

• • • • •

Sep, 2024

## Contents

- Site Description
  - Approval Sought
  - Description of the Approved Development
  - Description of the Proposed Modifications
  - Planning Controls Applying to the Modification
    - [BANKSTOWN LOCAL ENVIRONMENTAL PLAN 2015](#)
      - Part 4 – Principal Development Standards
    - [BANKSTOWN DEVELOPMENT CONTROL PLAN 2015](#)
      - Part B1 - Dwelling Houses
    - [CANTERBURY BANKSTOWN VEHICULAR FOOTWAY CROSSINGS POLICY 2017](#)
      - Part 5 – Policies & Principles
  - Likely Impacts of the Modification
- 

## Site Description

The subject land is identified as Lot 40 DP 261352, 29 Windermere Crescent Panania. Located on site is an existing dwelling and the site has an area of 600.3sqm with the access for the site being via Windermere Crescent.

## Approval Sought

The application, which this Statement of Environmental Effects supports, seeks to modify DA-881/2022

## Description of the Approved Development

The approved development involves the alterations and additions to an existing dwelling including the conversion of the existing garage into a storage/living area and the addition of a new carport.

## Description of the Proposed Modifications

The proposed modification relates to the carport only in the following aspects:

- Widening of the parking slab
- Widening of the vehicle crossing from single width to double width
- Change to carport structural attachment to existing dwelling, resulting in change to the carport overall height

## Planning Controls Applying to the Modification

---

### BANKSTOWN LOCAL ENVIRONMENTAL PLAN 2015

#### Part 4 – Principal Development Standards

4.3 Overall height of buildings	The overall height of the carport does not exceed the maximum height shown on the Height of Buildings Map
	The modification complies

---

### BANKSTOWN DEVELOPMENT CONTROL PLAN 2015

#### Part B1 - Dwelling Houses

13.7 Setbacks to the primary road frontage	No change to approved primary road setback
13.8 Setbacks to the side and rear boundaries	No change to approved side boundary setback
13.4 Maximum building height	The maximum building height for outbuildings is 4.8 metres.  The approved height of the carport is 3.5m.  The proposed modified height of the carport is 3.7m  The modification complies
2.31 Landscaped Area	The landscaped area (deep soil zone) is 50% of the total area forward of the building line  The modification complies

---

### CANTERBURY BANKSTOWN VEHICULAR FOOTWAY CROSSINGS POLICY 2017

#### Part 5 – Policies & Principles

5.2.2 Levels & Dimensions	The width of the approved crossing is modified to 5.5 metres to enable double carport access.
---------------------------	---

## Likely Impacts of the Modification

The proposed modification will have no impact at all on the amenity or visual aesthetics of the street-front and surrounding neighbourhood.