



DEVELOPMENT APPLICATION

**STATEMENT OF ENVIRONMENTAL
EFFECTS REPORT**

**CANTERBURY-BANKSTOWN CITY
COUNCIL**

Existing Garage to Secondary Dwelling Conversion

10 Blenman Avenue Punchbowl NSW 2196



Figure 01 – Front View of *Existing Garage at 10 Blenman Avenue Punchbowl NSW 2196*

Checked by: Ertaz Chowdhury


Date: 21/09/2022



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DOCUMENT STATUS

Issue	Issue Date	Name	Signature
A-For 4.55 Submission	21/09/2022	Sahir Mahmud Checked by	

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1.0 INTRODUCTION

This Statement of Environmental Effects Report has been prepared by ACS Pty Ltd. This report is required to be submitted to Canterbury-Bankstown City Council as part of the Development Application (Reference number: PAN-265616) which involves the proposed conversion of Existing Garage to Secondary Dwelling (Granny Flat) located at the rear of site at 10 Blenman Avenue, PUNCHBOWL, NSW 2196.

The purpose of this Statement is to address the planning issues associated with the development proposal. Specifically, the Statement is to assess the likely impacts of the development on the environment in accordance with the requirements of the Environmental Planning & Assessment (EP&A) Act, 1979, Bankstown DCP 2015, Canterbury Development Control Plan 2012. The report has been based on information contained in, and should be read in conjunction with the following documentation:

- Architectural Design Set- Existing Granny Flat- 10 Blenman Ave, Punchbowl; dated 12/09/2022.

<h1 style="text-align: center;">ARCHITECTURAL DESIGN SET</h1> <h2 style="text-align: center;">EXISTING GRANNY FLAT AT 10 BLENMAN AVE, PUNCHBOWL, NSW 2196</h2>											
Designed by:	E.C.	ERTAZ H. CHOWDHURY	Australiawide Consulting Services P/L	Architect:	Australiawide Consulting Services P/L	Client:	MR CONG QUANG LE	Project North:	Project:	Job:	Date:
Drawn by:	S.M.	MIE Aust. CPEng. NPER, Reg. No. 2214897	Civil & Structural Engineering and Project Management 1369 Canterbury Road, Punchbowl, NSW 2196 Mobile: 0420710548 Email: ertaz10@hotmail.com	Civil & Structural Engineering and Project Management 1369 Canterbury Road, Punchbowl, NSW 2196 Mobile: 0420710548 Email: ertaz10@hotmail.com					EXISTING GRANNY FLAT AT 10 BLENMAN AVENUE, PUNCHBOWL, NSW 2196.	ARCHITECTURAL DESIGN	12-09-2022
										Title: COVER SHEET	Scale: 1/5

2.0 SITE LOCATION & DESCRIPTION

2.1 Site location & context

The site is located within the Canterbury LEP 2012-**R3: Medium Density Residential**. The site is legally known as Lot 218, DP 12280, 10 Blenman Avenue Punchbowl, NSW 2196. The site has a total area of 522.5m² and consists of an existing 3-bedroom main residential house with a floor area of 111m², an existing Carport area of 13.3 m² and existing garage with floor area of 35m² at the rear of site which is proposed to be converted into Class 1a secondary dwelling Granny flat for residential purposes.



Figure 02 – Satellite View of 10 Blenman Avenue Punchbowl, NSW 2196.

2.2 Site suitability

The subjected site is eminently suitable for the proposed development. The site currently contains an existing single storey Double Brick garage at the rear of site.

The streetscape is made up of single storey brick dwellings.

The site has a rise of approximately 540mm along the front western side of the boundary to the rear eastern side of site boundary.

To the best of our knowledge the site is not contaminated, although no tests have been conducted.



3.0 DESIGN PROPOSAL

3.1 Summary of the proposed development

The proposed development involves the:

- Conversion of existing garage to Class 1a- Granny Flat as secondary dwelling

3.2 Architectural Statement

The proposal has already been developed as a 1-bedroom secondary dwelling of similar architectural design to other secondary dwelling residential granny flats.

