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Section 4.55 STATEMENT OF ENVIORNMENTAL EFFECTS FOR THE PROPOSED TWO STOREY HOUSE AT 79 Gardenia Avenue, Bankstown

INTRODUCTION:

This document has been prepared in order to provide supporting information for the development application to erecting a double storey dwelling with unground pool at **79 Gardenia Avenue BANKSTOWN**.

In preparing this document, consideration has been given to the following codes:

Canterbury-Bankstown City Council

- Development Control Plan 2015.
- Bankstown Local Environment Plan 2015.
- Environmental Planning Assessment Act, 1979.
- Building Code of Australia (Relevant Clause and Sections).

SITE DESCRIPTION:

The site, located at **79 Gardenia Avenue, Bankstown** is among single story house and two story brick residential dwellings. It has a frontage of 15.24m and a total area of 696.80m². The site slopes from the rear to front boundary at a total slope of about 0.6m over approximately 45.72 meters.

Currently the site consists of a brick single storey tiled roof dwelling. There are no trees of the site. The site abuts to a single storey brick residence on the Eastern side, and two story brick house to the Western side of the proposed dwelling.

PROPOSED MODIFICATION:

The proposed modification of the approved DA is to delete the approved rear granny flat due to an error with the survey plan, original the survey plan state that the site is 766.4m² with a depth of 52.5m where in actual fact the site is 696.8m² with a depth of 45.72m.

Therefore, based on the correct survey plan the approved granny flat with not be achievable, for that reason we are applying to delete the approved granny flat from the original DA approval.