

244 Bexley Rd, Earlowood

New driveway and turning area Development Application

Statement of Environmental Effects

November 2023

1. Introduction

This is the Statement of Environmental Effects for the proposed new driveway and parking area at 244 Bexley Rd, Earlwood

Property ID Site area Zone

Lot 44, DP 13650 170.7.0m²
R2

Building Height 8.5m

FSR - shown as white with no FSR limit on map Not in an acid sulphate zone

Not in a Heritage Conservation Zone

Not in a Flood Planning zone

Not a key site

Not in a Land Reclassification Zone

2. The site context and the house

The property is on a major road with heavy traffic near a major expressway junction. This section of Bexley Road is residential and a number of the residential front yards have full width hard stand for vehicles. Due to the traffic on Bexley Rd, reversing out is risky so the owner wishes to create a turning area to allow exiting the site frontwards for safety.



3. Proposed Development

As shown in the site plan below, the applicant seeks consent to undertake the following development:

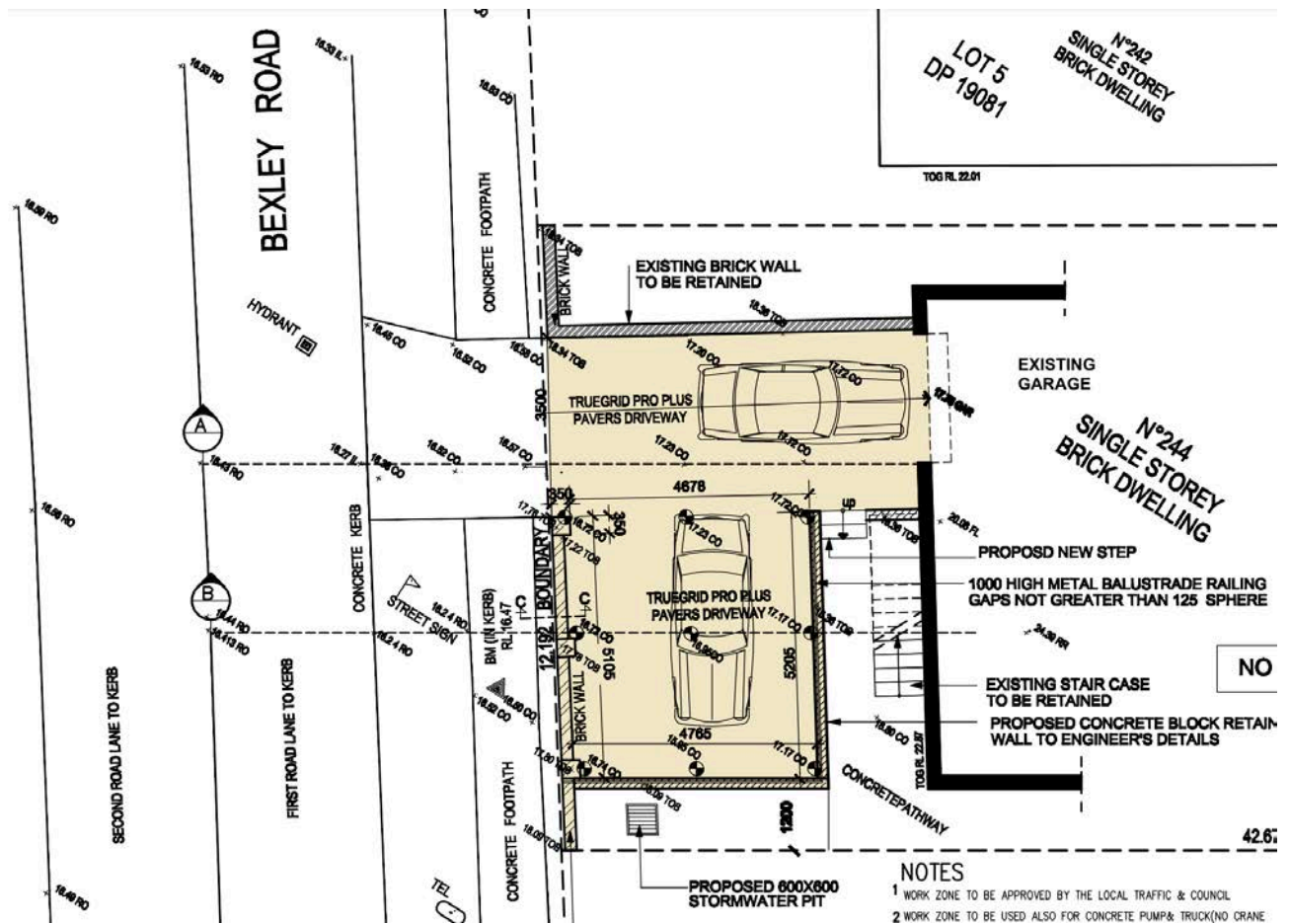
Remove most of the front garden

Build a new driveway and parking area

Build new steps for access to the house and retaining wall Construct a new front fence

Build a new raised garden

No changes to the existing house are proposed and the existing garage will be used for parking still.



4. FSR, Building heights

As no changes are proposed to the existing house there is no change to the FSR or the building height.

5. Privacy, overlooking, solar access

As no changes are proposed to the existing house there is no impact on privacy, overlooking or solar access for the neighbouring properties.

There are no changes to the house and the new front fence and stairs will be brick with balustrading to match the existing. The new front fence will be brick with metal balustrading and is compliant with the DCP.

7. Heritage

The house is not a Heritage Item nor is it in a Heritage Conservation area.

