

## STATEMENT OF ENVIRONMENTAL EFFECTS

### PROPOSED DOUBLE STOREY DWELLING WITH DETACHED SECONDARY DWELLING

AT

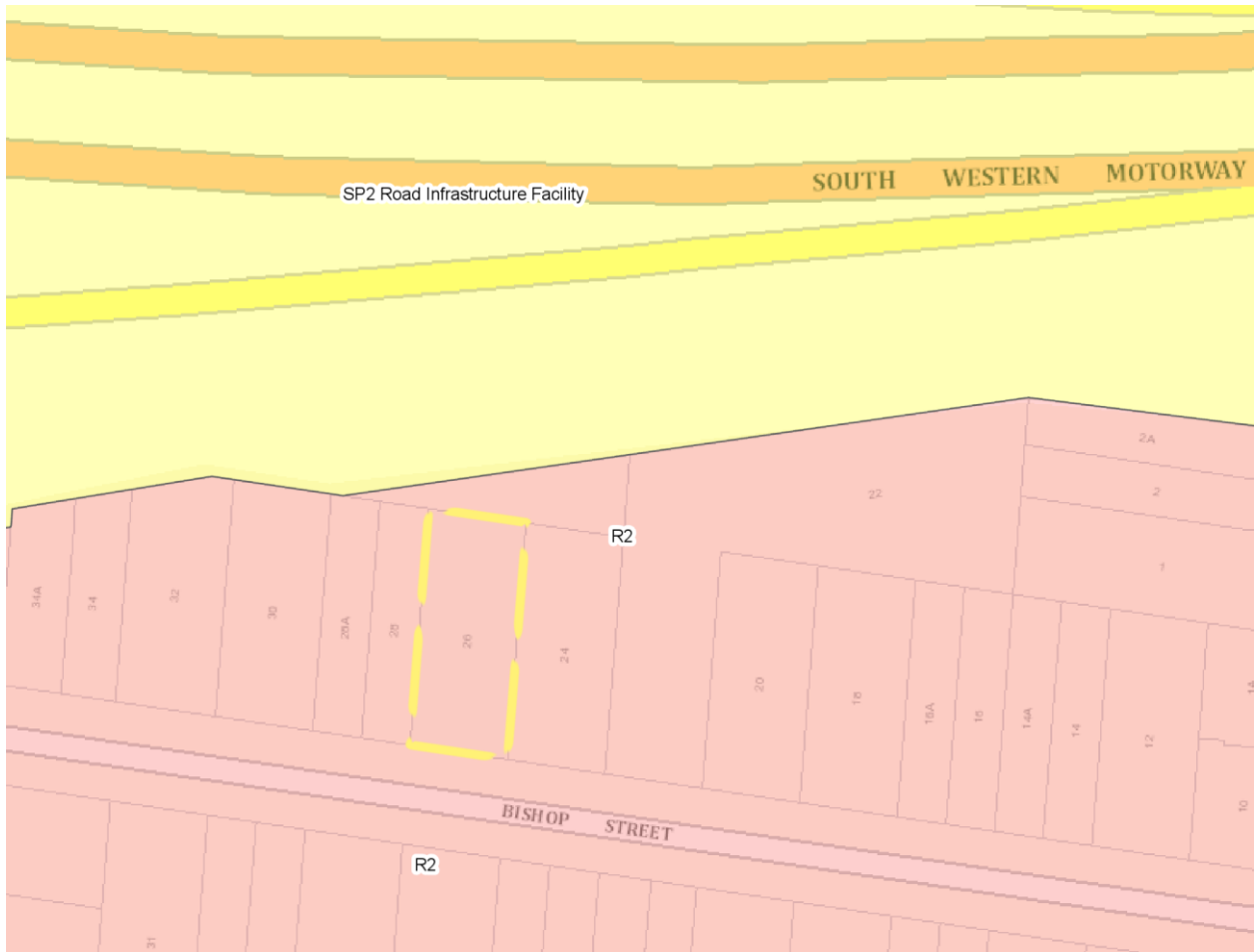
**#26, BISHOP STREET, REVESBY**  
**LOT-59 D.P 29072**



IMAGE SOURCE SIX MAPS

## INTRODUCTION

This Statement of Environmental Effects (SEE) has been prepared for the applicant seeking an approval Modification for construction of a Double storey dwelling with Detached Secondary dwelling at No. **26, BISHOP STREET, REVESBY**. The site is legally described as **Lot 59 D.P. 29072** and has an area of **557.7 sqm** and a frontage of 15.24m. The gradient of the site shows a moderate fall to front of the site, a difference of approximately 1.99m across the site. The gradient of the land is consistent with variation to the RL. The site is within zone R2- Low Density Residential pursuant to the provisions of LEP.



SOURCE: ePlanning portal

This Statement accompanies architectural plans prepared by **Innovative Eco Designs**, Project Number **2107458**, Issue D, and supporting documentation as required by Council.

This report assesses the proposed development against the relevant matters for consideration under Section 4.15 of the Environmental Planning and Assessment Act, 1979 and includes the following planning controls: -

- Bankstown Local Environmental Plan 2015
- Bankstown Development Control Plan 2015

## Approval

- Development Application No. DA-599/2022
- Date of Determination 14 December 2022

### Proposed application Sec-4.55

There are some modifications to the plans, so we are seeking approval under Sec-4.55. The changes are as follows:

#### Front faced

- Windows has been changed in front
- Roof change to Colorbond
- The height of the brick pillars was reduced, and two timber posts were added on top. The porch roof has been aligned to match the height of the main house roof

#### Ground Floor

- Windows has been changed ( Front ,Side & Rear i.e W18,W17, W19)

#### First Floor

- Windows has been changed ( Front ,Side & Rear i.e W20,W9, W12, W13, W8)
- Internal sliding door (D11/S)
- Internal layout changes on ENS

#### Roof

- Roof Change to Colorbond

The proposed changes consider the restrictions and comments on the DA consent. However, the changes are minor and will have minimal effects on the surroundings.

**BHAVNA SHARMA**