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**ROUGE HOMES (AUST) Pty Ltd**Rouge Projects

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# STATEMENT OF ENVIRONMENTAL EFFECTS

PREPARED BY ROUGE PROJECTS P/L:

**PROJECT:**

PROPOSED ALTERATIONS AND ADDITIONS TO EXISTING SINGLE STOREY DWELLING INCLUDING  
LOWER GROUND GARAGE

**CLIENT:**

Mrs. Fayrouze Dicandilo

**OWNER:**

Mrs. Fayrouze Dicandilo  
Ms. Francesco Dicandilo

**SITE ADDRESS:**

NO 3 NOCKOLDS AVENUE, PUNCHBOWL, 2196

**DESIGNED BY:**

ROUGE HOMES (AUST) PTY LTD

**COUNCIL:**

CANTERBURY-BANKSTOWN COUNCIL

**EPIs:**

CANTERBURY BANKSTOWN LOCAL ENVIRONMENTAL PLAN 2023 (CBLEP 2023)  
CANTERBURY BANKSTOWN DEVELOPMENT CONTROL PLAN 2023 (CBDPC 2023)

The following is a statement of environmental effects and as required by council, is to be read in conjunction with the accompanying Development Application, for proposed **ALTERATIONS AND ADDITIONS TO EXISTING SINGLE STOREY DWELLING**

**PRELIMINARY:**

This Statement of Environmental Effects has been prepared in support of the proposed alterations and additions to the existing single-storey dwelling at 3 Nockolds Avenue, Punchbowl. The design and development align with the principles and standards set out in the Canterbury Bankstown Local Environmental Plan 2023 (CBLEP 2023) and the Canterbury Bankstown Development Control Plan 2023 (CBDP 2023), which guide sustainable, responsible development within the local area. This proposal seeks to enhance the site's functionality and aesthetic appeal while respecting the character of the surrounding neighborhood and adhering to environmental, social, and community objectives as defined in the CBLEP 2023 and CBDP 2023.

**LOCALITY & SITE FEATURES:**

The subject property can be identified as No.3 Nockolds Avenue in the local government area of Punchbowl. The site is currently a residential dwelling and is over Lot 30 in DP 18209.

There are no trees located on the development site that is to be removed. The development site is a property with the following boundary dimensions:

North Boundary:	24.79m
South Boundary:	24.38m
East Boundary:	21.45m
West Boundary:	25.91m
<b>Total Site area:</b>	<b><u>575.4m<sup>2</sup> (BY TITLE)</u></b>

In addition, the site is surrounded by built residence.

**DESIGN PROPOSAL:**

The proposed structure is a subfloor garage addition and alterations of the existing ground floor level as well as interior renovations. Additionally, there will be a proposed driveway and new landscaping to front and rear.

This proposal complies with the objectives and standards set by the Canterbury Bankstown Local Environmental Plan 2023 (CBLEP 2023) and the Canterbury Bankstown Development Control Plan 2023 (CBDP 2023). The design respects and enhances the established streetscape character, as encouraged by Clause 2.1 of the CBLEP 2023, by maintaining appropriate scale and alignment with surrounding residential structures. Furthermore, landscaping elements align with CBDP 2023 guidelines to improve visual amenity and privacy, ensuring a seamless integration with the neighborhood aesthetic.

**BUILDING FORM**

The proposed development has been designed at an appropriate scale to complement existing forms, ensuring alignment with the character objectives outlined in the Canterbury Bankstown Local Environmental Plan 2023 (CBLEP 2023) and Canterbury Bankstown Development Control Plan 2023 (CBDP 2023). This approach preserves a high level of amenity for adjoining and surrounding properties, supporting council's goals for cohesive urban design. The design also carefully considers natural environmental factors, topography, street hierarchy, and surrounding urban forms, ensuring the development's compatibility with the local setting as required under the CBDP 2023.

