

Statement of Environmental Effects

**Proposing New Driveway from Lascelles Avenue
along with Brick Boundary Fence wall
(1.2 m to 1.8m)**

Zoned R2 Low Density Residential

40-Lascelles Avenue, Greencare NSW-2190

Prepared by:

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Development Proposal:

The Development application for “Demolition of Existing Structures, Construction of Two Storey Dwelling along with Detached Secondary Dwelling & Front Boundary fence” has been approved already refer DA-1185/2020 dated 26/02/2021 but in Sec-4.55 we are **Proposing New Driveway from Lascelles Avenue along with Brick Boundary Fence wall (1.2 m to 1.8m) ’’**

Justification:

- 1) The owners want to have another driveway facing the Lascelles Avenue to utilize the benefit of corner lot.
- 2) As they have grown kids and they have got more than 4 cars and they don't want to over crowd the Street by parking no. of cars and capturing the street/council car parking space.
- 3) Further, one of the owner/resident Mr. Munir is heart patient, once they have got the driveway from there this will improve the amenity and comfortability for the residents, and they have got a main double door facing Lascelles Avenue anyway.
- 4) We are proposing open hard stand 3000mm (Wide) x 6500mm (Length) as off-street Carparking spot. However, as per AS 2890 we need 2400mm (Wide) x 5400mm (Length).
- 5) Further, we would like to construct Brick boundary fence wall facing Lascelles Avenue up to 1.2m high and 1.8m high Brick fence wall facing Jamison Lane in line with the submitted Plans. As you know it is a Lane wall and few of the neighbour's facing Jamison LANE has built enclosed

Garages (3.5m high) onto the boundary walls so therefore we should be given permission to have Brick fence boundary wall up to 1.8m due to privacy and security concerns.

- 6) Also the Proposed Boundary Wall consists of more than 40% as perforated such as aluminium Louvres in combination with rendered Brick work.

Conclusion:

Keeping in view above justification, we think that the proposal of additional driveway facing Lascelles Avenue along with 1.2 to 1.8m High Brick Boundary fence walls may please be approved.