual occupancies, the site is within close

proximity to infrastructure such as education establishments, shops, transport and recreational facilities. As a result, the site is considered to be in an ideal location that enjoys ease of access to a variety of services that promote social and economic activity within Greenacre.

1.3 SITE IMAGES



Figure 2: View of Existing Dwelling House from 17 Tempe St.



Figure 3: Neighboring Dwelling Houses



Figure 4: Aerial View of Dwelling House

2. PROPOSED DEVELOPMENT

This S4.55 (1A) Modification Application is made for the upgrade of the existing façade and minor changes to external window sizes in construction, for the attached dual occupancy development at 17 Tempe Street, Greenacre. Specifically, the proposed development comprises the following works: Demolition of existing single story fibro house. Construction of side-by-side attached dual occupancy development with new driveway access for both dwellings on 17 Tempe Street. Comprehensive site landscaping in accordance with the requirements of the Bankstown DCP 2021. The intention of the proposed development is to achieve the development potential of the site and satisfy the needs of the population and land shortage, by providing two new dwellings on the one lot that are separate and private. The proposed development will not adversely affect the adjoining land or open spaces in terms of overshadowing, views, privacy or visual intrusion. The final design of the development will significantly improve the sites presentation to the streetscape as a result of modern architecture combined with

appropriate landscaping works to ensure the development is consistent with the existing and desired future characteristics of Tempe Street and the wider Greenacre locality. The modification looks to update the current façade and create a much better street aesthetic with its updated French Provincial form. The application also has minor variations to some window and door sizes.

2.1 DEMOLITION

To facilitate the proposed development, all existing structures on the site are to be demolished in accordance with the Demolition Plan submitted with this application.

2.2 PROPOSED LAND USE AND BUILT FORM

The proposal seeks development consent from Council for the construction of an attached dual occupancy development in accordance with the Architectural Plans submitted with this application. This includes the following elements within each dwelling:

GROUND FLOOR
<ul style="list-style-type: none"> • Driveway access to each dwelling from Tempe Street • Single car garage • Porch entry feature • Study Nook • Patio • Stair access to ground floor level • Garage • Storage • Bathroom • Open plan kitchen, living/ dining area • Pantry • Laundry
FIRST FLOOR
<ul style="list-style-type: none"> • Three bedrooms including a master bedroom with an ensuite and walk-in robe • Common Bathroom • Void near staircase

The proposed development has the following site dimensions:

AREA	CALCULATION
Site Area	557.4 m ²
Total Gross Floor Area (Unit 1)	138.069 m ²
Total Gross Floor Area (Unit 2)	138.069 m ²
Total Gross Floor Area	276.138 m ²
Floor Space Ratio	0.5:1 (278.7 m ²)
Minimum Deep Soil Area	20 % (111.48 m ²)
Total Deep Soil Area	191.021 m ²
Private Open Space (Unit 1)	80.015 m ²
Private Open Space (Unit 2)	80.656 m ²

The S4.55 (1A) application does not make changes to any of the above calculations.

2.3 LANDSCAPING WORKS

As detailed on the Landscape Plan submitted with this application, the proposed development involves deep soil landscaping of a minimum of 1.5 x 1.5 m and vegetation within the front and rear setback of 17 Tempe Street, as well as the provision of landscaping along the boundaries of the site. A total of **191.021 m² (34.27%)** of landscaped area is provided across the site (557.4 m²). Landscape treatment is commensurate with the proposed works and will help improve the appearance of the built form and hardstand areas, whilst contributing to the well-maintained landscape characteristic of the locality.

The S4.55 (1A) application does not make changes to any of the above calculations.