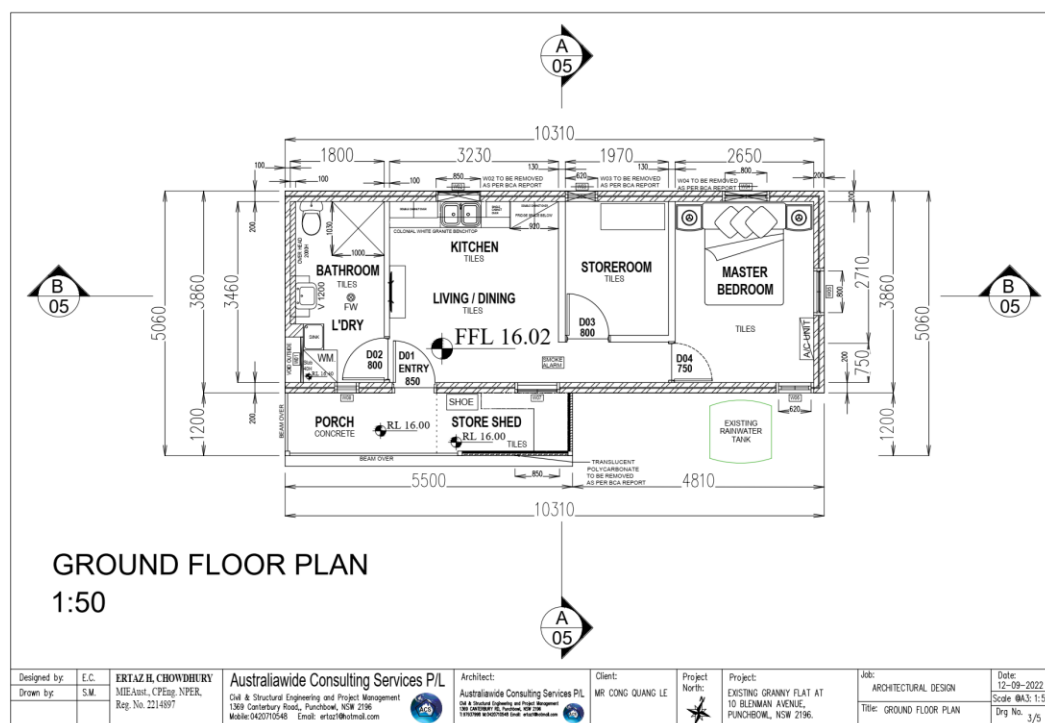


Figure 03 – Ground Floor Plan of AS BUILT Existing 1 bedroom Granny Flat at 10 Blenman Avenue Punchbowl, NSW 2196

SITE DETAILS	TOTAL FLOOR AREA:
SITE ADDRESS: 12 BLENNAN AVE, PUNCBOWL, NSW 2196 LOT 218 DP 12280 SITE AREA CALC: 522.5 m2 SITE AREA TITLE: 518.5 m2	TOTAL GRANNY PORCH AREA: 6.6 m2 TOTAL GRANNY AREA FROM EXTERNAL WALLS: 39.8m2 TOTAL AREA OF PORCH AND GRANNY COMBINED: 46.4m2
EXISTING BUILDING AREAS: (MEASURED TO INTERNAL WALLS)	TOTAL ROOF AREA:
EXISTING MAIN HOUSE AREA: 111 m2 EXISTING CARPORT AREA: 13.3 m2 GRANNY PORCH AREA: 6.6 m2 EXISTING GRANNY FLOOR AREA: 34.35 m2	EXISTING CARPORT ROOF AREA: 15 m2 EXISTING GRANNY PORCH ROOF AREA: 7.7 m2 EXISTING GRANNY ROOF AREA: 44.2 m2



4.0 PLANNING CONTROLS

Canterbury Local Environmental Plan 2012 Current version for 30 June 2022

Zone R3 Medium Density Residential

1 Objectives of zone

- To provide for the housing needs of the community within a medium density residential environment.
- To provide a variety of housing types within a medium density residential environment.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.

2 Permitted without consent

Home occupations

3 Permitted with consent

Attached dwellings; Bed and breakfast accommodation; Boarding houses; Building identification signs; Business identification signs; Business premises; Car parks; Centre-based child care facilities; Community facilities; Dual occupancies; Dwelling houses; Environmental protection works; Exhibition homes; Flood mitigation works; Group homes; Home businesses; Home industries; Multi dwelling housing; Neighbourhood shops; Office premises; Oyster aquaculture; Places of public worship; Recreation areas; Respite day care centres; Restaurants or cafes; Roads; Semi-detached dwellings; Seniors housing; Shops; Tank-based aquaculture

