

STATEMENT  
OF  
ENVIRONMENTAL  
EFFECTS

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PROPERTY:  
18 Mary Street  
Regents Park 2143

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PROPOSAL:  
DA Application for unauthorized work

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Prepared by

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Issue: Issue for DA application

## INTRODUCTION

This DA application is submitted to the council for assessment and approval of the unauthorized alterations and additions to the existing dwelling.

Property description: 18 Mary Street Regents Park 2143, Lot 8 DP 11727.

Site area: 625.40sqm

The current zoning of the land is Residential 2 – Low Density Residential Zone under Canterbury-Bankstown Local Environmental Plan 2023.



Photo 1 - The subject site and surrounding area.



Photo 2 - Original front view photo from the real estate agent of the existing dwelling house from Mary Street.



Photo 3 – Front view of the existing dwelling from Mary Street.

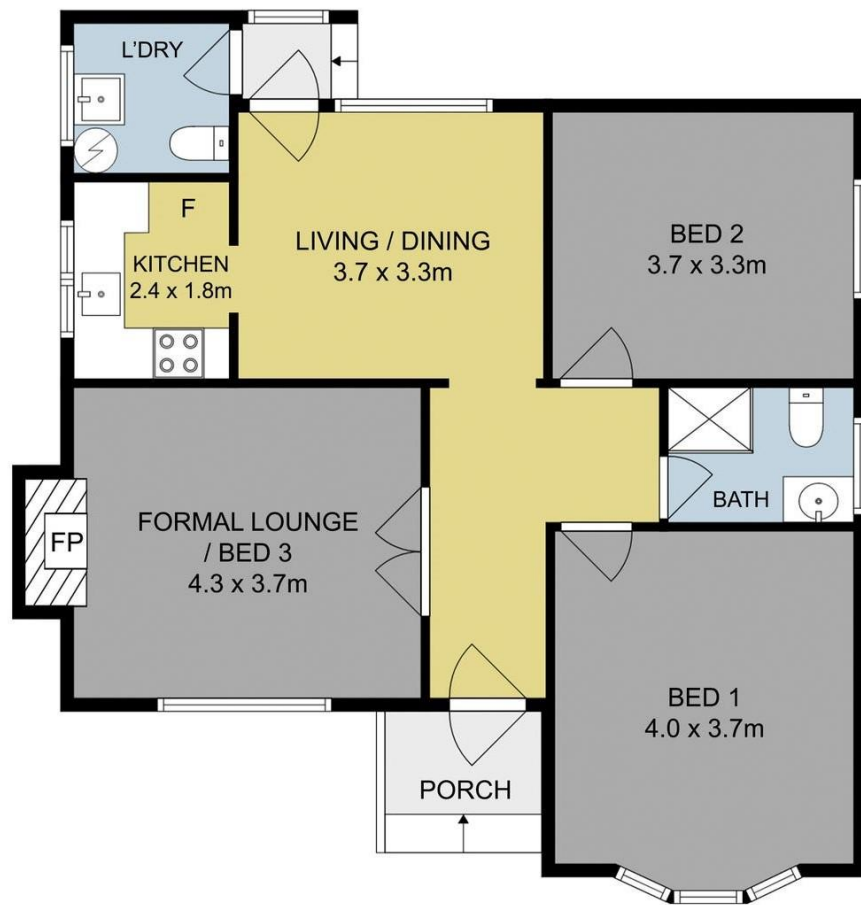




Photo 4 – Back view of the existing dwelling from the real estate agent.



