

STATEMENT OF ENVIRONMENTAL EFFECTS

SITE ADDRESS: 30 Lilac Street, Punchbowl

PROPOSAL DESCRIPTION:

Demolition of existing shed, and construction of new secondary dwelling.

REPORT PREPARED BY:
CEDAR DESIGNS PTY LTD

**STATEMENT OF ENVIRONMENTAL EFFECTS****Application Details**

TYPE OF APPLICATION:	Development Application
PROPERTY ADDRESS:	30 Lilac Street, Punchbowl
OWNERS:	-
APPLICANT:	Cedar Designs Pty Ltd
PROPOSAL:	Demolition of existing shed, and construction of new secondary dwelling..
AUTHOR:	Cedar Designs Pty Ltd – Ibrahim Mustapha BDAA MEMBER – 2360-17 BDAA ACCREDITED - 6450
DATE:	12/01/2025
LGA:	City of Canterbury Bankstown – Former Bankstown

Key Issues

No key issues have been identified with the subject site or proposal.

Revised plans to remove pool and shift the granny flat to avoid the underground sewer line.

Background

History

No previous application for the subject property has been found on council's online records.

Proposal

The Submitted development Application seeks consent for demolition of existing shed, and construction of new secondary dwelling and in-ground pool.

The proposal generally complies with the DCP and LEP requirements of Bankstown City Council and is seen to be designed well in line with the desired future character of the Canterbury Bankstown Local Government Area.

Site location and context

The subject site, legally identified as Lot 8 of DP 311854, is a regular shaped allotment with a frontage of 10.67m and a total site area of 520.30 (by Survey), located on Lilac Street, Punchbowl within the Local Government Area of Canterbury Bankstown Council (former Bankstown)

The site currently consists of a single level brick house, and a metal shed at the rear of the dwelling. The site is located on a quiet street.

The surrounding developments consist of a two level residential dwellings, and single level brick dwelling, Dual occupancies, basements a large number of secondary dwellings are also located around the area.

The site in question is approximately 36m above sea level according to a recent survey done for the site. The site falls towards the rear.

The subject site is suitable to accommodate the proposed development, which has been designed well in-line with the desired future character of the local area and will generally comply with the DCP and LEP requirements of the City of Bankstown for secondary dwellings.

Past and present use, as far as investigation has shown, the site has not been used for anything apart from it being a residential dwelling.

Submitted Plans / Documentation

Sheet / Document Name	Prepared By
Relevant Architectural Plans	Cedar Designs Pty Ltd
Landscape Plan	Cedar Designs Pty Ltd
Survey Plan	Precision Surveying
Stormwater Concept	Sith Engineers
Basix Certificates	Cedar Designs Pty Ltd
Waste Management Plan	Cedar Designs Pty Ltd
Demolition and construction management plan	Cedar Designs Pty Ltd
Cost Summary report	Cedar Designs Pty Ltd
Statement of Environmental effects	Cedar Designs Pty Ltd

Development Standards

Relevant Planning Instruments:

Bankstown Local Environmental Plan 2015
 Bankstown Development Control Plan 2015

As previously stated, this proposal will generally comply with the DCP and LEP Requirements of the former city of Bankstown, further details will be discussed further into this report.

**COMPLAINE TABLE**

Standards / Previsions related to application	Compliance with Objectives	Compliance with the standards
Site zoning – R2	Yes	Yes (to be discussed)
Demolition	Yes	Yes (to be discussed)
Height of Building LEP	Yes	Yes (to be discussed)
Floor Space Ratio	Yes	Yes (to be discussed)
Preservation of existing trees and vegetation.	Yes	Yes (to be discussed)
Landscape requirements	Yes	Yes (to be discussed)
Private Open Space	Yes	Yes (to be discussed)

Site zoning

The site in question (**30 Lilac Street**) is located within an R2 - Low Density Residential zone under the provisions of the Bankstown Local Environmental Plan 2015. The site zoning is suitable for the proposal and permissible with consent according to the Bankstown LEP.

