

Statement of Environmental Effects

Address: 5 Park Ave, Punchbowl – Lot 19/-/DP22267

Proposed Granny Flat

20 Aug, 2022

1. Introduction and Proposal Description:

The subject site is legally described as Lot 19, DP 22267, known as 5 Park Ave, Punchbowl. The site is a trapezoidal shaped land parcel with 553.4sqm as site area. The frontage of the site is 13.71m wide and rear 12.8m.

The subject site is located at 5 Park Ave, Punchbowl. See Figure 1 below:

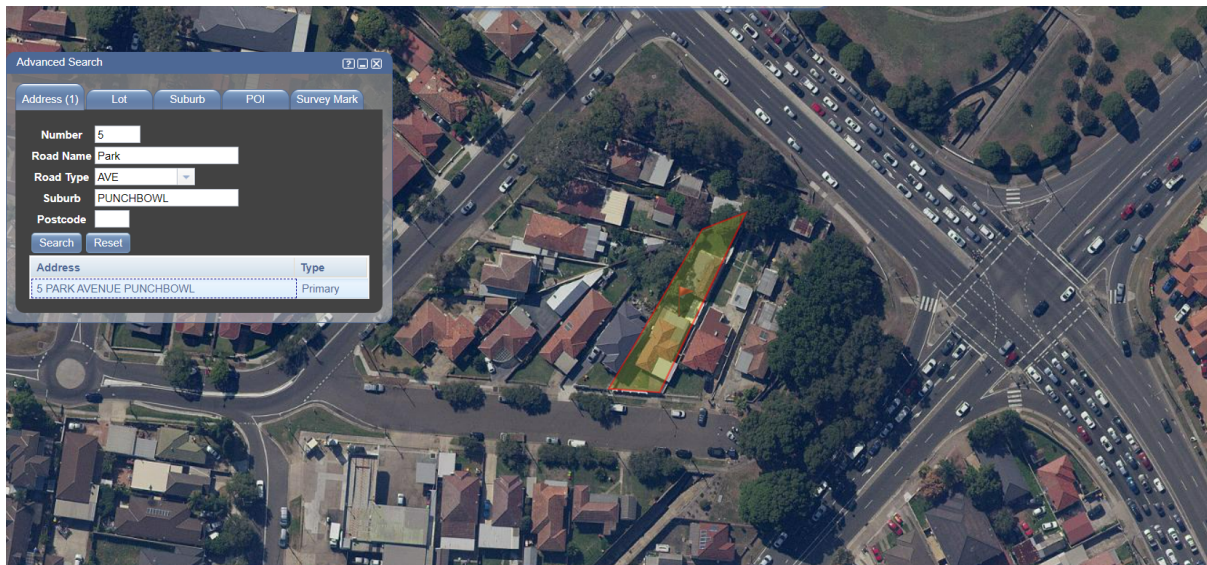


Figure 1: Site location (SixMaps)

The subject site is bounded by Park Ave to the south, and residential dwellings to its other three boundaries. The site is located within an established residential area dominated by older style one and two storey residential dwellings of mixed ages and architectural styles.

This statement has been prepared to support the detailed drawings and supplementary information submitted as part of the application.

2. The Proposal:

It is proposed to convert existing garage to granny flat.

Area: 553.40 sq.m

Width: 13.715m

Length: 50.1m

Existing dwelling area: 90 sqm

Existing Shed Area : 17 sqm

Proposed Granny Flat : 60 sq.m

(Conversion of Garage and Extension)

Total Floor Area: 175 sqm

Max Floor Area (330sqm) = $175 < 330$

Site Coverage(50%) : 175 sqm (31.6%)

Landscaped Area (Min 20%) = 122sqm (22%)

Private Open Space (Proposed)= 24 sqm

3. BCA Compliance:

According to the BCA Assessment report dated 24.08.2022 by Sydney Fire Safety Consultancy & Building Inspections, the proposed alterations and additions carried out to the outbuilding for it to be used as a secondary dwelling achieves the intent of NCC/BCA. The report also recommends some minor works to be undertaken to achieve compliance with the BCA.

The BCA assessment report successfully recommended that the secondary dwelling be retained on the property subject to obtaining the required certifications as discussed in the BCA report.

Please find attached BCA assessment report along with other supporting documentation.

4. Other:

Privacy, views and overshadowing: The proposed granny flat will have no impact on the built or natural environment, ie., it will have no impact on privacy, views or overshadowing from within or external to the property.

Acoustic Privacy: The location of the granny flat provides sufficient distance from neighbours to mitigate any acoustic noise.

Views: No view, in or out of the property, will be affected.

Overshadowing: The proposed granny flat is a single storey construction with minimal overshadowing of any nearby property.

Stormwater: Please refer to the stormwater design submitted by a qualified engineer

5. Conclusion:

In conclusion, the proposed granny flat conversion compliant and consistent with the relevant controls:

- · Compliments the existing streetscape of the area
- · Complies with the development standards
- · Complies with traffic and access requirements
- · Complies with Privacy, Acoustic and overshadowing
- · Complies with energy requirements
- · Complies with sediment and erosion control requirements

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