

STATEMENT OF ENVIRONMENT EFFECTS

14 Tempe St Greenacre, NSW 2190

August 2023

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Statement of Environmental Effects

14 Tempe St, Greenacre NSW

EXECUTIVE SUMMARY:

This Statement of Environmental Effects is prepared in support of a S4.55 Application for the minor external & internal amendments.

This subject site is within a suburban residential area. The amendments include removing the exterior kink along the side walls & minor internal adjustments.

Furthermore, there have been no changes to;

FSR – No changes

Private open space – No Changes

Elevations – No Changes

Building envelope – No changes

Levels & RLs – No changes

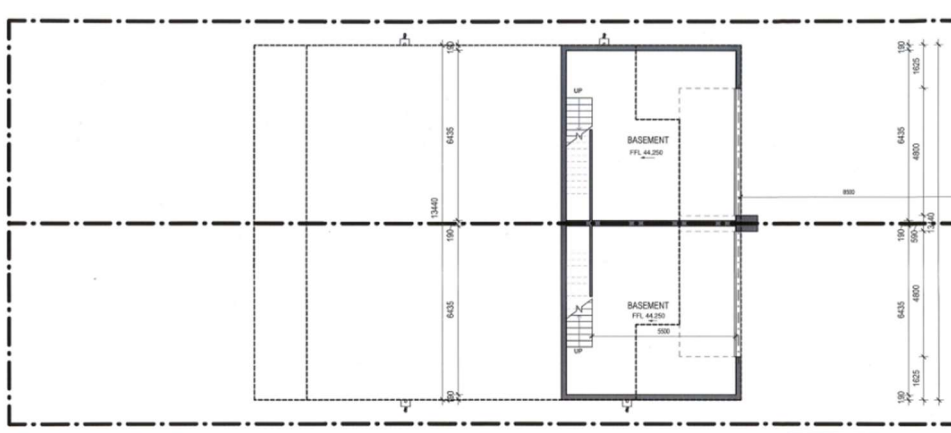
Ridge heights – Roof changed

Front fence elevations – No changes

Exterior material selection – No changes

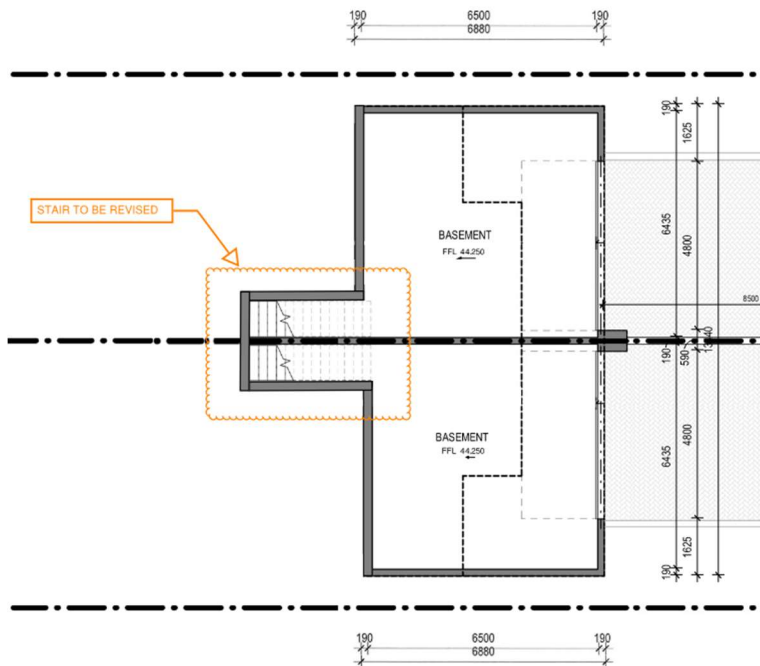
The images below clearly show the difference from the currently approved plans Vs the proposed S.455 plans. The S4.55 changes are clouded in **RED**

Approved basement plan below:

