

**Aspire**

*Architecture & Engineering*

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# Statement of Environmental Effects

**Address:**

192 Wangee Road, Greenacre

**Lot & DP/SP:**

Lot 73 DP 10678

**Proposal:**

S4.55 MODIFICATION APPLICATION FOR EXTENSION OF GROUND  
FLOOR REAR WALL

**Date:**

1 SEPTEMBER 2022

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## **1. Introduction**

This Statement of Environmental Effects has been prepared in conjunction with a S4.55 Modification application to extend the ground floor rear walls 1.605m for both units at 192 Wangee Road, Greenacre. This application has been prepared pursuant to Section 78A of the Environmental Planning Assessment Act (EPA Act), 1979 and Clause 50 of the Environmental Planning and Assessment Regulation, 2000.

The purpose of this document is to provide context of the subject site and its surrounding local environment, provide details of the proposed development and assess the compliance of the proposal against Bankstown Environmental Plan 2015 and Bankstown Development Control Plan 2015 pursuant to the evaluation criteria prescribed under Section 79(c) of the EPA Act, 1979.

The proposed development is permissible with council's consent in land zoned R2 – Low Density Residential under Bankstown Local Environmental Plan 2015. The proposal is consistent with the aims and objectives of the relevant planning instruments and an assessment of the proposal has not identified any adverse impacts that are likely to result from the proposed development.

## 2. Site Information

- The site is a 930.50m<sup>2</sup>, rectangular shaped lot with a frontage of 15.24m.
- The site has a moderate gradient profile sloping towards the rear of the site. The site has a 6.13% fall from the front of the site to the rear.
- The is located towards the western end of Wangee Road.
- The neighborhood is mainly zoned R2 – Low Density Residential.
- Main access is through Roberts Road towards the west.
- Currently the site contains a single-story dwelling, an outbuilding, a carport and a swimming pool.



Figure 1: Aerial of Subject Site

Source: *Six Maps 2018*



Figure 2: Image of Subject Site

Source: *Google Maps 2018*

### **3. Proposal**

#### **3.1 Overview**

The proposed development proposal is for the extension of 1.605m for the ground floor walls for units 1 and 2. No other modifications have been proposed.

#### **3.2 Detailed Description**

The development application seeks consent for the proposed extension. The proposed dual occupancy and secondary dwelling is intended to be used by the owners and their family. They have carefully thought out the floor plan to cater for their lifestyle and the design incorporated the requests that they have made. The main theme of the design is to allow maximum sunlight into the living area through the large windows and highlight windows. The proposed design of the dwelling is contemporary and is compatible with the streetscape and the surrounding environment.

## 4. Statutory Framework

### 4.1 Bankstown Development Control Plan 2015

#### Unit 1 (Dual Occupancy)

Development Standard	Requirement	Proposed	Compliant
Floor Space Ratio (FSR)	0.5:1	0.499:1 (modified)	Yes
Subdivision Lot Size	250m <sup>2</sup>	465.25m <sup>2</sup>	Yes
Building Height	9m	6.9m	Yes
Wall Height	7m	6.9m	Yes
Front Ground Floor Setback	5.50m	8.5m	Yes
Front First Floor Setback	6.50m	8.5m	Yes
Side Setback	00.90m	0.90m	Yes
Landscape Area (Forward of Building Line)	45.00%	59.21%	Yes
Private Open Space (P.O.S)	80m <sup>2</sup>	80m <sup>2</sup>	Yes

**Unit 2 (Dual Occupancy)**

Development Standard	Requirement	Proposed	Compliant
Floor Space Ratio (FSR)	0.5:1	0.499:1	Yes
Subdivision Lot Size	250m <sup>2</sup>	465.25m <sup>2</sup>	Yes
Building Height	9m	6.9m	Yes
Wall Height	7m	6.9m	Yes
Front Ground Floor Setback	5.50m	8.5m	Yes
Front First Floor Setback	6.50m	8.5m	Yes
Side Setback	00.90m	0.90m	Yes
Landscape Area (Forward of Building Line)	45.00%	59.21%	Yes
Private Open Space (P.O.S)	80m <sup>2</sup>	80m <sup>2</sup>	Yes

## 4.2 Bankstown Local Environmental Plan 2015

Development Standard	Requirement
Land Zoning	R2 – Low Density Residential
Acid Sulphate Soils	N/A
Floor Space Ratio	0.5:1
Height of Building	9m
Land Reservation Acquisition	N/A
Minimum Lot Size	450m <sup>2</sup>
Heritage	N/A
Flooding	Yes

### Impact On Local character/ Environment/ Adjoining amenity

The proposed modification proposes **NO** adverse impact on the local character, Adjoining amenity, or the environment. The plans will remain consistent with the originally approved DA, with the only alteration proposed to the ground floor rear walls of Unit 1 and 2.

## 4.3 Section 79C Considerations

**S.79C(1)(a) The provisions of any planning instrument, draft environmental planning instrument, development control plan or regulations.**

The development proposal is pursuant to LEP and DCP. The assessment shows that the proposed development is consistent and compliant with the objectives, performance criteria and the controls of the LEP and DCP.



## **S.79C(1)(b) Impact on The Environment**

### **Context and Setting**

The Development complies with setbacks and is compatible with the design of the site and the surrounding developments.

### **Access, Transport and Traffic**

The proposed development will not result in any adverse impact on traffic and transport in the immediate vicinity. The proposal provides two parking spots in the proposed garage parking.

### **Utilities**

Existing utility services will adequately service the development.

### **Flora and Fauna**

The proposal does not include the removal of flora or fauna.

### **Waste Collection**

Normal domestic waste collection applies to this development.

### **Natural Hazards**

The site is not affected by any known hazards.

### **Economic Impact in the Locality**

The proposed development will provide temporary employment through the construction of the development and therefore benefit the surrounding businesses.

### **Site Design and Internal Design**

The scale of the development is appropriate having regard to the context of the site, the

objectives of the relevant planning provisions and will be compatible with the scale of the development in the local area.

**Construction**

The development will be carried out in accordance with the provisions of the Protection of the Environment Operations Act 1997. Normal site safety measures and procedures will ensure that no site safety or environmental impacts will arise during construction.

**S.79C(1)(C) The Suitability of the Site for the Develop**

The subject site does not have any constraints that would affect the proposals suitability of the site.

**S.79C(1)(d) Any Submissions Received in Accordance with This Act or The Regulations**

Submissions that will be received by council will be assessed in accordance with the EPA Act, 1979 and other relevant planning controls.

**S.79C(1)(e) The public Interest**

The proposed development is considered to be compatible with the surrounding development and is consistent with the objectives of the relevant planning controls. Therefore, approval of the proposal is considered to be within the public interest, subject to the recommendations listed below.

## 5. Conclusion

The proposed modification application seeks consent for the ground floor extension at 192 Wangee Road, Greenacre. The plans have remained consistent with the approved plans under DA-114/2020.

The proposal has been measured against the Bankstown Local Environmental Plan 2015 and Bankstown Development Control Plan 2015. The proposal meets the site requirements for the development.

The proposed development is permissible with consent and is considered to generally satisfy the controls and objectives of the relevant planning instruments. The proposed development implements a building design that may be suitable in character and scale within its surrounding context.

**In summary, in consideration of the merits of the proposal and the absence of any adverse environmental impacts, it is recommended to council to grant consent to the proposed plans, subject to appropriate conditions listed above.**