2.4 SITE ACCESS AND CAR PARKING

The existing driveway and trees on the site is proposed to be removed and two new driveway access will be constructed to service both dwellings accordingly. The creation of the proposed new driveways requires approval under the Roads Act 1993. Section 138(1) of the Roads Act 1993 requires consent to: erect a structure or carry out work in, on, or over a public road, or dig up or disturb the surface of a public road, or remove or interfere with a structure, work or tree on a public road, or pump water into a public road from any land adjoining the road, or connect a road (whether public or private) to a classified road. Consent is therefore sought for the construction of the new driveway crossing.

The S4.55 (1A) application does not make changes to any of the above calculations.

2.5 PRIVATE OPEN SPACE

The proposed development has been designed to achieve numerical compliance with the Bankstown DCP 2021 requirements for private open space. The proposed private open space areas are located at the rear of each dwelling and feature landscaped open space. The proposed location and configuration of private open space will provide a high level of amenity for future occupants whilst retaining the privacy and solar access of neighboring properties.

The S4.55 (1A) application does not make changes to any of the above calculations.

2.6 EXTERNAL APPEARANCE AND DESIGN

The proposed development incorporates porch entry features, garages, a range of vertical and horizontal building elements and roof form to provide visual interest and articulation to the built form. The dwelling design ensures that there is an asymmetric design features in material finishes to maintain an individual identity to each dwelling; but still maintains a coordinated approach to the design outcome and presents to the streetscape as a seamless development. The proposed color scheme will ensure compatibility with the surrounding built and natural environment and landscape elements are provided within the front and side setbacks to soften the appearance of the built form when viewed from the public domain.

The S4.55 (1A) application looks to make major façade upgrades, whilst still maintaining compliance with all council rules and regulations. The Modification does not make any overshadowing or environmental impact, but rather gives a much better street appeal and looks to promote new design aesthetic within the Greenacre area.

3. ZONING AND DEVELOPMENT CONTROLS

3.1 BANKSTOWN LOCAL ENVIRONMENTAL PLAN 2015 (BLEP 2015)

The subject site is zoned R2 – Low Density Residential under the provisions of the Bankstown Local Environmental Plan 2015. The proposed construction of a two-story dwelling house is permissible under the zoning with the consent of council

3.1.1 LAND USE ZONING

The subject site is zoned R2 – Low Density Residential under the BLEP 2015. The objectives of the R2 zone are as follows: 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 maintain the existing low density residential character of the area. The proposed development achieves the objectives of the R2 zone by providing for the housing needs of the community whilst retaining the low-density characteristic of the locality. The proposed development requires removal of two trees on front boundary from the site to allow the erection of two driveways. Building has been sensitively designed to respond to the topography of the land to minimize excavation as far as practicable. The design of the development is in keeping with the desired residential characteristics of the locality and will significantly improve the sites presentation as a result of modern French provincial architecture combined with appropriate landscaping works. Developments permitted with and without consent and prohibited developments within the R2 zone are detailed in the table below. Dual occupancy developments are permitted within the R2 zone with development consent from Council.

The S4.55 (1A) application does not make changes to any of the above.



Figure 5: Lot located in R2 Zone (Bankstown Local Environmental Plan 2015)

3.1.2 **DEMOLITION**

Clause 2.7 of the BLEP 2015 requires demolition of a building or work to be carried out only with development consent. This application seeks consent to demolish all existing structures on the site to facilitate the proposed development. Demolition is to be undertaken in accordance with the Demolition Plan submitted with this application.

The S4.55 (1A) application does not make changes to any of the above.

3.1.3 **MINIMUM LOT SIZES FOR DUAL OCCUPANCY**

Clause 4.1A of the BLEP 2015 states that the minimum lot size for an attached dual occupancy in the R2 Zone is 500 m². The subject site has a total area of **557.4 m²**.

3.1.4 **HEIGHT OF BUILDINGS**

Clause 4.3 of the BLEP 2015 requires that the height of a building

on any land is not to exceed the maximum height shown for the land of the Height of Buildings Map. The maximum building height for the subject site is 9m as shown on the Height of Buildings Map below. The proposed development has a variety maximum



building height of less and equal to 9 m above existing ground floor level and therefore complies with Clause 4.3.

