

Statement of Environmental Effects

Development Application

Site Address:	2 Jeffrey Street, Canterbury, NSW 2193
Client & Applicant:	Mr Chen
Lot/DP number:	2 / 309113
Planning controls:	Bankstown LEP and DCP
Project number:	012
Revision:	A

The Site

The subject property is located at 2 Jeffrey Street, Canterbury, and is identified as Lot 2, DP 236542. There is currently a single storey, free standing dwelling on the property, garage and carport.

the land is zoned R3 – Medium Density Residential.

The site is on a corner of Jeffrey & James streets. The site is fairly flat with a gentle slope to the rear of the parcel

The neighbouring properties mainly comprise of single, and two storey dwellings set in a residential landscape.



Aerial photo of the site- source Google maps

The Proposal

This Development Application seeks approval for alterations to:

- Extending and raising the existing carport to provide sufficient space for SUV & Van manoeuvring in/ out of the carport
- Providing new Colorbond fence and a double sliding gate for vehicle access to garage and carport
- Extending the existing paved area behind the garage/ carport

Relevant Planning Controls

The following provides an outline of the relevant planning controls applicable to the Development Application. The site is located within Bankstown Council local government area.

Canterbury Local Environmental Plan 2012

The site is zoned R3 – Medium Density Residential. The proposed modification is permissible within this land use which is considered to be providing for a style of housing use commensurate with the scale, character and desirable amenity of the surrounding area.

Planning controls: Canterbury Council's LEP, DCP *plus* BCA

COMPLIANCE TABLE AS PER CANTERBURY COUNCIL'S DCP:

Compliance Table - Checklist Site Area 733.5 Sqm			
Item	Required Min.	Existing	Proposed / Modified
Front Setback Primary Rd	5.5m	11- 21m	No change
Front Setback Secondary Rd	3.0m- Building 3.0m- Attached Garage/ Carport	2.07m 2.075m	No change No change
Side Setback (ES)	0.9m	1.2 - 2.3m	No change
Rear Setback	8m	13 - 18 m	No change
Building Height	8.5m	4.6 -5.7m	No change
Carport Height	3.0m	2.3m	2.9m
Floor space ratio	0.5:1	0.28:1	0.3:1
POS	80 Sqm	209 Sqm	155

Likely Impacts of the Development

The following provides an outline of the likely environmental impacts of the development and how they will be mitigated:

STORMWATER DRAINAGE:

No new Stormwater connections are proposed, replaced downpipes shall be connected to existing points.

CUT AND FILL:

There will be minor localised excavations for the new paved area and posts for carport extension.

CHARACTER AND STREETScape:

The character and aesthetic of the proposed carport is in keeping with the Architectural design criteria set out in Canterbury Council's Development Control Plan and Local Environmental Plan, and will match the existing carport.

IMPACT ON UTILITIES SUPPLY:

The proposed development will not impact on the existing utilities supply of the local area.

PRIVACY, VIEWS AND OVERSHADOWING:

The proposed does not overlook any neighbouring properties.

TRAFFIC GENERATION, VEHICULAR ACCESS AND CAR PARKING:

The proposed higher carport will enhance the on street parking situation, as it will allow the residents' high vehicles currently parking on James street to be parked on the premises.

WASTE DISPOSAL:

Construction waste will be disposed of in accordance with the Waste Management Plan submitted with this application.

SEWAGE MANAGEMENT:

There will be no change to the existing sewage management.

VEGETATION:

The proposed will not affect any existing vegetation, populations or ecological communities or their habitat. Only one insignificant orange tree is proposed to be removed.

SITE PHOTOS:



Photo showing the existing Jeffrey street Façade- Source Google maps



Photo showing the existing driveway on James street- Source Google maps

Pease do not hesitate to contact our office should you have any queries.

Your's sincerely,

Randa Sedrak

Senior Building Designer