

STATEMENT OF ENVIRONMENTAL EFFECTS & SITE ANALYSIS

Proposed Additions & Secondary Dwelling.
Carport 4.55 Modification
Site: No.115 Banksia Rd,
Greenacre. NSW 2190

Prepared by: Jay Design
Tel: M: 0419 618 817
E-mail: jonjay14@optusnet.com.au

February 2025

TABLE OF CONTENTS

1. Introduction	
1.01 Proposal	3
2. Site Suitability	3
3. Present and Previous Uses	3
4. Design Guidelines	4
5. Operation and Management	4
6. Access and Traffic	4
7. Privacy, Views and Overshadowing	5
8. Air and Noise	5
9. Heritage	5
10. Conclusion	5

1. INTRODUCTION

1.01 Proposal

We are proposing to alter the approved carport roof, from a skillion roof to a hipped tiled roof at No.115 Banksia Rd Greenacre. The development consent number is DA-10/2021.

2. Site Suitability

- 2.01. The existing residence is situated on the northern side of Banksia Rd and has a street frontage of 16.09 meters and a site area of 735 sq. meters. The land now consists of a single storey clad cottage, and fibro garage which will be removed.
- 2.02. Geographically, the land is sloping to the rear.
- 2.03. There will be minimal excavation on site.
- 2.04. The property is situated close to shops and transport facilities with Bankstown railway station being less than 1-2 kilometres away. The adjoining properties consist of: -
- A single storey rendered brick cottage and secondary dwelling to the eastern side.
 - A two storey rendered brick cottage to the western side.
- 2.05. The streetscape will not be affected as the renovations will match the existing streetscape.
- 2.06. The modifications proposed will have zero to very minimal effect on neighbouring properties in terms of privacy and solar access. There will be no new overshadowing to neighbouring residences.

3. Present and Previous Uses

- 3.01. Previous and present uses will remain the same. The building is residential.
- 3.02. There will be no odours or waste products produced by this development.
- 3.03. The site has not been exposed to any site contamination by previous land use.

4. Design Guidelines

- 4.01. Certain codes require council to take into account the impact of any proposal on the heritage and archaeological significance of any item in the vicinity. In considering certain council controls on developments of the nature proposed, the appropriate Canterbury Bankstown Council codes have been employed and totally complied with for the purpose of this proposal.
- 4.02. Living areas within the house open out to the open space, which will give an open and pleasant view for its occupants.
- 4.03. The external design, scale, height and positioning of the proposed development are highly harmonious with the surrounding properties and streetscape.
- 4.04. The completed project will be a structurally sound, new and environmentally friendly domicile. It will be in keeping with the surrounding new extensions, in addition, to enhancing the existing aesthetically and architecturally.
- 4.05. This development in its' completed state will prove to be complimentary to the neighbouring existing developments.

5. Operation and Management

- 5.01. This project does not involve any commercial operations.

6. Access and Traffic

- 6.01. The property is situated close to shops and transport facilities. Bankstown railway station is located within 1-2 kilometres, with numerous bus stops and taxi stands.
- 6.02. There will be no traffic issues due to the quietness of the street.
- 6.03. Access to the site will be via Banksia Rd.

7. Privacy, Views and Overshadowing

- 7.01. Privacy will not be an issue with the neighbouring residences when considering, the design layout of the proposal contains no invasive windows.
- 7.02. Adhering to the guidelines of the respective Canterbury Bankstown Council Codes, all minimum and maximum requirements have been met. Overshadowing to the adjoining residences will not be an issue as their open spaces will receive sunlight throughout the day.

8. Air and Noise

- 8.01. No local air or water quality will be affected.
- 8.02. There will be no odorous or waste products produced by this development.
- 8.03. The site has not been exposed to any site contamination by previous land use.

9. Heritage

- 9.01. This building is not listed as any heritage item.

10. CONCLUSION

- 10.01. In summary, the benefits in terms of privacy, aesthetics, harmony, streetscape and value to the neighbouring properties highly exceed effects, if any, that may result from the subject proposal. Furthermore, there are no evident adverse impacts to be resulted by the development of this property.