Figure 6: Height of Buildings Map (Bankstown Local Environmental Plan 2015)

3.1.5 FLOOR SPACE RATIO

Clause 4.4 of the BLEP 2015 requires that the maximum floor space for a building on any land is not to exceed the floor space ratio shown for the land on the Floor Space Ratio Map. The site is not subject to a maximum floor space ratio (0:5) control as shown on the Floor Space Ratio Map below (**figure 6**).

The S4.55 (1A) application does not make changes to any of the above calculations.



Figure 7: Floor Space Ratio Map (Bankstown Local Environmental Plan 2015)

3.1.6 HERITAGE CONSERVATION

Clause 5.10 states that development consent is required for any works impacting on a Heritage Item, Aboriginal object or Heritage Conservation Area identified on the Heritage Map. The subject site does not contain a Heritage Item or Aboriginal object and is not located within a Heritage Conservation Area as shown on the Heritage Map below. It is not applicable. The proposed works therefore will not detrimentally impact on the historical value of the adjoining building.



Figure 8: Heritage Map (Bankstown Local Environmental Plan 2015)

3.1.7 BUSHFIRE HAZARD REDUCTION

Clause 5.11 of the BLEP 2015 makes provision relating to the carrying out of development on bush fire prone land. The subject site is not located on bushfire prone land as shown on the Bushfire Prone Land Map below.



Figure 9: Bushfire Map (Bankstown Local Environmental Plan 2015)

3.2 BANKSTOWN DCP DEVELOPMENT CONTROL PLAN 2021

The Bankstown Development Control Plan 2021 (DCP 2021- 5.1) provides objectives, advice, and controls to facilitate development in the City of Bankstown Council. According to the Environmental Planning and Assessment Act 1979 (EP&A Act), the principal purpose of a development control plan is to provide guidance to facilitate development that is permissible under the relevant planning instrument and achieves the objectives of land zones. **The table below provides an assessment of the proposed development against the relevant controls of the Bankstown DCP 2021**

CHAPTER 5.1 – FORMER BANKSTOWN LGA		
OBJECTIVES		
<p>Ensure building form, design, landscape is aligned with character of the low-density residential area</p> <p>Provides proper private open space, access to sunlight to residents</p> <p>Design does not impact neighboring site's sunlight access visual bulk and privacy</p> <p>Preservation of existing topography, land rock formation, ecology of natural bushland and mangrove areas (if applicable)</p>		
DCP CONTROL	ASSESSMENT	COMPLIANCE
STOREY LIMIT		
4.1 Two-storey limit	The proposed development abides to two story limit of a ground floor and first floor.	Yes
4.2 Landscape works is compatible with the site's topography slope and contours and its neighboring lots. Terracing, rock excavations, retaining walls, and reclamation are permitted.	The proposed development is two stories in form aligning with the built form characteristics of other dwellings along the streetscape. The development has been sensitively designed to respond to the sloping gradient of the land to minimize excavation and the overall bulk and massing of the development.	Yes
4.3 Any reconstituted ground level on site must not exceed height of 600 mm above existing ground	The proposed development has a 900 cm fill above ground level and is placed	Yes

level except if the fill is no greater than 1 m above ground level and within the perimeter of dual occupancy	within the perimeter of dual occupancy	
STEBACK RESTRICTIONS		
Maximum height is shown on the Bankstown LEP 2015 Height of Buildings Map – 9 meters Max 2 stories above one another.	The proposed development has a maximum building height of less than 9m above ground level and is two stories in height.	Yes

