



# **Waratah Certifiers**

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**Building Approval and Consultancy Services**

## **STATEMENT OF ENVIRONMENTAL EFFECTS**

**2/22 Warwick Street, Punchbowl**

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**March 2022**

# Statement of Environmental Effects

Accompanying a development application for

Additions to Two Storey Town house

At

22 Warwick St Punchbowl

No. 2 SP41754

16/03/2022

Statement of Environmental Effects  
No. 2-22 Warwick St Punchbowl

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Statement of Environmental Effects  
No. 2-22 Warwick St Punchbowl

## 1. Introduction

This statement of environmental effects has been prepared by Waratah Certifiers to accompany a development application for additions to a two storey townhouse. The application is being lodged by Waratah Certifiers, pursuant to Clause 4.12 of the Environmental Planning and Assessment Act 1979.

The proposal has been designed to achieve the relevant provisions of Bankstown Local Environmental Plan 2015, and Clause 4.15 of the Environmental Planning and Assessment Act 1979 (as amended).

The proposed development comprises additions to an existing two storey townhouse.

This statement has been prepared having regard to the following documentation:

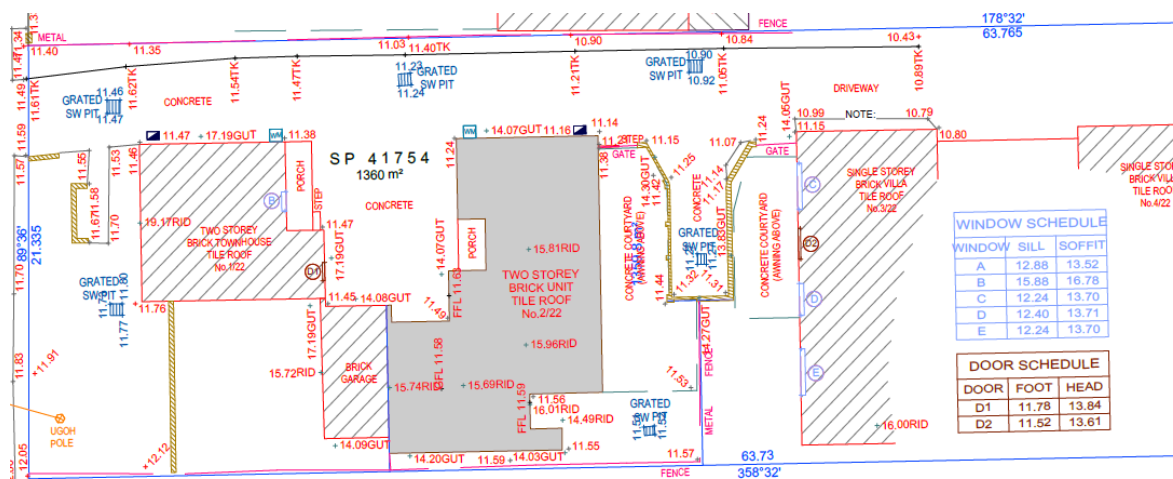
- Strata Plan No. 41754.
- The architectural plans prepared by Waratah Group as follows:

Drawing No.	Drawing Title	Date	Revision	Drawn By
A	Specifications	15.03.2022	A	MA
B	Site Plan	15.03.2022	A	MA
C	Floor Plan	15.03.2022	A	MA
D	Elevations (Prior to Works)	15.03.2022	A	MA
E	Elevations (After Works)	15.03.2022	A	MA
F	Section (Before Works)	15.03.2022	A	MA
G	Section (As built)	15.03.2022	A	MA

## 2.0 Site description and analysis

### 2.1 Location and property description

The site is located at No. 2-22 Warwick St Punchbowl in the Canterbury Bankstown Council area.



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## 2.2 Site characteristics

The site is located in a residential area comprising single dwellings, two storey dwellings and multi-unit developments.

