

STATEMENT OF ENVIRONMENTAL EFFECTS

**WITH REGARD TO SEEKING APPROVAL FOR UNAUTHORISED WORK DONE AND CONVERSION OF GARAGAE
INTO A GRANNY FLAT AT:**

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

PREPARED BY

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DRAWING SCHEDULE

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Survey Plan		
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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:

The single storey double brick house with tiled roof 4 bedrooms with the study room, kitchen and lounge room doesn't have adequate space and appropriate functions for existing kitchen and no family room to enjoy with the medium size family to play and enjoy.

In this case the owner/client was not fully aware with the process of approval of addition and alteration of the house that needs to get approval from council.

He employed contractor/builder to remove the veranda at the back and construction of a room with Colourbond roof sheet and framed wall.

Hence council inspector inspected the building and issued order letter to stop the process of construction.

Since, we as architect involve and undertake the plan and lodge DA and BIC application to the council and receive all required approval.

Also, Garage is approved, but clients wanted to have conversion of a garage to a granny flat with maintaining footprint of the garage structure.

Once we inspected the site, the room at the back of the site, was not as per building code of Australia and all relevant standards.

So we did everything relevant and prepare documents for DA and BIC application and Proposed seeking DA and BIC application, proposed family room by removing floor to make appropriate as per BCA requirements.

3.0 DEVELOPMENT PROPOSAL

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.