STREET SETBACK		
Minimum setback for a building wall to the primary street: 5.5 m for Ground Floor 6.5 m for First Floor	The proposed development is ground floor setback of 6m from the front building line to the site front boundary. The first-floor setback is 7m from the first-floor limit to the site boundary.	Yes
4.6 The minimum setback to secondary street: 3m for building wall, 5.5 m for garage or carport that is attached to building wall	The proposed development was approved and no changes were made	Yes
SIDE SETBACK		
4.8 Portion of building with wall height less than 7 m: Minimum side setback from side boundary is 0.9 m	The proposed development achieves wall height of less than 7 m.	Yes
4.8 Minimum side setback of 1.5m for parts of the building with a wall height greater than 7m	The proposed development does not have side building walls greater than 7m and is therefore compliant.	Yes
4.9 The minimum setback between the dual occupancy and side boundary must not have any obstacles such as hot water unit, waste storage, nor storage shed.	The proposed development's side boundary is clear from any obstacles.	Yes
4.10 The basement must not extend beyond the ground floor perimeter	The proposed development was approved and no changes were made	Yes

PRIVATE OPEN SPACE		
<p>4.11 Minimum of 80 m² of private open space per dwelling behind the front building line.</p> <p>Minimum width of each area is 5 m throughout</p>	<p>The proposed development provides 80 m² of private open space of (width of 9.9 m) per dwelling behind the front building line.</p>	<p>Yes</p>
ACCESS TO SUNLIGHT		
<p>4.12 At least one living area of a dwelling on an adjoining site must receive minimum 3 hours of sunlight between 8:00 am and 4:00 pm in winter solstice</p>	<p>Dwelling A receives more than 3 hours of sunlight during the winter solstice</p>	<p>Yes</p>
<p>4.13 If 4.12 not met, the development must not result with additional overshadowing on the affected living areas of the dwelling</p>	<p>The proposed development's design ensures that it does not result in significant overshadowing on living areas.</p>	<p>Yes</p>
<p>4.14 One dwelling on adjoining lot must have a minimum 50% of private open space receiving 3 hours of sunlight between 9:00 am and 5:00 pm at equinox.</p>	<p>Dwelling A receives more than 3 hours of sunlight during equinox.</p>	<p>Yes</p>
<p>4.15 Development should avoid overshadowing on Solar Hot water system, photovoltaic panel, or other solar collector on the site or neighboring sites</p>	<p>The proposed development does not overshadow any type of solar collector on site nor on neighboring site.</p>	<p>Yes</p>
VISUAL PRIVACY		
<p>4.16 Windows directly looking into living area or bedroom</p> <p>Minimize overlooking by offsetting windows between dwellings Minimum still height 1.5 m Obscure glazed windows that do not open has to have minimum height of 1.5m above floor level</p>	<p>The proposed development's windows have minimum still height of 1.5 m.</p>	<p>Yes</p>
<p>4.17 Windows directly looking private open space of an existing dwelling</p>	<p>No screening is placed on windows overlooking private open spaces</p>	<p>Yes</p>

<p>Non-habitable rooms do not require screening: bedrooms, bathrooms, toilet, laundry, and storage room Minimum still height of 1.5m Windows with translucent glazing has to have minimum height of 1.5m</p> <p>Window design should not overlook 50 % of private open space of a lower-level or adjoining dwelling</p>	<p>The proposed development's obscured windows have minimum still height of 1.5 m</p> <p>The proposed development features pergola below balcony That prevents any overlooking over private open space on lower level</p>	<p>Yes</p> <p>Yes</p>
<p>4.18 Side or rear balconies allowed in case of balcony is not accessible from living area or hallway Balcony should not have external staircase, maximum width of 1.5 m throughout, should incorporate screening</p>	<p>The proposed development features a rear balcony accessible from master bedroom that has a 1.5m width throughout and features vertical screening design element on the side façade.</p>	<p>Yes</p>
<p>BUILDING DESIGN</p>		
<p>4.20 All existing dwelling must be demolished in the purpose of dual occupancies development</p>	<p>The proposed development requires demolition of all existing dwellings on site.</p>	<p>Yes</p>
<p>4.21 Design of the attached dual occupancy is asymmetric to provide each dwelling an identity Architecture elements incorporated are aligned with asymmetrical appearance of neighboring dwelling houses</p> <p>Front porch and living area for each dwelling facing the street</p> <p>The garage, driveway and front fence do not dominate the building façade</p>	<p>The proposed development provides different material finishes to provide an asymmetric identity to each proposed dwelling.</p> <p>The proposed development features a range of façade treatments including porch entry features, recessed garages, a range of vertical and horizontal building elements and variations in the roof form to articulate the façade and compliment other buildings in the street.</p> <p>The garage does not dominate the front façade of the building</p> <p>The S4.55 (1A) application proposal further entices the need for good design and brings much higher quality finishes to</p>	<p>Yes</p>

