

16th October, 2023

General Manager
Development Assessment Division
Canterbury-Bankstown City Council
66-72 Rickard Rd,
Bankstown, NSW 2200

Proposed Front Fence at:

46 JUNO PARADE, GREENACRE, NSW 2190
STATEMENT OF ENVIRONMENTAL EFFECTS

A. SITE DESCRIPTION/ SUITABILITY

The site is located on the southern side of Juno Parade, Greenacre, and is bounded by similar properties to the east and west. The site currently contains a newly constructed two (2) storey dwelling. The proposal seeks the construction of a front boundary fence forward of the building line.

B. PRESENT AND PREVIOUS USES

The property currently contains a newly constructed two (2) storey dwelling. The proposal seeks the construction of a front boundary fence (upon council approval of this submission).

C. PROJECT DETAILS

The proposal indicates:

A new front fence forward of the building line to the northern and western boundaries.

D. HERITAGE ISSUES

The property and neighbouring properties are not listed as heritage items; hence there are no issues in regards to this matter.

The proposal makes no adverse impacts on the existing character of Juino Parade, but does enhance the streetscape quality.

E. ENVIRONMENTAL EFFECTS

Visual Impact

The proposed street elevation adds quality and character to the streetscape, this comes about by the break-up in the form of the front fence, elegant articulation and extensive front yard landscaping.

Land Contamination

There is no known contamination issue on the site.

F. ACCESS, TRAFFIC, CARPARKING

Access to the site will be via a newly constructed single car layback for the dwelling. The vehicle crossings shall achieve a minimum of 2m from the existing street tree to protect the current root structure of the street trees.

The traffic generated will not have any adverse impact on the street, nor will it impact on the neighbouring buildings. Suitable landscaping is proposed within the front yard area of the site.

G. URBAN EROSION AND SEDIMENT CONTROL

During the rebuilding process, a complete system of sediment and erosion control will be installed to comply with Councils guidelines (*refer to sediment and erosion plan*).

H. WASTE

The waste generated from the site will be domestic waste which will be disposed of on a weekly basis in the usual manner through Canterbury-Bankstown Councils garbage collections. Wastes generated through construction will be disposed of through the use of recycling plantations. No wastes shall be burnt or buried on site.