

STATEMENT OF ENVIRONMENTAL EFFECTS

To be read in conjunction with the development application for

PROPOSED CARPORT AND FRONT AWNING

LOT 22 D.P. 15403 No. 19 SCHOFIELD AVENUE, EARLWOOD



Xuan Le
Registration No. 11509
Mobile: 0413913727
Email: leelearchitect@gmail.com

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PART 1: Introduction

1.1 Purpose

This statement has been prepared to accompany a development application to Canterbury – Bankstown Council seeking development consent to construction of an additional carport and awning to front entry.

This Statement of Environmental Effects details the subject site and the site context, outlines the proposed development and confirms the manner in which the development will comply with the relevant planning legislation and local planning controls.

This Statement of Environmental Effects indicates that the proposed development is a suitable outcome for the site and accordingly Council approval is sought.

1.2 Summary of Compliance

Proposed carport at 1m behind the building setback line. This complies with the CBDP.

Proposed front awning within 1.5m of the articulation zone.

2.1 Location

The property is known as Lot 22 DP 15403 No.19 Schofield Avenue, Earwood, NSW.

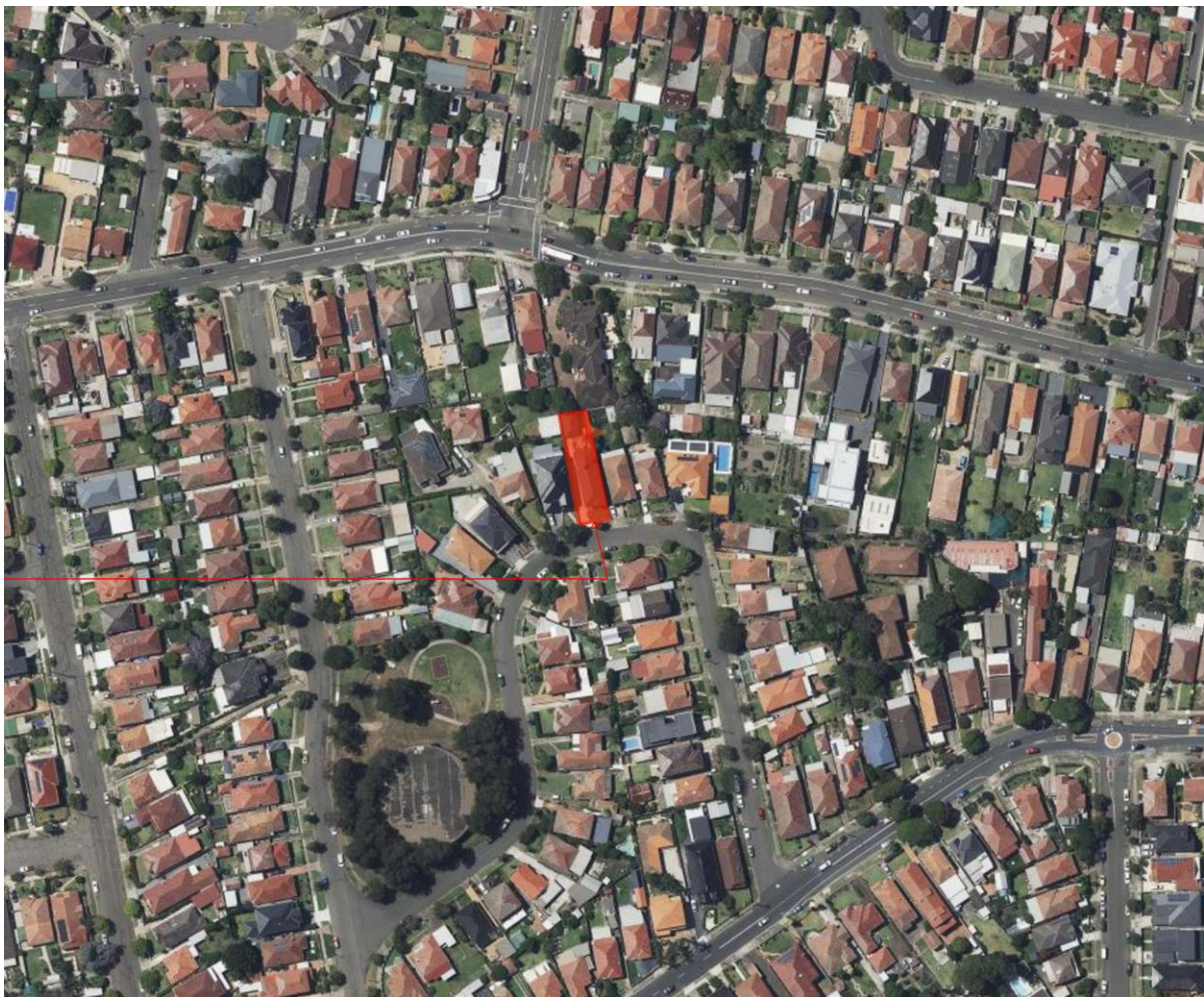


Figure 2.1a Site location at 19 Schofield Avenue, Earwood, NSW.

