CANTERBURY-BANKSTOWN SHIRE COUNCIL

STATEMENT OF ENVIRONMENTAL EFFECTS

Site Address: **81B Knox Street, Belmore NSW**
Proposal: **Construction of a New Carport**
Land Zoning: R4 - High Density Residential
Compliance with Bankstown DCP 2015 - as amended 13 Jul 2016 and Canterbury DCP 2012 - as amended 30 Jan 2017

This Statement of Environmental Effects is submitted to Canterbury-Bankstown Council in accordance with the Environmental Planning and Assessment Act 1979, in support of a development application for the construction of a new carport to suit the needs of the residents.

The site is rectangular in shape, with a frontage to Knox Street of 15.64m, and a total land area of 650.30m^2
The site currently contains a dwelling which is to be retained, with no trees requiring removal to appropriately site the proposed carport.

A.	**Site Suitability**	The subject site is zoned R4 – High Density Residential. The proposed development is a carport, and this type of structure and location is consistent with many of the other properties in this street and those streets surrounding.
B.	**Present and Previous Uses of the Land**	Residential Use
C.	**Compliance with Development Standards**	Addition to a dwelling - The proposed carport is in front of the front building line due to the insufficient space for the side driveway in the block. - The proposed developments do not include major earthworks.
D.	**Operation and Management**	N/A
E.	**Access and Traffic**	N/A
F.	**General Accessibility**	Access through the driveway in front of the house.
G.	**Privacy, Views and Overshadowing**	The proposed carport doesn't create major impact to the views and to the solar access of the neighboring blocks.
H.	**Air and Noise**	N/A
I.	**Drainage**	Stormwater runoff from the proposed development will be connected to the existing stormwater lines.
J.	**Erosion and Sediment Control**	Sediment control fencing will be installed if and where appropriate.
K.	**Heritage**	N/A
L.	**Waste**	Builders waste will be minimal because the materials that are going to be used are pre-cut in the factory prior to delivering it to the site location, meaning it will not be creating unnecessary waste from materials. Builders will have a closed box trailer to store waste which will be disposed of at the local waste facility for recycling and reusing.
M.	**Site Management**	N/A

Requirement	Provision	Compliance
Site Cover Ancillary buildings max 60m^2	52.81m^2	YES YES
Must not result in less than required POS and landscaped areas.	Appropriate landscaping provided, with >80sqm of POS area maintained.	
Outbuilds must not result in principal dwelling having less than requiring landscape area/POS.		YES
Single storey height limit.	3.1m height of Carport	YES
Height Outbuildings must locate behind the front building line.	Proposed carport is in front of the building line due to a limited space.	YES
Setbacks to the side and rear boundaries Zero setback for carports or masonry walls that do not contain windows, eaves and gutters provided the structures comply with the Building Code of Australia	0.6m side setback	YES
0.45 metre for non–masonry walls that do not contain windows, eaves and gutters	N/A	N/A
0.9 metre for walls with windows, or outbuildings that are or are intended to be used for recreation purposes	N/A	N/A
Building Design Outbuildings must not function as self–contained dwellings and must not function or be adapted to function for industrial purposes.	Carport only	YES
The maximum roof pitch for outbuildings is 25 degrees.	1 degree pitch roof only	YES
Council does not allow outbuildings to have roof–top balconies and the like.	N/A	YES
Landscaping Development must retain and protect any significant trees on the allotment and adjoining allotments. To achieve this clause, the development may require a	No tree removal	YES

design alteration or a reduction in the size of the outbuilding.		