

# S T A T E M E N T   O F E N V I R O N M E N T A L   E F F E C T S

For the Proposal of:

**DA application for the construction of a Secondary dwelling**

Council District:

**Canterbury – Bankstown Council**

Address:

**No. 42 Woodbine Street Yagoona**

Client:

**Jeremy Stephens**

Date:

**February 2024**

Our Reference:

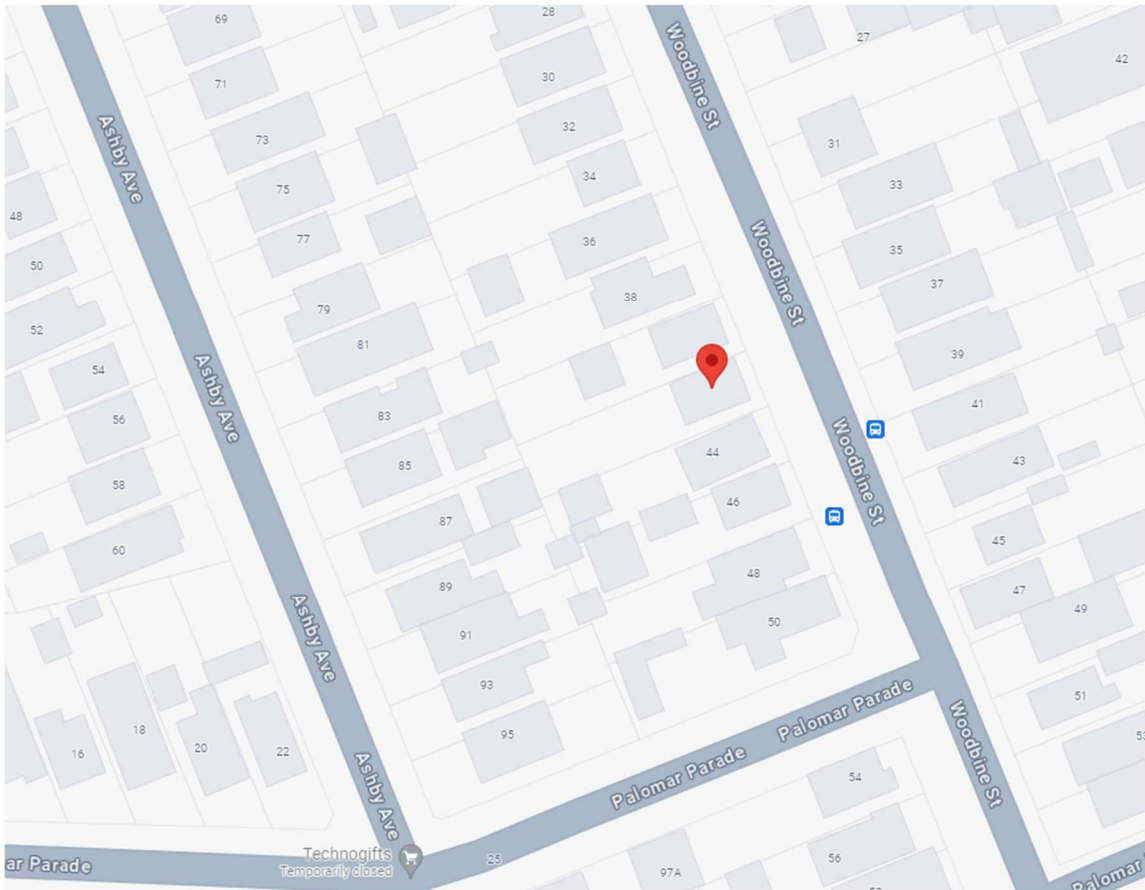
**23286-DA**

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## 1.0 INTRODUCTION

This development application is submitted to council for assessment and approval for the construction of a granny flat. This statement will outline the proposed development and illustrate how this proposal will not impact on the environment and the adjoining premises.

## 2.0 SITE (locality)



### 2.1 Streetscape Analysis

The site is located on Woodbine Street. The address is No. 42 Woodbine Street, Yagoona. The site is currently occupied with a double storey clad dwelling.

The surrounding area and allotments are primarily of single storey dwellings and two storey dwellings and granny flats.

Our proposal has been designed to fit in with the surrounding areas and dwellings, as illustrated in the Elevations.

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### 3.0 Floor Space Ratio (F.S.R)

Floor space ratio                      0.5:1 – Canterbury-Bankstown Local Environmental Plan 2023

Existing Floor Area:	223 Sqm
Addition floor area:	60 sqm
Granny Floor Area :	60 sqm
Total Floor Area:	283 Sqm

Total Floor Area:	283 sqm
Total Site Area:	607 Sqm
F.S.R Achieved:	0.46 /1

### 4.0 Building Height

Ridge height allowed:	9 m (CNLEP 2023)
Ridge height achieved:	Single Storey dwelling (5m to the top of ridge)

### 5.0 Building appearance

The building appearance of the proposal fits in with the locality. Similar developments have been proposed within close proximity.

### 6.0 Building materials

The proposed development is of brick veneer construction with tile roofing.

### 7.0 Private open space

courtyard achieved:              40 Sqm.

### 8.0 Car Parking / Storage and access

Total bedrooms achieved (Granny flat):	2 bedrooms
Dwelling	3 bedrooms

### 9.0 Solar access

(Refer to BASIX Certification)

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## **10.0 Landscaping**

Landscape area of the total site area, excluding building driveways, covered, gravelled or hard surfaced areas:

Total site area:	607 Sqm.
Landscape area achieved:	250 Sqm.

## **12.0 Heritage**

The subject site is not considered to be in a heritage conservation area according to Local Environment Plan 2023

## **13.0 Privacy and security**

The layout of the dwelling has been designed to minimise noise and privacy issues.

## **14.0 Clothes washing and drying**

The dwellings have been provided with laundry facilities and a clothes-drying area in the courtyard.

## **15.0 Storage**

The dwellings have been provided with storage areas.

## **16.0 LEP & DCP**

All controls found in the statement of environmental effects comply with council's LEP & DCP 2023. Therefore, the local council of this precinct could reasonably approve the proposed dwelling in the manner and form submitted.

Our proposal achieves a high compliance level under the LEP and DCP 2023.

## **17.0 Zoning**

Zoning under LEP: R2

Zoning: R2 Low Density Residential - Local Environment Plan 2023

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## **18.0 Summary**

The proposal seeks the construction of a granny flat to the existing dwelling. The proposal offers a high level of compliance and provides residences with a high level of amenity.

The proposal complies with all of the Council's technical design requirements and town planning objectives and will have no significant adverse impact on any other adjoining or nearby properties.

The design, parking, traffic and drainage aspects of the proposed development have been considered and are satisfactorily seen.

The site can adequately accommodate the proposed development, which will fit into the locality, and will satisfy the Council's present and future planning objectives and controls for the site and the overall precinct.

Therefore, the local council of this precinct could reasonably approve the proposed dwelling in the manner and form submitted.

We look forward to Council's advice.

Kind Regards,

Jack Tannous