

11.08.2023

The General Manager
Canterbury-Bankstown Council

Statement of Environmental Effects

Section 4.55

Subject Property: 11 Wenke Cres Yagoona

Proposal: Demolish existing dwelling and construct a 2-storey dwelling & front fence.

1.0 Introduction

This statement outlines the environmental effects of the proposed 2 storey dwelling at 11 Wenke Cres Yagoona. This statement has been Prepared with reference to drawings by GEC Design.

2.0 Site and Locality

The site has an area of 560sqm with an irregular shape and a front boundary of 14.8m, south boundary of 11.435m and an east boundary of 42.67m and a west boundary of 42.67m.

The land has sloping topography and has a fall of approximately 2.0 m from the rear to front.

The existing structure on the site is a single storey fibro cottage with tile roof.

3.0 The Proposal

Application is made for the demolition of the existing dwelling and the construction of a 2-storey dwelling with a front fence once approved by Council.

Amendment of the previous design:

Item 1.

- 1. Amendment in the façade by changing the design of the front portico and changing the sizes of the front windows : - lounge window
-WIR window
-Bed 2 window*

Item 2.

2. *Addition of two laundry doors , one in the inside between LDRY and WIP , and the other open to the outside. In addition moving the LDRY window higher above the floor.*

COMPLIANCE WITH PLANNING POLICIES

4.0 Statutory Controls:

The site is affected by the provisions of Bankstown Local Environmental Plan 2015 and Bankstown Development Control Plan 2015 and should comply with the BCA requirements.

Zoning:

The site is zoned R2 residential. The proposal conforms to the general character of the residential housing.

5.0 Policy Controls:

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

Lot Size:

Provided: 560sqm

The proposal complies with the DCP in this regard.

Required: Existing

Primary Frontage:

Provided: 14.8m

The proposal complies with the DCP in this regard.

Required: Existing

FSR:

Provided: 48.62%

The proposal complies with the DCP in this regard.

Allowable: 50%

Density:

Refer to "Statutory Controls" section above.

Storm water drainage:

Drainage discharge will be via gravity to kerb and gutter refer to the drainage concept plan submitted.

Setbacks:

Primary- Ground Floor

Provided: 5.5m

Required: 5.5m

The proposal complies with the DCP in this regard.

Primary-First Floor

Provided: 6.5m

Required: 6.5m

The proposal complies with the DCP in this regard.

Side Setbacks-

Proposed: 0.9m

Required: 0.9m

The proposal complies with the DCP in this regard.

Height:

The proposal complies within the 9m Height limits required by the BLEP 2015.

Privacy:

We have limited the windows from the living areas to avoid any overlooking to adjoining properties.

Overshadowing:

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

Car Parking:

Provided: 2 parking spaces

Required: 2

The proposal conforms to the requirements in this regard. The dimensions of car parking spaces comply with the requirements.

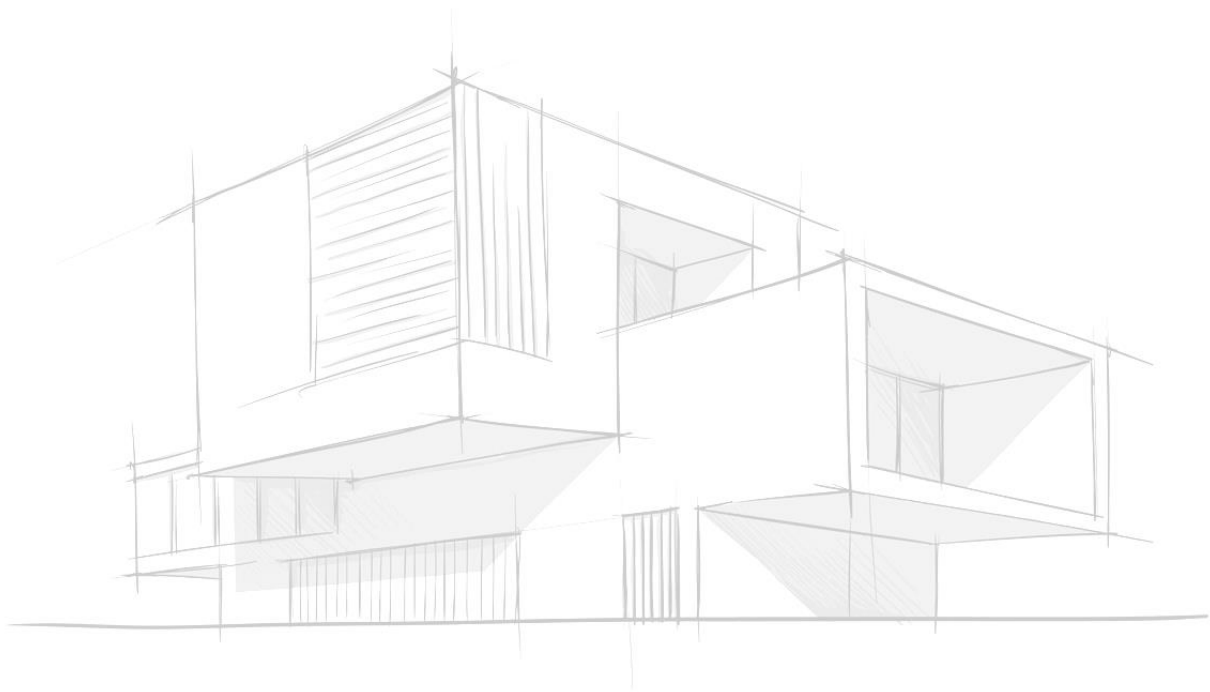
6.0 Conclusion:

It is evident through the above assessment that the proposal largely satisfies Council's prescribed control and density. All of the minimum design requirements and performance criteria of the Residential Development Control Plan and have been satisfied. 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. Further to the above the new amendments do not have any impact on the street scape and the adjoining properties.

Yours Truly



Ahmad Wehbe
Designer



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