4 Prohibited

Any other development not specified in item 2 or 3

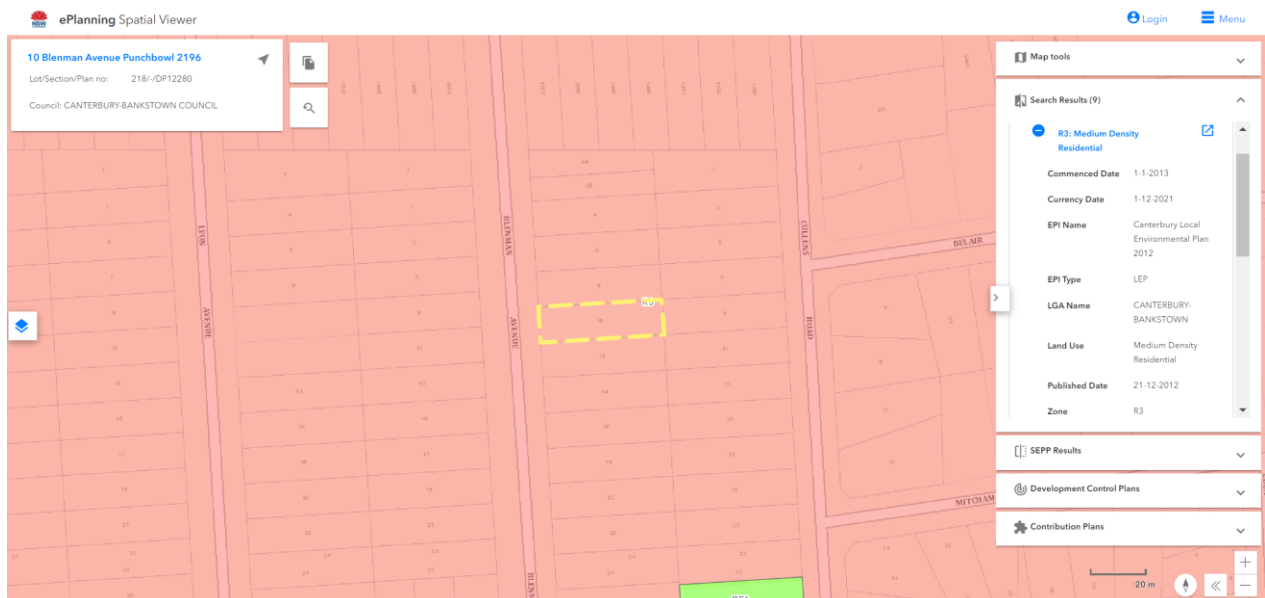


4.1 General

The site is zoned R3 is a medium-density residential environment under the Canterbury Local Environmental Plan 2012. The Planning Controls for this development are:

- Bankstown DCP 2015 - as amended 13 Jul 2016
- Canterbury DCP 2012 - as amended 30 Jan 2017
- Canterbury Local Environment Plan 2012 - Current version for 30 June 2022

CLEP 2012 allows FSR 0.5:1 for zone R3 and the current proposal has FSR 0.28:1 and maximum height is 3.28m which is under the CLEP 2012 Max height of 8.5m.



R3: Medium Density Residential Zoning. Source: NSW Planning Portal

4.2 Privacy

No change to the existing privacy levels of the neighbours as it is a single storey development with existing boundary fences that will not overlook into their neighbouring properties.

4.3 Views

View to and from site will remain similar due to the shape of the property.

No loss of views for the neighbours is ensured.

4.4 Overshadowing

The location of the secondary dwelling will be on the side of the existing building. Construction of the secondary dwelling will not cause any adverse effect on the solar gain or any shadow of the neighbouring building.



4.5 Air & Noise

House will be constructed of double brick walls minimising air and noise impacts.

4.6 Energy Efficiency

As per BCA.

4.7 Waste Management Plan

As the proposed development will be a secondary residential dwelling, proper measures will be taken in accordance with council's guidelines to ensure proper waste management. Organic and recyclable waste will be stored in separate bins as per Council's control to promote recycling and waste minimization.

5.0 CONCLUSION

The proposal has been assessed against the provisions of the relevant legislation and development control plan; and it is consistent with the overall aims and objectives. The proposal will have no detrimental impact on the amenity of neighbouring properties in terms of noise, visual privacy, and traffic. Therefore, the proposal is worthy of Council support. The proposal provides a secondary dwelling that will positively contribute to the locality through providing secondary dwelling the opportunities within proximity to the local town centre and public transport services. The proposal development presents to the streetscape as a secondary dwelling and is compliant with Council.

The proposal is permissible with Council consent and, in balancing the controls and requirements of Council LEP and DCP, and the dual occupancy dwelling SEPP, it is considered that the proposal is consistent with the objectives of the Punchbowl LEP 148, relevant Canterbury DCP's, relevant State Environmental Planning Policies and the Environmental Planning & Assessment Act, 1979. The proposal is considered an appropriate response to the context, setting, planning instruments and Section 79C of the Environmental Planning & Assessment Act, 1979, and is consistent with the strategic objectives for the area, being consistent with the South Subregional Strategy, Metropolitan Plan for Sydney, and the State Plan, in terms of State Government directions for providing additional occupancy dwelling the opportunities for the community. Accordingly, the application is considered worthy of Councils approval.

The design is generally consistent with the council guidelines and expected outcome and looking forward to a favourable response from the council.

Report by Sahir Mahmud

Checked By: Ertaz ul Haque Chowdhury

21st September 2022