

STATEMENT OF ENVIRONMENTAL EFFECTS

Proposed:

SECONDARY DWELLING

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**8 OWEN ROAD, GEORGES HALL
NSW 2198**

Prepared by:

Date:

06/08/2025



NEMCODESIGN
Pty. Ltd.

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1. Introduction

1.1. Purpose

This Statement of Environmental Effects accompanies a Development Application for:

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|---|
| <ol style="list-style-type: none">1. Demolition of Existing Garage2. Construction of a Detached Secondary Dwelling3. Construction of Covered Carport |
|---|

at 8 Owen Road, Georges Hall NSW 2198.

It should be read in conjunction with the architectural drawings prepared by Nemco Design Pty Ltd.

This statement provides an outline of the subject and surrounding sites, a description of the proposal and an assessment under:

- Bankstown Local Environmental Plan 2023
- Bankstown Development Control Plan 2023 – Part B1 Residential Development
- Bankstown Council Design Guidelines
- State Environmental Planning Policy (Building Sustainability Index: Basix) 2004

1.2. Objectives of the Proposal

Objective is to propose a Secondary Dwelling in the backyard of the existing single storey house.

2. Site Analysis

2.1. Site Description

The site at 8 Owen Road, Georges Hall NSW 2198 is registered as Lot 10 in DP 230809. This site rectangular in shape with frontage of 15.24m and a depth of 36.575m. The site area is 556.4sqm.

According to Council's LEP maps the site is not affected by heritage, flooding, biodiversity, foreshore building line, scenic protection or acid sulphate soil.



Figure 1. Site location (source: Six Maps)

2.2. Existing Development

The site currently contains a single-storey brick house which is not heritage listed and is not located in a conservation area. The site also contains a backyard garage.



Figure 2. Subject site (front of the house)

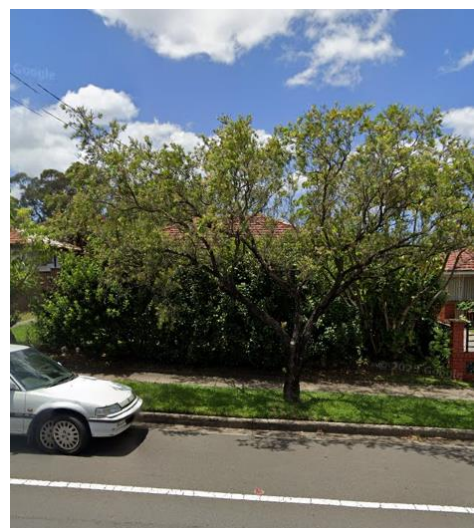


Figure 3. Subject site (front of the house)

(source: Google Maps)

3. Surrounding Area

The site is in a low-density residential area. Surrounding developments consist primarily of one or two-storey detached dwelling houses.

4. Proposed Development

4.1. Dwelling Proposal

The design of the proposed secondary dwelling is based on the energy efficiency principles with most windows & doors facing wind direction. The simple and elegant design of the proposed dwelling provides adequate solar and wind access to the house in all habitable areas. The ceiling height open lounge + kitchen design aspect increases the overall look of the rooms giving the house openness from inside and making it look more spacious. The front, rear and side setbacks of the proposed are as per the DCP requirements. The new structure is proposed to have varying finishes in material. The proposed finishes and roof types integrate well with overall design, lending symmetry to all the structures on that block of land.

4.2. Private Open Space

The proposal complies with the Design Guidelines and the relevant sections of the DCP Guidelines for private open space being min. 80 m² (min. 5 x 5 m) for primary dwelling.

4.3. Stormwater

Drainage will be linked to council stormwater system, as per Planning Diagrams.

5. Compliance Table

The following compliance table compare the proposed works against the numerical controls of the Bankstown Local Environmental Plan 2023 (BLEP 2023) and Bankstown Development Control Plan 2023 (BDCP 2023).

	<i>Required</i>	Provided	Compliance
DESIGN GUIDELINES			
TOTAL FSR	<i>50% of Site Area 0.50 x 556.4m² = 278.2m²</i>	164.7m²	YES
SECONDARY DWELLING AREA	<i>60 m²</i>	60.0 m² provided	YES
SITE AREA	<i>Min. 450sqm</i>	556.4 m²	YES
DWELLING SETBACKS			
FRONT, SIDE & REAR SETBACK-SECONDARY DWELLING	<i>0.9M side & rear setback</i>	MIN. 1.0m SIDE setback MIN. 1.0m REAR setback	YES
BUILDING HEIGHT	<i>Single storey 3.0m max wall height</i>	Single storey provided Walls < 3.0m provided	YES

DESIGN ESSENTIALS CHECKLIST			
ROOFS	<i>The maximum roof pitch for detached secondary dwellings is 25 degrees</i>	15 degrees concrete roof tiles for secondary dwelling All eaves as per BASIX.	YES
GARAGE AND ACCESS	<i>At least 1 covered car park required per dwelling</i>	Covered parking space provided at front with 6.6m approx. setback to primary road.	YES
PRIVATE OPEN SPACE	<i>Minimum 80m² - to main dwelling</i>	80m² shared with main house	YES
FENCE TYPE	<i>Rear and side boundaries fencing to be 1.8M high</i>	Existing fence to be kept as it is.	YES

6. Urban Design Details

6.1. Significant Landscapes

The site is not situated in an area of any significant and landscape precincts. Proposed Landscaping Plan is attached.

6.2. Energy Efficiency

Development proposal is compliant with the requirements of the Basix Certificate.

6.3. Garden Design & Fences

Rear and side boundaries fencing shall generally be 1.8 m in height. Front fence as per plan. Hedging proposed in front of the fence to provide privacy.

7. Construction & Site Management

7.1. Construction Management / Demolition

Waste Management Plan and Sediment & Erosion Control Plan details have been shown on the drawings.

All care will be taken to avoid unnecessary disturbance to the site and/or adjoining properties throughout the construction and demolition process.

There will be a skip bin on site for all construction rubbish to collect in. Rubbish produced from any demolition works will be transported to council waste disposal site. Any asbestos or old fibro disturbed will be treated as an asbestos hazard and handled and disposed of according to regulation. All new construction materials will be ordered accordingly so as to reduce the limit of waste on site.

7.2. Noise Reduction

Site works, building works and demolition works, including the delivery of materials or equipment to and from the property will be carried out between the hours of 7 am and 6 pm only from Mondays to Fridays and between 8 am and 4 pm only on Saturdays. No construction works or deliveries for the construction will take place on Sundays or public holidays.

7.3. Building Services

All appliances will be as per the BASIX requirements. Clothes Drying Line and Rainwater Tanks will be installed as per BASIX Certificate.

8. Conclusion

Nemco Design is pleased to submit this Statement of Environmental Effects and accompanying information for proposed Secondary Dwelling at 8 Owen Road, Georges Hall NSW 2198.

This Statement of Environmental Effects for the proposed development has considered:

- The circumstances of the case;
- An analysis of the subject site and the surrounding locality;
- An analysis of the proposal against the provisions of Bankstown LEP2023, as well as DCP2023, and any other relevant statutory controls that apply to the site.

It can be seen that the proposed development satisfies most of the requirements set up in RLEP & RDCP.

The proposed secondary dwelling at 8 Owen Road, Georges Hall NSW 2198 will be in keeping with the strategic aims of the Bankstown LEP and be sympathetic to the existing low-density developments providing aesthetic continuity.

The conclusion of this report is that the proposal is suitable for development in this location.

Under all the circumstances of the case, it is therefore recommended to Council for favourable consideration.