**SETBACKS**

The proposed development respects the existing setbacks of the current dwelling, ensuring consistency with the established spatial relationship to neighboring properties. All existing setbacks will remain unchanged except for the

west side setback, which will be adjusted to 1.5 meters. This minor modification on the west side is designed to enhance spatial functionality while still complying with Canterbury Bankstown Development Control Plan 2023 (CBDCP 2023) guidelines to maintain privacy and access to natural light for adjoining properties.

- Existing North Rear Setback 10.38m (To longest point)
  - o 1.44m (To shortest point)
- Existing East Side Setback: 1.25m
- Existing West Side Setback: 4.51m
- Existing South Front Setback: 6.45m

### **PROPOSED SETBACKS**

The setbacks in this proposal comply with the Canterbury Bankstown Development Control Plan 2023 (CBDCP 2023), with the existing side and rear setbacks retained to preserve privacy and access to natural light for adjoining properties. The proposed west side setback adjustment to 1.5 meters aligns with council's standards, balancing spatial needs with neighboring properties and minimizing any potential impacts on privacy or overshadowing. This careful consideration of setbacks demonstrates adherence to council requirements and reinforces a harmonious relationship with surrounding developments.

- Proposed West Side Setback: 1.5m
- All setbacks to be the same as above existing.

### **BUILDING DETAIL:**

The construction will fully adhere to the National Construction Code, supported by meticulous planning and collaboration with industry professionals. Inspections will be conducted at all key stages of the build to ensure integrity, quality, and compliance throughout the construction process.

### **BUILDING HEIGHT**

The proposed building height adheres to the requirements set out in Clause 4.3 of the Canterbury Bankstown Local Environmental Plan 2023 (CBLEP 2023), which establishes height controls for residential zones. The highest ridge point is maintained at RL 48.25, ensuring the development is consistent with the surrounding built form and contributes to the visual uniformity of the neighborhood. By aligning with council's objectives, the height of the building respects the established character of the area while providing suitable residential amenity.

- Existing ridge of existing dwelling is RL 48.25 (Highest ridge)
- Proposed ridge of dwelling is RL 47.73 (Highest ridge)

### **LANDSCAPING:**

This development incorporates landscaping consistent with the biodiversity conservation goals of the CBLEP 2023, which encourages native species and designs that support local fauna. Landscaping elements comply with CBDCP 2023 landscaping controls, promoting native vegetation to attract wildlife and provide natural shading. The selected plants align with council guidelines to minimize water use and contribute to the green character of the area.

The landscaping for this development is designed to complement nearby open spaces, enhancing the area's visual appeal and ecological value. The chosen plantings create a welcoming and non-intrusive environment, attracting native animals and birds to the site. Positioned strategically, the landscaping provides natural shade and visual interest through varied branch and trunk formations, contributing to the aesthetic and environmental benefits of the development.

**ENVIRONMENTAL IMPACT OF THE DEVELOPMENT:**

In line with the environmental management objectives set forth in Clause 5.10 of the CBLEP 2023, the proposal incorporates best practices in soil and water management. Measures such as early-stage erosion control and responsible soil handling minimize environmental disturbance and protect downstream water quality. These measures are further supported by the CBDP 2023 guidelines on sustainable construction practices, ensuring the development's minimal environmental footprint.

The sites erosion control measure will be adopted at an early stage to help stabilize the soil on site and prevent any disturbance to adjoining property owners. Measures have also been taken to minimize the infiltration of soil or building material waste into council's storm water drainage system.

**SITE SUITABILITY AND FLOOD RISK MANAGEMENT:**

The site has been evaluated under CBLEP 2023 standards and is confirmed to be suitable for residential development, free from flood risk or bushfire hazard as detailed in the relevant planning instruments. By adhering to these site suitability requirements, the proposal ensures that construction will not exacerbate flooding or create additional risk for adjoining properties, fulfilling council's expectations for responsible land use.