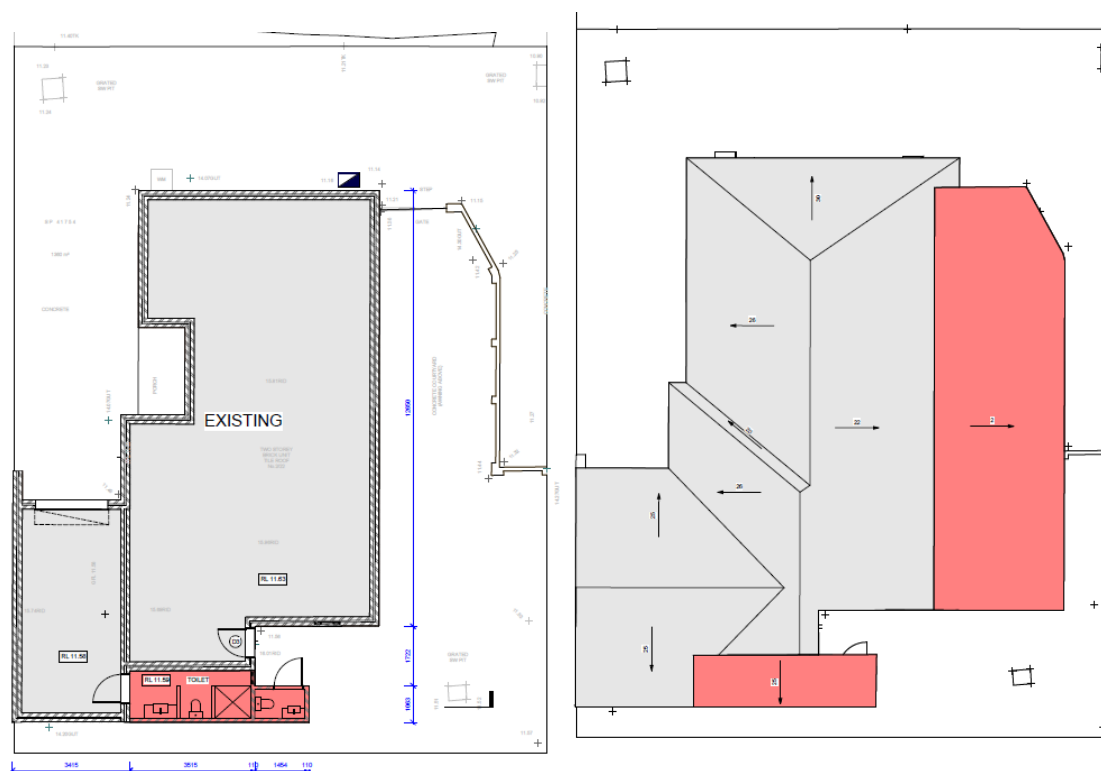
## 2.3 Surrounding development

Surrounding development comprises single storey dwellings on the western, eastern and southern allotments.

## 3 Details of proposal

### Proposed works

The subject works comprise a single storey addition to the existing two storey dwelling. The addition is of brick construction, containing sanitary facilities, being a shower, WC and basin. A separate enclosure contains a WC. The total floor area is 6.8 m<sup>2</sup>. An awning is also constructed on southern side of the dwelling of area approx. 37 m<sup>2</sup>.



## 4. Clause 4.15 -Matters for consideration

The following provides an assessment of the proposal against the provisions of Clause 4.15 of the Environmental Planning and Assessment Act (as amended).

### i) Local Environmental Plan

The site is zoned R2 Low Density Residential under the Bankstown Local Environmental Plan 2015.

### **Objectives of zone**

To provide for the housing needs of the community within a low density residential environment.

- To enable other land uses that provide facilities or services to meet the day to day needs of residents.
- To allow for certain non-residential development that is compatible with residential uses and does not adversely affect the living environment or amenity of the area.
- To allow for the development of low density housing that has regard to local amenity.
- To require landscape as a key characteristic in the low density residential environment.

The proposed use meets the objectives of the zone and is a permitted use in this zone.

#### ***(ii) any development control plan***

The proposed development will comply with the relevant provisions of the Bankstown Development Control Plan 2015.

#### ***(iii) any planning agreement that has been entered into under section 93F, or any draft planning agreement that a developer has offered to enter into under section 93F***

N/A

#### ***(iv) the regulations (to the extent that they prescribe matters for the purposes of this paragraph)***

N/A

#### ***(v) any coastal zone management plan (within the meaning of the Coastal Protection Act 1979), that apply to the land to which the development application relates,***

N/A

#### ***(vi) the likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality,***

Nil impacts

#### ***(vii) The suitability of the site for the development,***

The proposed use achieves the objectives of the zone.

#### ***(viii) any submissions made in accordance with this Act or the regulations,***

Consideration will be given to any submissions made as a result of Council's consultation and notification processes.

#### ***(ix) the public interest.***

N/A.

### **5.0 Other considerations**

#### **5.1 Visual Impacts**

The development has a low overall visual impact and is consistent with existing surrounding development in the area.

## **5.2 Open Space**

Open space is provided in accordance with the Bankstown DCP 2015.

## **5.3 Overshadowing and Privacy**

Overshadowing caused by the development does not impact adjoining properties.

The addition is single storey and has no privacy impacts.

## **5.4 Noise**

Residential use only. No noise impacts.

## **5.5 Erosion Control Measures**

N/A

## **5.6 Economic and Social Impacts**

Nil

## **5.7 Environmental Benefits**

N/A

## **5.8 Disabled Access**

N/A

## **5.9 Security, Site Facilities and Safety**

Nil

## **5.10 Waste Management**

N/A

## **5.11 Building Code of Australia**

The completed buildings will comply with the relevant provisions of the BCA.

## **5.12 Traffic**

The proposed use is ancillary to the existing residential use and will have no additional traffic impacts.

## **5.13 Stormwater/flooding**

The site is not located in a flood prone or flood planning area.

## **5.14 etc.**

N/A

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**6.0 Conclusion**

The development meets the requirements of 4.15(1) of the Environmental Planning and Assessment Act 1979 and should be approved.