

STATEMENT OF ENVIRONMENTAL EFFECTS
for work to be done at
174 Wardell Road, Earlwood NSW 2206
(*proposed vergola & carport addition*)

1) Site suitability

The site slopes importantly to the rear of the block of land.
The block of land is at 75 degrees angle in relation with the street.
The development proposes a openable vergola over an existing timber balcony at the rear of the existing house, and a front carport over an existing concrete car space.
The proposed development will only involve works on the rear balcony area and at the front yard.
The development site is in a residential area and the surrounding buildings are all residential dwellings.
It is assumed that the existing foundation soil is mainly sand strata.
The Canterbury-Bankstown Local Environmental Plan LEP 2023 classifies the site as:
Zone : R2, Residential Low Density
FSR : 0.50
The proposed development is classified under the BCA as Class 10a.

2) Present and proposed uses

The existing site is used for domestic residential purposes and after the proposed development the same use will remain.
All the neighbouring sites are dwelling houses.

3) Development standards

The proposal was conceived under the planning and control policies in place (Canterbury-Bankstown LEP 2023 and Canterbury-Bankstown DCP 2023), and the Code for Dwelling Houses.

The main parameters are as follows:

AREA BALANCE	
SITE	467.18 m ²
EXISTING HOUSE	197.57 m ²
PROPOSED BALCONY VERGOLA	21.13 m ²
PROPOSED CARPORT	12.00 m ²
FLOOR SPACE RATIO	0.423

4) Overshadowing and solar access

The height of the proposed development and the location of the works will produce a minimal change on the overshadowing of the backyard of the south neighboring property (No 176); however, at least three hours of sunlight in June 22 - which is the worst scenario – will be assured to the neighbouring properties.

5) Privacy, overlooking, views, and noise

Existing medium dense edging trees, plants and shrubs near the existing boundaries, as well as privacy screens of 1,800mm from the balcony floor level at the sides of the existing balcony, will provide a screen at the back and sides of the proposed balcony vergola. Therefore no overlooking is expected.

6) Building line

The existing front building line is 3,550mm from the front boundary line to the existing the house.

The carport at the front of the property will be placed on/over an existing concrete car space area

No works are proposed to be done on the existing front of the building, therefore, there will be no negative impact to the streetscape.

7) Setbacks to side boundaries

The existing dwelling is a free-standing house with minimum side setback of 1,000mm on the north side and 1,064mm on the south side of the block of land. These side setbacks will be respected at each side of the proposed vergola.

The proposed carport will have a minimum side setback of 500mm on the south side.

8) Landscaping

Landscaped areas and grassed areas are distributed on the site to minimise the dominance of the building.

The existing grassed area is 270.88m² and the open private area is 259.10m², which will remain unchanged after the proposed development.

9) Fencing

There are no changes to existing fencing in this proposal.

10) Accesses and traffic

There is an existing concrete slab in the front yard which is used as a car space.

11) Utility services and waste

Demolition stage:

Most of the materials coming from the demolition will be reused if they are suitable.

The demolition of the existing structures will be done using traditional methods of demolition so as not to create high levels of noise and a major pollution impact.

All waste remaining will be given to building material recyclers and waste contractors.

Construction stage:

All waste will be minimised and recycled using waste and recycling companies of the area.

12) Flooding and drainage

The stormwater from the proposed vergola and carport will drain to an existing stormwater system of the property.

13) Erosion and sediment control

See proposed management plans.

14) Site construction

See management plan showing all protections and materials handling lay-out.