**TRAFFIC AND PARKING:**

In accordance with CBDP 2023 standards, the proposal includes a garage addition and driveway design that support safe and efficient vehicle access without impacting local traffic flow. The inclusion of off-street parking aligns with council's requirements to reduce street congestion, ensuring that the development has a negligible effect on neighborhood traffic and road safety.

**ACCESSIBILITY AND MOBILITY:**

The proposed development has been designed with accessibility in mind, ensuring that pathways, entrances, and parking areas are accessible for individuals with disabilities or mobility limitations. This aligns with CBDP 2023, Part 5.4, which encourages inclusive design that facilitates equitable access to residential and public spaces. These provisions ensure that developments are accessible to all members of the community, supporting inclusivity and ease of movement.

**WASTE MANAGEMENT:**

The development includes a comprehensive waste management plan covering both construction and operational waste. This plan meets the requirements outlined in CBDP 2023, Part 4.4, which mandates responsible waste minimization, sorting, and disposal. These practices, consistent with the sustainability goals in CBLEP 2023 Clause 5.10, aim to reduce landfill contribution and promote recycling and waste reduction.

**HERITAGE AND CULTURAL CONSIDERATIONS:**

The proposal respects nearby heritage sites and culturally significant areas, in compliance with CBLEP 2023 Clause 5.10, which safeguards cultural heritage by ensuring developments do not negatively impact heritage items or sites of historical importance. This approach aligns with local heritage preservation goals, supporting cultural continuity within the community.

**ENERGY EFFICIENCY AND SUSTAINABLE DESIGN:**

The development integrates energy-efficient design elements, such as optimal solar orientation, insulation, and energy-saving systems. This aligns with the CBDP 2023, Part 3.2, which promotes energy-efficient design to minimize environmental impact. Additionally, these features support CBLEP 2023's sustainability objectives, specifically Clause 6.6, which emphasizes resource efficiency and responsible energy use.

**SUBMISSIONS:**

It is expected that neighboring properties will be notified in accordance with Council's notification policy. Should objections be received in writing to council, it is hoped council will enable mediation to occur to resolve further issues.

**PUBLIC INTEREST:**

This proposal aligns with the broader objectives of the CBLEP 2023 in promoting sustainable residential development that enhances housing choice while preserving neighborhood character. It contributes positively to the public interest by respecting privacy, maintaining solar access for neighboring properties, and enhancing the streetscape through thoughtful design and landscaping. The proposal, therefore, meets council expectations as outlined in CBDP 2023, ensuring a balanced approach that benefits both the community and the environment.

**EXCAVATION:**

Excavation for the proposed development will be conducted in accordance with the guidelines outlined in the Canterbury Bankstown Local Environmental Plan 2023 (CBLEP 2023) and Canterbury Bankstown Development Control Plan 2023 (CBDP 2023). All excavation activities are planned to minimize environmental impact, with erosion and sediment control measures implemented to protect adjacent properties and water systems, as per council standards. Additionally, the excavation will maintain the natural ground level as closely as possible, ensuring stability and compliance with local landform preservation objectives set forth in the CBLEP 2023 and CBDP 2023.

**SOLAR ACCESS:**

The proposed design maintains compliance with CBLEP 2023 objectives for solar access and energy efficiency by preserving existing daylight access to neighboring properties. As encouraged by CBDP 2023, the development employs appropriate glazing and shading devices to maximize natural light within the dwelling, reducing dependency on artificial lighting and enhancing energy efficiency. These measures align with council's sustainability goals and promote environmentally responsible design practices.

**CONCLUSION:**

In conclusion, this proposal has been thoughtfully designed in compliance with the Canterbury Bankstown Local Environmental Plan 2023 and the Canterbury Bankstown Development Control Plan 2023. The development respects site constraints, enhances residential amenity, and aligns with council's goals for sustainability and minimal environmental impact. Given the alignment with local planning controls and the benefits this development brings to the neighborhood, we recommend the proposal for approval as it contributes positively to the public interest and enhances the local environment.