



STATEMENT OF ENVIRONMENTAL EFFECTS

Tree Removal, Construction of 2 Storey
attached Dual Occupancy and
outbuildings, Torrens Title Subdivision and
Front Fence

Lot 16 - DP 5701

15 Matthews Street, Punchbowl, NSW

PREPARED BY

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FOREWORD

This statement of Environmental Effects has been prepared in support of a development application to Canterbury Bankstown Council for the Tree Removal, Construction of 2 Storey attached Dual Occupancy and outbuildings, Torrens Title Subdivision and Front Fence. The land is situated at 15 Matthews Street, Punchbowl.

The conclusions of this report are that there will be minimal adverse environmental impact as a result of the proposed development. It is therefore recommended that the application be approved subject to appropriate conditions.

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1.0 INTRODUCTION

This application seeks the approval for the Tree Removal, Construction of 2 Storey attached Dual Occupancy and outbuildings, Torrens Title Subdivision and Front Fence. Plans are prepared by Idizin Sydney P/L.

The site is located at 15 Matthews Street, Punchbowl. For the purposes of this application, Canterbury Bankstown Council is the consent authority.

The subject site is zoned **R4 Residential Zone** under Bankstown Local Environmental Plan. The proposed development is permissible with development consent.

The proposed development has been drawn up in accordance with the provisions of **Section 79C of the Environmental Planning and Assessment Act 1979** (the Act), including statutory and non-statutory provisions of Canterbury Bankstown Council.

The purpose of this report is to detail the particulars of the site, the compliance of the application in relation to Council's policies and considers any impacts on the natural and built environment.

2.0 THE SITE

2.1 Location and Description

The subject allotment is part of land known as 15 Matthews Street, Punchbowl. The legal description of this property comprises of Lot 16, DP 5701.

The existing site has an approximate total area of 734m². The property has a frontage to Matthews Street of a length 15.24 and a depth of 48.16m.

Access to the site is available from Matthews Street, which accommodates two-way vehicular traffic flows.

No Existing Structures on the site (Vacant Block)

All relevant services are available to the site.

2.2 Site Context

The site is surrounded by a mixture of one and two storey residential dwellings of different forms from individual houses to townhouse and villas.

3.0 THE PROPOSED DEVELOPMENT

This application seeks approval for the Tree Removal, Construction of 2 Storey attached Dual Occupancy and outbuildings, Torrens Title Subdivision and Front Fence. Access to the site is via Matthews Street. The proposed development is to be considered suitable for the area and adequately addresses the street frontage.

Allotment size and site requirements

The site constitutes a total area of approximately 734m². The proposed development complies with the objectives and requirements of DCP. Particularly, the site frontage of the street (Matthews Street) is 15.24 m, thus capable of compliance with DCP.

Density

The proposed FSR for the application is 0.9:1, which meets the requirements outlined in DCP. The FSR proposed is below the applicable FSR for this site, therefore we comply.

Setbacks

The provided setbacks comply with the provisions and achieves the objectives and requirements of this Clause. Therefore, enabling the amenity of adjoining sites to be maintained as well as providing adequate open space and landscaping.

Building Height

The proposed max height of two storeys has been achieved.

Open Space

Overall, private open space is available for use by future residents. Appropriate fencing will be erected in order to provide a safe and attractive living environment and minimum area of 80m² per unit is provided.

Vehicle Access and Parking

Provision have been made for 1 closed garage and 1 stack parking space for each unit.

Visual Privacy

Adjoining the site to the South is a two storey brick unit building, and to the north is a single storey brick dwelling; visual privacy impact along these elevations is not likely to occur, due to the location of proposed dwellings and window placements.

An adequate level of visual privacy is achieved and low traffic rooms are proposed along side elevations. In addition to landscaping, this will further enhance the level of visual privacy. As such, a sufficient level of visual privacy is achieved.

Landscaping and Site Design

Landscaping of the proposed development will be carried out in accordance with the landscaping plans prepared.

Stormwater and Drainage

Stormwater and Drainage to the proposed development will be carried out in accordance with the stormwater plans.

4.0 IMPACTS OF THE DEVELOPMENT

4.1 Context and Setting

The proposed dual occupancy will be located within an established residential area and will have no major impact on the context and setting of the area.

4.2 Public Domain

The development will in no manner impact on the public domain.

4.3 Utilities

Water, sewerage, electricity, and telephone are available.

4.4 Heritage

There is no heritage item located on the site or in the vicinity of the site.

4.5 Water

There will be no significant impact on water resources. Water conservation principles have been utilized in all aspects of the design and use of the dwelling. BASIX certificates has been provided.

4.6 Soils

The proposed development will have no significant impact on soils. Erosion & Sediment control measures will be provided during construction.

The site is not affected by acid sulphate soil. There is no reason to be believed the land would be contaminated.

4.7 Air and Microclimate

There will be no significant impact on air or microclimate.

4.8 Flora and Fauna

There will be no significant impact on flora and fauna.

4.9 Waste

Suitable waste provisions are to be made for the dwelling.

4.10 Energy

Energy conservation principles have been incorporated into the design and use of the dwelling. BASIX certificates have been provided.

4.11 Noise/Vibration

There are no nearby sources of noise or vibration that would impact detrimentally on residents of the proposed dwelling. The proposed development will not cause any noise issues.

4.12 Safety, Security and Crime Prevention

Satisfactory safety, security and crime prevention measures are to be employed by the owner for residential premises.

4.13 Social Impact

The proposed development will have no significant social impact.

4.14 Economic Impact

The development will benefit the construction industry. The dwelling will not detrimentally affect property values.

4.15 Site Design and Internal Design

The site and internal Design are considered to be satisfactory and in accordance with the Canterbury Bankstown Council DCP.

4.16 Construction

Construction is to be undertaken in accordance with development consent and Building Code of Australia.

5.0 THE PUBLIC INTEREST

The development will have minimal impact on public infrastructural and the surrounding neighbourhood.

The development will also not significantly affect any neighbouring properties in terms of privacy, overshadowing or amenity.

6.0 CONCLUSION

This application proposes Tree Removal, Construction of 2 Storey attached Dual Occupancy and outbuildings, Torrens Title Subdivision and Front Fence, located on land known as 15 Matthews Street, Punchbowl. Plans have been prepared by Idizin Sydney P/L.

It is requested that consideration be granted to this application based on the individual merits of the proposal, including the suitability of the site for the development and the absence of any adverse impacts associated with the proposed development.