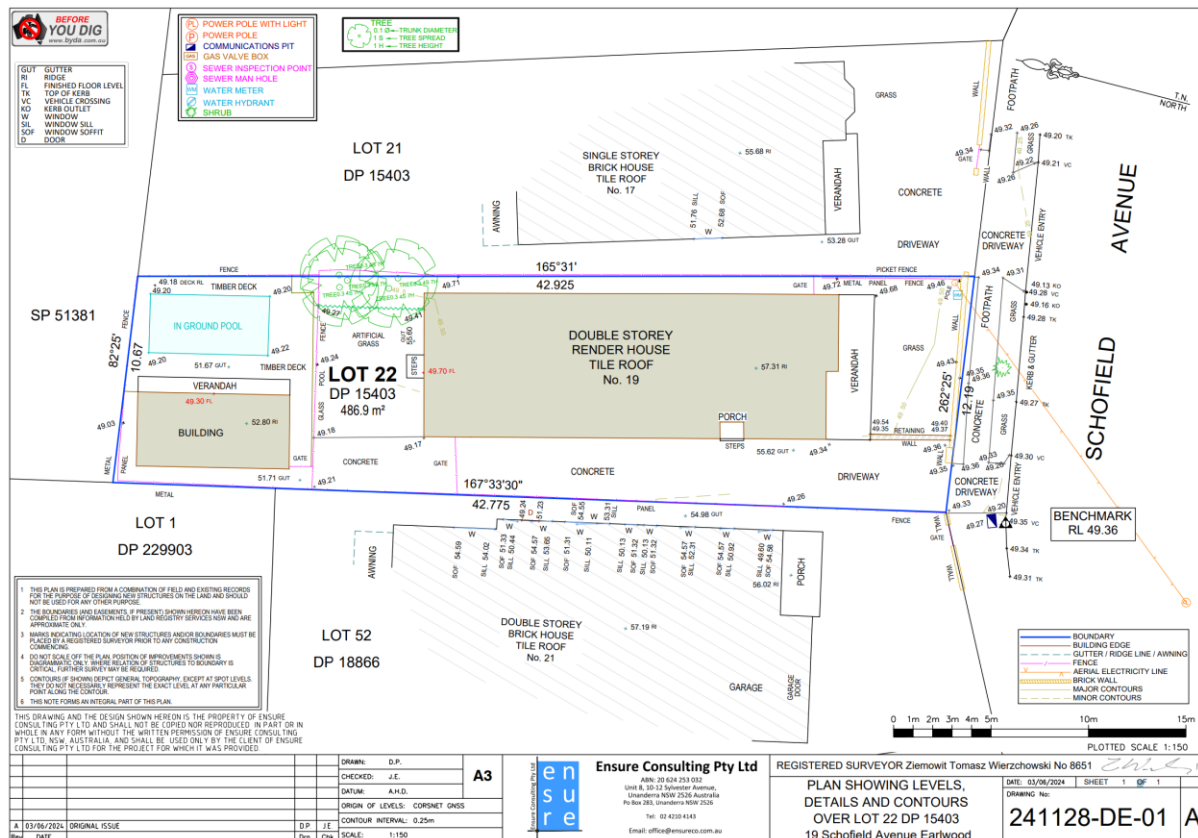


Figure 2.1b Site survey provided by Geo Point Surveyors

PART 3: THE DEVELOPMENT PROPOSAL

3.1 Proposal summary

This application seeks approval for the construction of an additional carport and awning to front entry.

Design Proposal

Proposed new carport behind building line and awning to front entry.

3.2. Accompanying documentation

This development application is accompanied by the following documentation:

Architectural plans by **Signs Architects**, including Floor Plans, Elevations,

Survey plan by GEO Point Surveyors Pty Ltd.

Stormwater drainage details & concept plan by Leopard Engineering Group

4 LIKELY IMPACTS

4.1 Context and setting

The scale (bulk, height, mass) form, character density and design of the development is appropriate in its context. The proposal is consistent with previous land uses and activities in the locality.

Regarding potential impacts on adjacent properties.

There will be no significant adverse effects.

There will be no adverse overshadowing impacts on adjoining properties.

Visual and acoustic privacy has been addressed in site layout and landscaping. There are no likely noise sources. There is no apparent impact on views or vistas. Edge conditions at boundaries provide a compatible neighbour to adjoining residential developments.

The proposal is unlikely to have any adverse impact on flora and fauna.

5.0 CONCLUSION

The proposal is permissible and in conformity with the objectives of the built form controls outlined in Canterbury - Bankstown Council current DCP and other noted relevant council documents and is considered reasonable having regard to its impact on the streetscape.

The development has been designed through detailed site analysis to ensure that the built form respects the amenity of adjoining development, maintains the streetscape character of the locality and integrates with the architectural style of other detached dwellings in the immediate locality.

The design approach adopted ensures the building addresses the street frontage whilst the varied setbacks, use of open and shaded terrace areas and appropriate use of fenestration ensure large continuous wall planes are avoided.

The building acknowledges the topography of the site whilst elevations have been articulated to provide reasonable levels of visual and aural privacy to adjoining properties.

It is considered that there are no matters which would prevent Council from granting consent to this proposal in this instance.