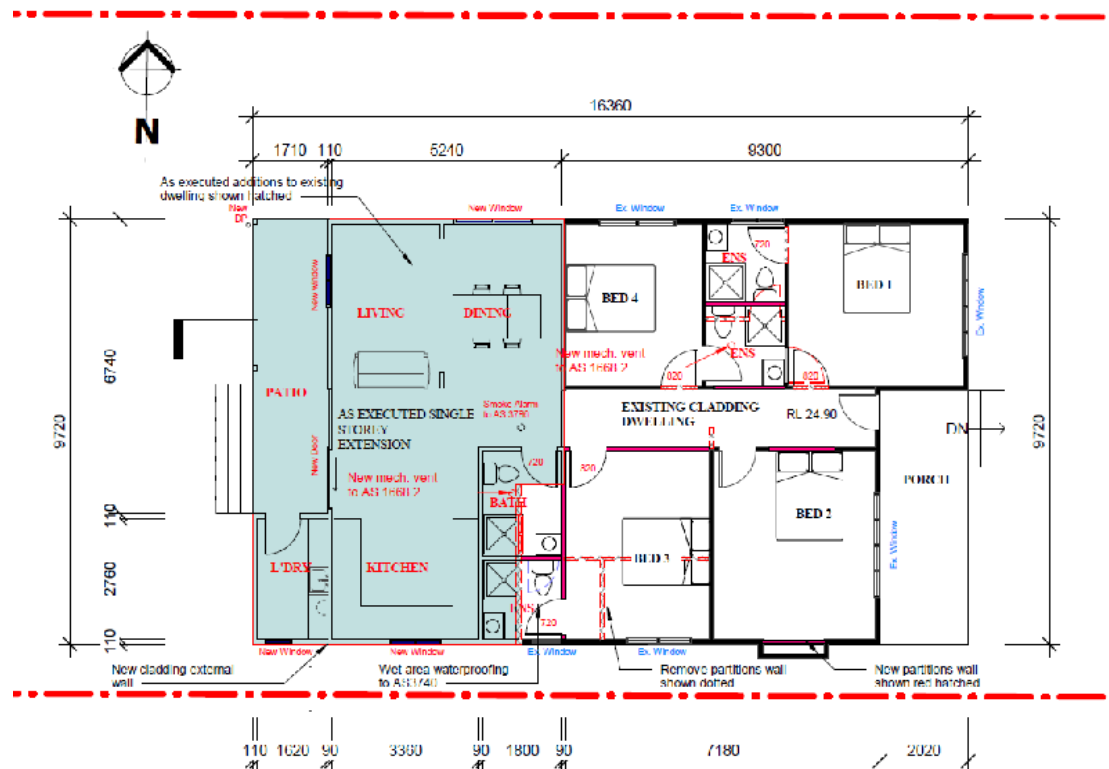
Photo 5 – Back view of the existing dwelling.



**18 Mary Street REGENTS PARK**

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Photo 6 – Original plan from the real estate.



As Executed Ground Floor Plan

1 : 100

Photo 7 - The executed floor plan.

## DEVELOPMENT IMPACT

The building is a single-storey residential Class 1a building located at 18 Mary Street Regents Park 2143.

The main dwelling originally consisted of 3 bedrooms, kitchen with dining room and living room, bathroom, laundry, see the photo 6 attached.

The unauthorised addition constructed to the rear of the dwelling at the premises, consisting of kitchen, dining area, bathroom and laundry.

Canterbury Bankstown Council officer Mr. Eddie Bosnjak sent a letter on 16 February 2024 of proposed order for this unauthorised work.

All these works have been constructed without obtaining Council or a Private Certifiers approval.

The works undertaken inside and outside the dwelling are illegal work which will require an application for the council's approval.

The alterations and additions to the existing dwelling are permissible and need to obtain approval from the council.

New development should meet the requirements of:

- Canterbury-Bankstown Local Environmental Plan 2023:
- Canterbury-Bankstown Development Control Plan 2023:

### Objectives

O1 To ensure the building form, building design and landscape of dwelling houses are compatible with the prevailing suburban character of the residential areas.

O2 To ensure the building form and building design of dwelling houses provide appropriate amenity to residents in terms of private open space, access to sunlight and privacy.

O3 To ensure the building form and building design of dwelling houses do not adversely impact on the amenity of neighbouring sites in terms of visual bulk, access to sunlight and privacy.

O4 To ensure the building form of dwelling houses in the foreshore protection area preserves the existing topography, land and rock formations, and the unique ecology of natural bushland and mangrove areas.

O5 To minimise the visual impact of off-street parking on the streetscape.

Development control parameters	Development Control Standards	Comments
<b>Floor Area</b>	FSR=0.5	The Floor Space ratio for the development is 1: 0.21 hence complies with the requirement.
<b>Dwelling-House Height</b>	Maximum height of Buildings – 2 storey	The existing dwelling is 1 storey dwelling, hence, complies with the requirement.
<b>Side Set Back</b>	Minimum 0.9m.	The minimum existing dwelling side setback is more than 900mm from the boundary. Hence, complies with the requirement.
<b>Landscape</b>	Minimum 45% of lot area between the dwelling house and the primary street frontage	The existing front landscape area is 64.4% of the front area. Hence complies with the requirement.
<b>Private Open Space</b>	80sqm	208sqm proposed. Hence complies with the requirement

Privacy for neighboring properties: single storey no change

Solar Access/ Overshadowing: single storey no change

Drainage: no change

Fencing and Carparking: no change.

## CONCLUSION

The unauthorized work does not affect the amenity of the surrounding residences.

It does not induce any adverse impact on the locality nor on the neighborhood.

This work is acceptable and is recommended to the Canterbury-Bankstown Council for approval.