

01th July, 2025

The General Manager
Canterbury – Bankstown Council

Statement of Environmental Effects

Subject Property: Proposed Torrens title subdivision for creating
double Storey Dwelling
(79/10151) - 168 Roberts Road, Greenacre NSW

1.0 Introduction

This statement outlines the environmental effects of the proposed subdivision for double storey dwelling at 168 Roberts Road, Greenacre NSW. This statement has been prepared with reference to drawings and Basix certificate prepared by Ozy Homes Pty Ltd.

2.0 Site and Locality

Lot size is 1003 sqm will be subdivided into two, existing dwelling 1 with a site area of 450.3sqm and 2 storey dwelling 2 with a site area of 553.1sqm. Both dwellings have a sloping topography with a fall of approximately 1.5m from the front of the property to the rear end of the property. An adequate cut and fill will be performed to set this fall with road level.

There is an existing single storey house on the site.

There are no site conditions, which represent any constraints on the proposed development as summarized below:

- The Site Zone is R2 (Low Density Residential).
- The surrounding does not possess any significant views,
- Heritage items are not located on the site or in its immediate locality,
- The site does not possess any significant topographical features, remnant strands of trees, fauna habitats, and urban bush land.
- There is no evidence of any filling having been placed on the site, nor is there evidence of land contamination.

3.0 The Proposal

Application is made for subdividing land and construction of the proposed double storey dwellings as per the attached plans once approved by council.

4.0 Streetscape

There is no established streetscape, it is mostly vacant land and properties under construction however, it will compliment any future developments on Roberts Road, Greenacre NSW. The proposed dwellings will not have an unreasonable impact upon the amenity of the surrounding area and hence should be supported accordingly.

5.0 Preservation of views and privacy

The visual and oral privacy of the adjoining properties and of the proposed double storey dwelling has been considered.

- Privacy to adjoining properties has been considered by fencing all the lot's boundaries.
- Given the above, there are no apparent privacy issues arising from the proposal and complies with Canterbury-Bankstown Local Environmental Plan 2023, Canterbury-Bankstown DCP 2023 & Section 79C of the Environmental Planning and assessment Act 1979.

6.0 Surveillance

The proposed dual single storey and double storey dwelling will have ample surveillance to the front of the property. It is also proposed to provide windows to the living areas for surveillance. The following points have been incorporated into the design of the new dwelling:

- Landscaping designed as not to allow would-be intruders to hide.
- The use of sensor lights to detect movement at night whilst saving on lighting costs.

7.0 Vehicular Access and Parking

All vehicular access is via Roberts Road, Greenacre.

8.0 Stormwater

Drainage Stormwater plan has been submitted for council approval.

All stormwater issues have been addressed. Stormwater runoff from the proposed dual single storey and double storey dwelling is to be connected to a control pit. Refer to the drainage concept plan submitted.

- Given the above, the proposal complies with Canterbury-Bankstown Local Environmental Plan 2023, Canterbury-Bankstown DCP 2023 & Section 79C of the Environmental Planning and assessment Act 1979.

9.0 Policy Controls

The site is affected by the provision of council's recently adopted Canterbury Bankstown Residential Development Control Plan 2023.

Lot Size:

Provided: 450.1+ 553.1 sqm
The proposal complies with the DCP in this regard.

Min required: 450sqm

Total portion of site covered by building:

Existing dwelling 1:

Provided: 31.7%

Dwelling 2:

Provided: 47%

Setbacks:

All setbacks comply with Canterbury-Bankstown Development Control Plan 2023.

Minimum front, rear and side setbacks-refer to the site plan.

Given the above, the proposal complies with Canterbury-Bankstown Local Environmental Plan 2023, Canterbury-Bankstown DCP & Section 79C of the Environmental Planning and assessment Act 1979.

Height:

Max height to top of ridge
Proposed for double storey: 8.5m max

The proposal complies with the Height limits required by the DCP.

Privacy:

There is no overlooking to adjoining properties.

Overshadowing:

The proposal has no overshadowing to neighbouring properties and complies with requirements.

10.0 Energy Conservation

Design elements have been considered by providing natural ventilation and natural lighting to habitable rooms.

Attached with this application is the BASIX Certificate.

11.0 Conclusion

The subdivision proposal for Single Dwelling will be compliment with the streetscape characteristics of Roberts Road, Greenacre NSW. The dual single storey and double storey dwelling are in compliance with the objectives of the Floor Space Ratio (FSR), and complies with the minimum setbacks. In addition energy efficient features have been incorporated into the design of the dwelling and a BASIX Certificate has been provided.

It is evident through the above assessment that the proposal is consistent with Canterbury-Bankstown Local Environmental Plan 2023, Canterbury-Bankstown DCP 2023 & Section 79C of the Environmental Planning and assessment Act 1979. It is submitted that the proposal does not have an unreasonable impact upon the amenity of the surrounding area and hence should be supported accordingly.