Dwellings on a corner block should have different frontage	the Canterbury-Bankstown region. Not applicable	-
4.22 35 degrees maximum roof pitch	The proposed development has a 3-degree pitch.	Yes
4.23 Attic may be provided if it does not give an external appearance of the story and does not accommodate more than two small rooms	Not applicable	-
4.24 The design of dormers must be compatible with roof pitch, must not project over the ridgeline of main roof, must not exceed width of 2m and their number must not dominate the surface of the roof	Not applicable	-
BUILDING DESIGN - CAR PARKING		
4.27 Car parking must be provided behind the front building line with at least one covered car parking space	The proposed development was approved and no changes were made.	Yes
Covered parking space has 6 m setback from primary or secondary street	The proposed development features a garage with a 6 m setback from 17 Tempe Street.	Yes
4.28 Development proposes a garage with up to two parking spaces facing the street	Each proposed garage provides a car parking space and another facing the street.	Yes
Designed garage does not dominate façade and is well integrated	The proposed development's garage design does not dominate the façade and is well-integrated with its surrounding development	Yes
Internally stacked or tandem garages are not allowed	The proposed development does not feature any internally stacked or tandem garages	Yes
4.29 Council considers architectural merit for development proposing a garage	Each proposed garage provides a car parking space and another facing the street.	Yes

with more than two parking spaces facing the street		
LANDSCAPE		
4.30 Site must retain existing trees on site	To comply to car parking design vehicular access to garage is necessary. Both trees placed on the front boundary of proposed dwelling 1 and 2 must be demolished to provide access garages and car parking space provision.	No
4.31 Native vegetation endemic to Canterbury Bankstown must be used. Minimum of 45 % of landscape at the front line of the building A minimum of 75 L tree at the front of the building line frontage	The proposed development proposes native vegetation and complies to landscape requirements as per approval.	Yes

4. CONCLUSION

The proposed S4.55 (1A) application at 17 Tempe Street Greenacre involves the demolition of existing structures on the site and the construction of an attached dual occupancy development. The proposal has been assessed against the relevant provisions of the Bankstown Local Environmental Plan 2015 (BLEP 2015) and the Bankstown Development Control Plan 2021 (Bankstown DCP 2021) and is considered to be appropriate for the subject site for the following reasons:

The proposed development will maximize the development potential of the site and will contribute to the housing needs of the 17 Tempe Street, Greenacre locality.

The proposed development has been designed in harmony with the sloping topography and natural features of the site to ensure a positive relationship is achieved between the built form, landscaped areas and private open space.

The proposed development generally complies with the relevant provisions of the BLEP 2015 including land-use zoning and maximum building height.

The proposed development generally complies with the relevant

guiding objectives and provisions of the Bankstown DCP 2021 including building form and setback distances, private open space, solar access and waste management. The S4.55 (1A) modification application does not cause any major environmental impact, but more so improves the streetscape and character of the dwelling.

Contemporary French provincial construction is not uncommon in the locality and is likely to continue as an acceptable building form, therefore, the proposed development is consistent with the envisaged future character of the locality. Consideration has been given to matters listed in Clause 4.15 (previously Section 79C) of the Environmental Planning and Assessment Act 1979, concluding that the proposed development warrants approval.