

**STATEMENT OF ENVIRONMENTAL EFFECTS
TO ACCOMPANY A
SECTION 4.55 MODIFICATION APPLICATION**

**at
23 Telopea Street, Punchbowl**

April 2023

Prepared for;
CANTERBURY BANKSTOWN COUNCIL

Prepared By:

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Po Box 3085 North Strathfield NSW 2137

In Respect Of:
Lot 2 | D.P 203911

Known As:
23 Telopea Street, Punchbowl
NSW 2196

CONTENTS

- 1.0 INTRODUCTION
- 2.0 LOCATION AND SITE DESCRIPTION
 - 2.1 IDENTIFICATION
 - 2.2 LOCATION AND SITE DESCRIPTION
 - 2.3 EXISTING & PROPOSED IMPROVEMENTS
 - 2.4 THE SURROUNDING LOCALITY
- 3.0 SITE SUITABILITY
- 4.0 PRESENT AND PREVIOUS USES
- 5.0 CONCLUSION

1.0 INTRODUCTION

This document comprises of a Statement of Environmental Effects to accompany a Modification Application for an approved secondary dwelling development application at 23 Telopea Street, Punchbowl. The proposal is to seek council approval for the minor changes to the development for the PC to issue an occupation certificate as per the final inspection report.

The changes include the following:

1. all minor window sizes to match the manufactures details.
2. addition of sliding door within family room
3. approval for the external blue cladding inline of the fibre cement blue board with acrylic render.
4. Removal of the approved carport which has not been constructed.
5. Inclusion of shower and toilet within the laundry.

This report aims to assess the potential impacts and environmental effects of the proposed development for the subject site under section 79C of the Environmental Planning and Assessment Act 1979.

The application is for a S4.55(1A) - Modification involving minimal environmental impact, where the development will remain substantially the same as the development that was originally approved.

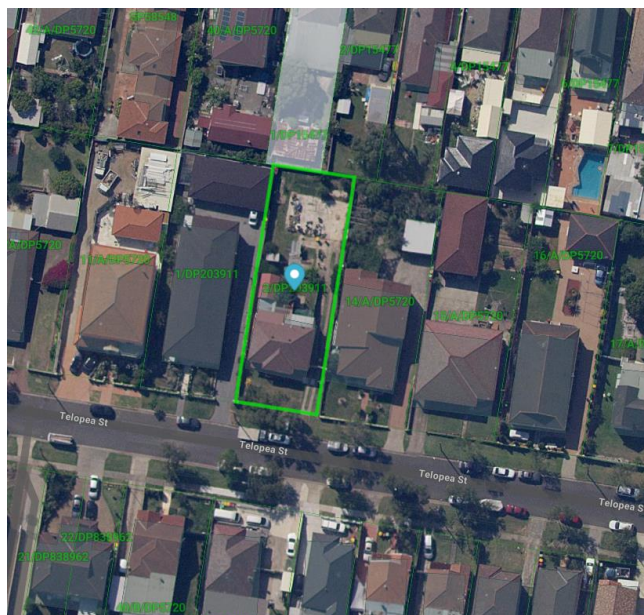
2.0 LOCATION AND SITE DESCRIPTION

2.1 IDENTIFICATION

23 Telopea Street currently exists as a single storey clad residence with a metal roof and is legally identified as **23 Telopea Street, Punchbowl**

Lot: 2
DP: 203911

2.2 LOCATION AND SITE DESCRIPTION



The subject site has a Southern Street frontage of 16.765 m a rear Northern boundary of 16.765 m, a Eastern side boundary of 48.77 m and Western side boundary of 48.77m. The lot comprises a total site area of approximately 817.5m². By calculation.

2.2 EXISTING IMPROVEMENTS

The site is currently occupied by a single storey clad residence with a tiled roof. The sites natural topography has a gentle slope to the rear. Existing vegetation on site does not appear to comprise of any rare or endangered species.

2.3 THE WORKS

The proposed works comprise of the following to allow for the PC to issue an occupation certificate:

1. all minor window sizes to match the manufactures details.
2. addition of sliding door within family room
3. approval for the external blue cladding inline of the fibre cement blue board with acrylic render.
4. Removal of the approved carport which has not been constructed.
5. Inclusion of shower and toilet within the laundry.

The extract below are the items from the PC based of the final inspection of the site.

UNSATISFACTORY REQUIREMENTS

1. Building generally in accordance with the plans – Unsatisfactory
 2. External finishes of the building as per the approval – Unsatisfactory
 3. Toilet pan 1.2m from the door frame – Unsatisfactory
 4. External openings generally in accordance with the approved plans – Unsatisfactory
 5. Window 1 in both bedrooms has been increased – Creating privacy issues (Section 4.55 Modification) – Unsatisfactory
 6. Window in living room has been replaced with a sliding door – Inconsistent with the plans - (Section 4.55 Modification)
 7. Shower installed in laundry not shown on plans – Inconsistent with the plans - (Section 4.55 Modification)
 8. Carport not constructed (part OC) – If the applicant doesn't want to build the carport, you may include this in the Section 4.55 Modification
 9. Cap to be removed off the smoke detector
- A Section 4.55 modification to be lodged and approved by council for these changes. The Section 4.55 Modification will need to be provided to our office and an amended CC will be need to be issued/

2.4 THE SURROUNDING LOCALITY

This site is situated within general residential surroundings that contain the usual one and two storey residential dwellings. Public facilities as well as local restaurants, convenience stores and a petrol station are all within a 1km radius from the site. The developments are made from materials such as brick and plastered or cladding material finishes with tiled roofs. Dwelling houses within the precinct consist of both old and contemporary buildings including contemporary and modern dwellings of varying styles with a mixture of different construction materials and colours.

3.0 SITE SUITABILITY

The subject site has not been identified by Council as being subject to soil instability, subsidence, slip, mass movement, bushfire, geotechnical or any other hazards. The proposed development will not increase the likelihood of such hazards occurring

4.0 PRESENT AND PREVIOUS USES

This site currently exists as a single storey clad residence, and was likely established in the 1960-70's. The present use of adjoining land and surrounding developments are a mix of residential lots.

5.0 CONCLUSION

In conclusion, the proposed modification to the site conditions details incorporated within this report, have been compiled in order to meet and comply with the provisions set out in Bankstown LEP 2015 and DCP 2015 and (Section 79C of the EP&A Act, 1979). We submit this proposal considering the zoning and codes relating to the property. Similarly, the matters of the environment have been complimented and considered in accordance with this proposal.

The works covered in the Modification application has been recognised in having minimal amenity impacts on surrounding development and therefore approval is warranted.