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STATEMENT OF ENVIRONMENTAL EFFECTS

LB, No.20 Wolli Avenue, Earlwood dp368348

1. INTRODUCTION

This report accompanies a Development/Building Application for the Construction of a Detached Carport and new driveway opening and reinstating old driveway opening to kerb and gutter relating land known as Lot B, No.20 Wolli Avenue, Earlwood.

2. THE PROPOSAL

The proposal is to seek approval for the Construction of a Detached Carport and new driveway opening and reinstating old driveway opening to kerb and gutter on the 453.44msq block.

3. SIZE AND SHAPE OF PROPERTY

The subject property is an irregular shaped block with parallel boundaries and with a north/west to south/east orientation.

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4. The design of the development has taken into account both the needs of the owners and the statutory of Canterbury Bankstown City Council. Refer to Sheet 02 Architectural plans for all Site calculation, which all numerically comply with Canterbury / Bankstown council LEP 2023 & DCP 2015

CALCULATIONS

Calculated Total Site Area : 461.20m²

FLOOR SPACE

FSR allowed : 230.60m² / 50%

Existing FSR remains 142.20m² (Proposed Carport Only)
(COMPLIES NUMERICALLY)

PRIVATE OPEN SPACE

Existing : 163.75m²

CARPARKING PROPOSED

Dwelling 1 SPACE

LANDSCAPING (34.60%)

Dwelling : 164.40m²

SITE COVERAGE

- BUILDING FOOTPRINT MAX. 330.0m² - Actual 159.70m²

- Carport, Patio, Portch and Pool are Excluded

Total all structures 159.70m² (34.62%)

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5. Existing Resident Description

residence of face brick veneer construction
consisting of the following:

***Ground Floor Residential Living**

6. SITING, LOCATION AND DESIGN

The location of the Proposed Carport has been considered in relation to solar access, property shape and designed to intergrade with neighbouring development.

The existing living areas, bedrooms and P.O.S. have been preserved in order to utilise daylight and space progression into the garden zone.

It is considered that the siting of the proposed new Carport is complimentary to that of residential properties in the area and that the finishes, metal roofing, gable roof and the general colour scheme will be in tones to harmonise with the surroundings.

7. SITE WORKS AND ENVIRONMENTAL EFFECTS

Part of the site for the new carport will be graded due to a fall in the topography of the site, to reduce the dwellings bulk.

Banks will be landscaped and drained and should not have any adverse effects to neighbouring properties.

No significant trees are affected by this application as an Arborist report has been provided in favour of the proposed carport and accessible street driveway

Stormwater systems report is not required.

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8. Ingress and egress of vehicles will be from Wolli Avenue. The driveway to kerb to be of concrete or brick paved to maintain an all weather access.

The proposed development will have little effect on the majority of the existing vegetation. The site is well decoratively landscaped by owner so that the amenity of neighbours in terms of privacy and solar access is maintained or improved. The Carport has also the addition of beneficial privacy screens

The requirements and position of sediment fence as per site plan dwelling will be connected to town water and sewer.

Land erosion and sediment control measures will be subject to Council's requirements and position of sediment fence as per site plan.