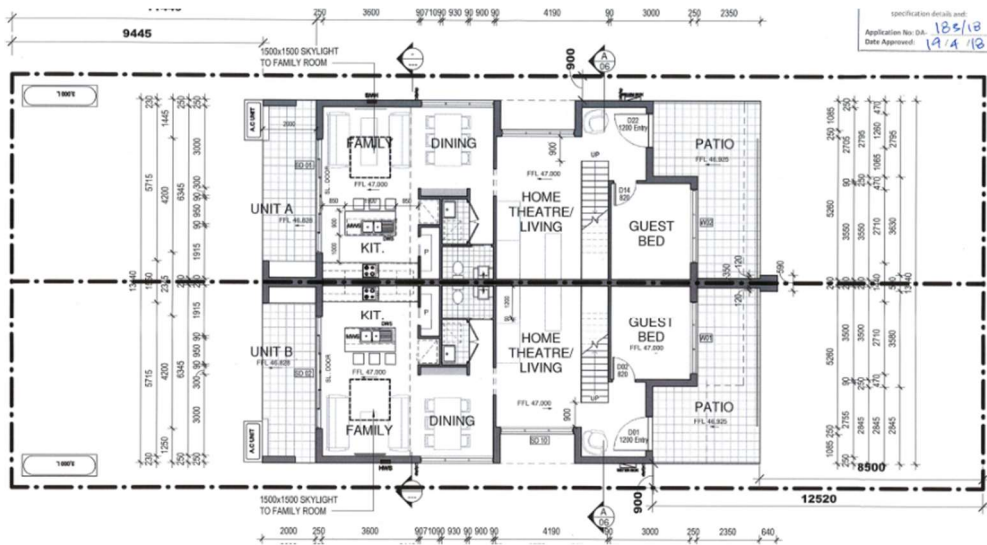


Approved basement floor plan above

- No changes proposed besides revising the stair layout clouded in **ORANGE**.

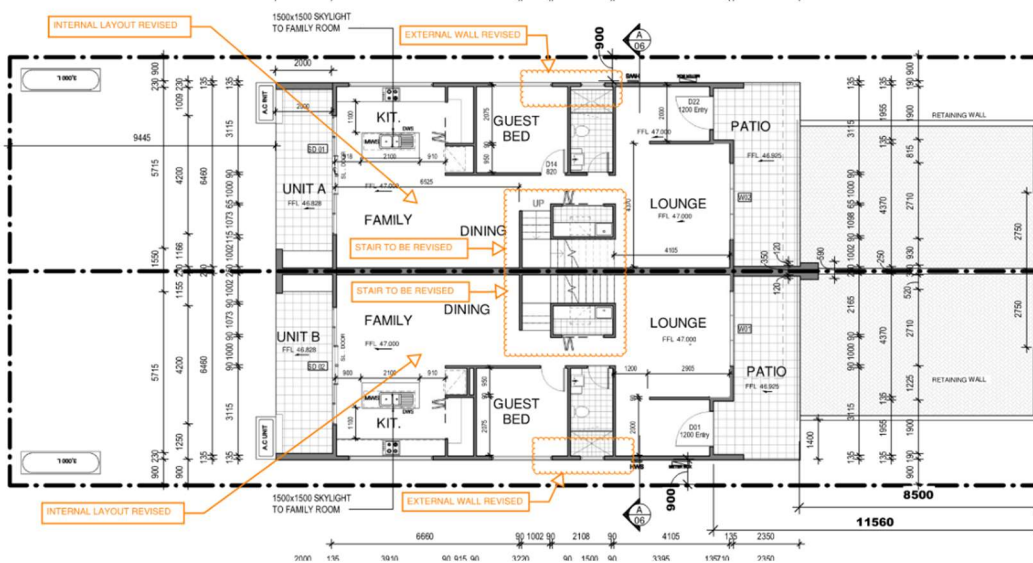


Proposed basement plan in S4.55 application above:



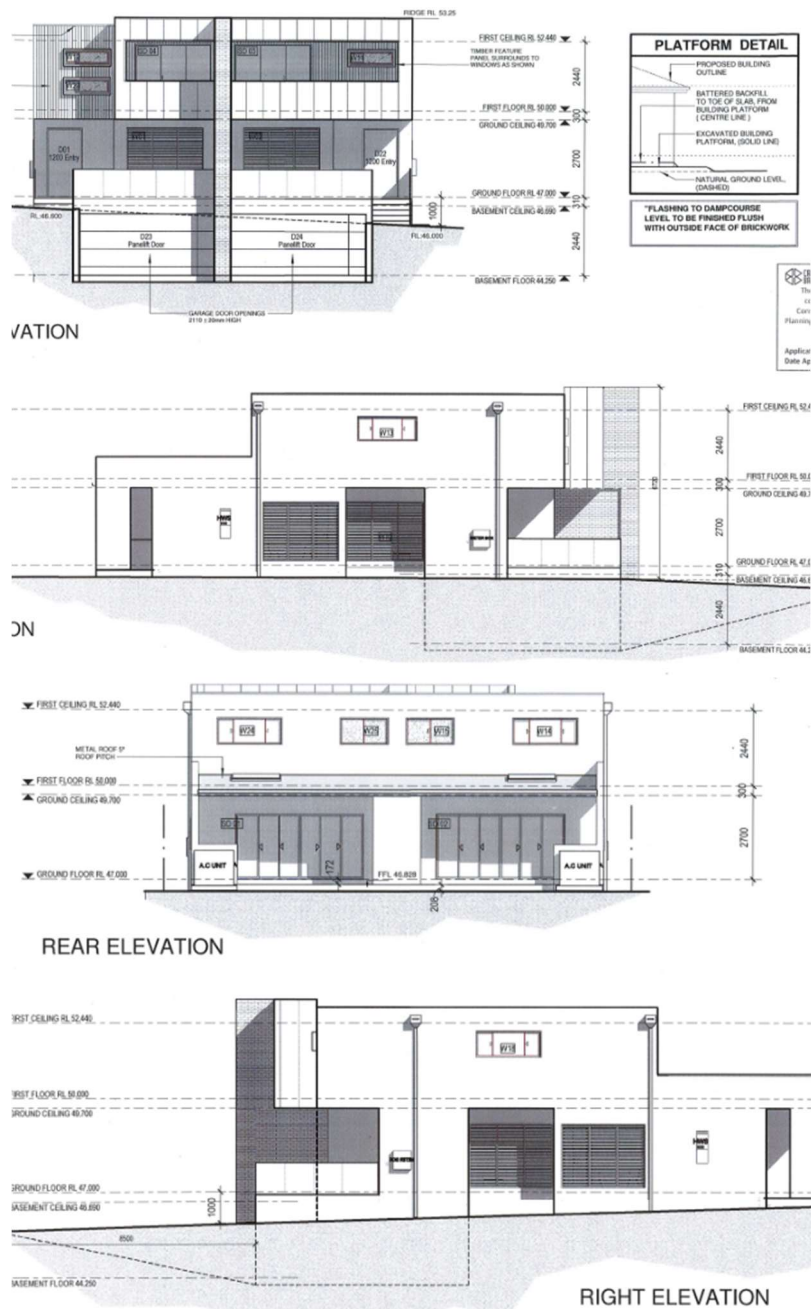
Approved Ground Floor plan above

- Changes include – Minor internal adjustments + removing kink within external walls.



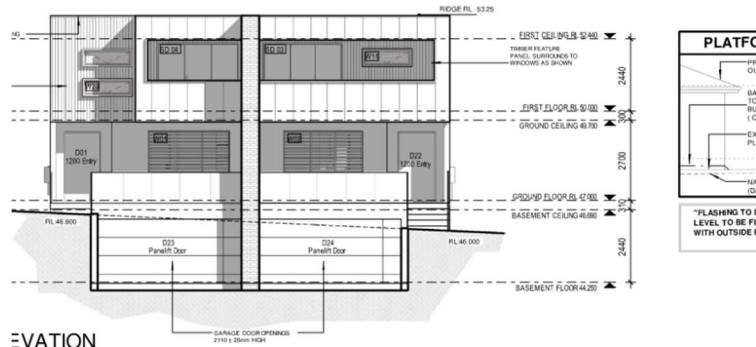
Proposed Ground Floor Plan in S4.55 application above:

Approved elevation plans below:

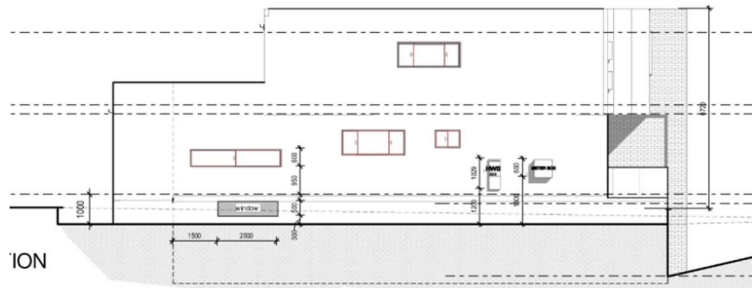


Proposed S4.55 elevation plans below:

- No Changes Proposed.



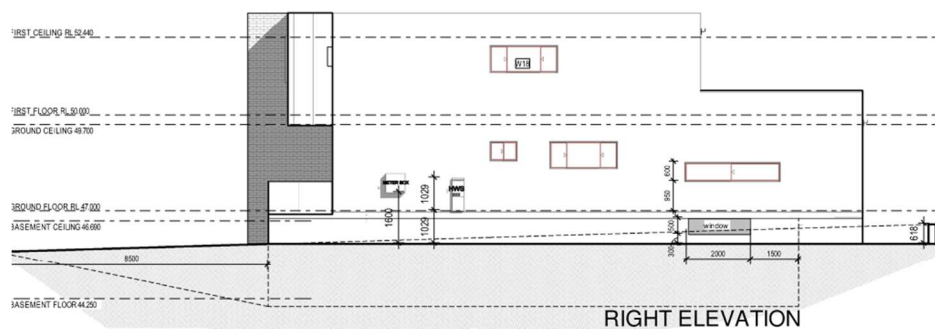
ELEVATION



ION



REAR ELEVATION



RIGHT ELEVATION

CONCLUSION:

This Statement of Environmental Effects is prepared in support of a Development Application for proposed S4.55 application of minor amendments which improve amenities.

Following a review of the relevant planning controls it is concluded that the proposed development is consistent with the objectives, planning strategies and detailed controls of these planning documents.

RECOMMENDATION:

Having regard to the benefits of the proposal and considering the absence of adverse environmental, social, or economic impacts, the application is submitted to Council for assessment.