



Tuesday, May 20, 2025

STATEMENT OF ENVIRONMENTAL EFFECTS

Proposed garage and carport at: 12 Wentworth Ave Birrong

This Statement of Environmental Effects is in respect to the unauthorised building works to the garage and storage area at 12 Wentworth Ave Birrong. The unauthorised works involve the construction of a garage and storage area in the same place as an existing garage and enclosed awning that had been previously onsite.

The unauthorised works are minor in respect to the overall environmental impact that it relates to. This development application is being lodged to correct the unauthorised works and obtain development consent for a separate carport and garage.

All building works comply with the BCA relating to Structural adequacy, Pest Management, Water Proofing, electrical, plumbing and glazing.

Structural certificates for the reinforced concrete slab, footings, wall and roof structures have been obtained and are submitted as part of this development application submission.

After discussions with Glen Champion, Bankstown City Council, we have proposed to rectify the setback non compliances of the existing timber framed structure and to separate the carport from the garage as part of this development application submission.

We accept that the initial works were done without development consent, and we would like to re assure council that no further works will be undertaken until such a time that consent is granted for such a structure (if planning permission permits).



Compliance Table with Canterbury Bankstown LEP 2023 & Canterbury Bankstown DCP 2023)			
Item	Council Requirement	Proposed	Compliance Achieved
Site Area	N/A	515sqm	Yes
Height (DCP)	4.5m	3.34m	Yes
Height (DCP)	1 Storey	1 Storey	Yes
FSR	N/A	N/A	Yes
Front Setback	Behind Building Line	Behind Building Line	Yes
Side Setback	450mm	470mm	Yes
Rear Setback	450mm	11.8m	Yes
Secondary Setback	N/A	N/A	Yes
Site Coverage	45m2	24.67m2	Yes
Landscaped Area	128.75sqm	120.83sqm	No (NOTE: there is no reduction in landscaped area as a result of this proposal)
Private Open Space	80.00sqm min. (5m width min.)	211.11sqm	Yes
Solar Access (mid winter)	3 Hours	>3 Hours	Yes
Parking	1 Carspace (covered)	1 Carspace (covered)	Yes

A. SITE DESCRIPTION/ SUITABILITY

The site is located on the Northern side of Wentworth Ave Birrong, and is bounded by similar properties to the East and West. The site currently contains a single storey timber framed residential dwelling with unauthorised attached carport and garage that are currently at framing stage of construction. The land currently falls away from the street level, and has no existing significant trees which need to be retained. The stormwater shall be discharged to the street system via a charged line as per the submitted stormwater plan.

B. PRESENT AND PREVIOUS USES

The site currently contains a single storey timber frame residential dwelling. The existing dwelling on site will remain unchanged, and the unauthorised carport and garage will be altered to ensure compliance with Canterbury Bankstown LEP 2023 & Canterbury Bankstown DCP 2023) as per the above table.

C. PROJECT DETAILS

A new garage and storage area have been constructed in place of an older garage and enclosed awning area that were previously onsite. The original older structures were removed to facilitate the access of machinery to construct a pool at the rear of the yard. The unauthorised structure that has been rebuilt and is at framing stage, is a garage and storage area in the same location of the previous garage and enclosed awning.

The current status of the proposal is such that the concrete slab and timber frame structure have been completed. After discussions with Glen Champion, Bankstown City Council, we have proposed to rectify the setback non compliances of the existing timber framed structure and to separate the carport from the garage as part of this development application submission.

The proposal is to demolish the existing western timber framed walls of the unauthorised carport and garage and to reconstruct these walls away from the western boundary in compliance with Canterbury Bankstown LEP 2023 & Canterbury Bankstown DCP 2023) for side setbacks as per the above table and attached proposed plans. The existing unauthorised carport and garage will be separated by a minimum 900mm to ensure that the garage is not attached to the existing residential dwelling. We then propose to complete the construction of the carport and garage as per the attached plans. The landscaped area and private open space are not impacted as a result of this development and remain unchanged.

D. HERITAGE ISSUES

The property and neighbouring properties are not listed as heritage items; hence there are no issues in regards to this matter.

The proposal makes no adverse impacts on the existing character of Wentworth Street.

E. ENVIRONMENTAL EFFECTS

Visual Impact

The proposed street fascade / elevation has not been compromised in any way.

Land Contamination

There is no known contamination issue on the site.

F. ACCESS, TRAFFIC, CARPARKING

Access to the site will be via the existing vehicular driveway on Wentworth Street. The traffic generated will not have any adverse impact on the street, nor will it impact on the neighbouring buildings.

G. PRIVACY

There are no privacy issues as a result of this development.

H. OVERSHADOWING

There are no overshadowing issues as a result of this development

I. STORMWATER DRAINAGE

Proposed downpipes will be connected to the existing stormwater draining pipes. All stormwater drainage to be connected as per Sydney Water Guidelines and Regulations.

J. URBAN EROSION AND SEDIMENT CONTROL

During the rebuilding process, a complete system of sediment and erosion control was installed to comply with Councils guidelines

K. AIR AND NOISE

The proposal has no adverse effect to neighbouring buildings in terms of noise generated from the site, as it will be used only for residential purposes. There are no effects from air borne noises.

L. ENERGY

There are no major negative environmental effects.

M. WASTE

The waste generated from the site will be domestic waste which will be disposed of on a weekly basis in the usual manner through Councils garbage collections. Wastes generated through construction were disposed of through the use of recycling centres.

N. CONCLUSION

My clients are most eager to resolve this issue to the satisfaction of council. I trust that these matters will be given favourable consideration, and as always, I am most happy in assisting council in any manner.