1 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.*

2 Permitted without consent

Home occupations

3 Permitted with consent

Bed and breakfast accommodation; Boarding houses; Boat sheds; Building identification signs; Business identification signs; Car parks; Centre-based child care facilities; Community facilities; Dual occupancies; Dwelling houses; Emergency services facilities; Environmental facilities; Environmental protection works; Exhibition homes; Flood mitigation works; Group homes; Health consulting rooms; Home-based child care; Home businesses; Hospitals; Information and education facilities; Jetties; Oyster aquaculture; Places of public worship; Pond-based aquaculture; Public administration buildings; Recreation areas; Respite day care centres; Roads; Secondary dwellings; Semi-detached dwellings; Seniors housing; Tank-based aquaculture; Water recreation structures; Water supply systems

4 Prohibited

Any development not specified in item 2 or 3

The proposed development is consistent with the objectives of the zone as it responds to the ongoing housing needs of the community within an R2 low density residential environment and in a manner which will minimize impacts on the character and amenity of the area as required by the objectives of the zone, further details will be provided in this report.

Demolition

Demolition has been proposed, the proposed demolition will include the demolition of existing shed at the rear.

Height of Buildings LEP:

A maximum height of 9m is permissible according to the Bankstown LEP, the proposal is seeking a maximum height of 4.4m to the roof with a maximum wall height of 3m measured from the Natural Ground line to the highest point of the point of the building, well below the maximum permissible Height contained within the LEP.

The Proposal complies in this regard with clause 4.3 of the Bankstown LEP.

Finally, the proposed development will result in high quality urban form, maintain satisfactory sky exposure and solar access, to the proposed development, and adjoining dwellings.

Accordingly the proposed height complies in full with the objectives of section 4.3 of the Bankstown LEP, and generally complies with the Development controls of this section.

Floor Space Ratio:

A maximum FSR of 50% of the site is permissible according to the Bankstown Local Environmental Plan.

The proposal is seeking a maximum Floor Space Ratio of 187 msq or below the maximum 50% of the total site area, below the maximum permissible Floor Space Ratio.

Further, we believe the proposed density is in accordance with the desired future character of punchbowl, will have minimal adverse environmental effects on the use or enjoyment of adjoining properties, and will maintain an appropriate visual relationship between new development and the existing character of area

Accordingly, the proposed FSR for the development meets the objectives of the zone and satisfies the maximum FSR permitted by Clause 4.4 in the Bankstown LEP.

Preservation of trees and vegetation:

Prior to design a site visit was conducted, there were no major trees identified on site, some trees are existing on site, these will be retained.

Landscape requirements:

All existing landscape at the front is to be retained as existing.

**COMPLAINTS TABLE (SECONDARY DWELLING)**

Relevant Controls	Discussion	Comply
Subdivision	N/A. Subdivision is not proposed for the secondary dwellings.	Yes
Lot Size	Each lot will have a site area of 520.30 msq. The proposal complies in this regard with the minimum 450msq lot size requirement for secondary dwellings.	Yes
Floor Space Ratio	The proposed secondary dwellings will have a maximum FSR of 60msq each. The overall FSR calculations including that of the proposed dual occupancy comply with the maximum FSR of 50% as per the LEP.	Yes
Storey Limit	One Storey is proposed with a maximum wall height of 3m.	Yes
Setbacks	0.9m setbacks to the side and rear.	Yes
Private open space	A total of 80msq POS has been allocated.	Yes
Sunlight.	Living rooms are north facing to allow for access to sunlight.	Yes

Other Matters Taken into consideration:	
Operation and Management	To be discussed
Access and traffic	To be discussed
General Accessibility	To be discussed
Air and Noise	To be discussed
Erosion and Sediment Control	To be discussed
Heritage	To be discussed
Flooding	To be discussed
Foreshore area	To be discussed
Number of storeys / Levels	To be discussed
Site Management	To be discussed

Operation and Management:

Not Applicable.

Access and Traffic:

The proposal will not generate any additional traffic along the street, or any of the surrounding streets.

General Accessibility:

Site accessibility to the dwelling is not difficult. Ramp access is not required. Construction access will be

limited at all times to qualified workers only, and all access will be done with minimal disturbance to the street, and surrounding streets.

Air and Noise:

The proposed dwelling will not cause any air or noise emissions. The subject street is generally a quiet street. As for noise during construction, council guidelines regarding construction will be strictly followed and imposed on all subcontractors at all times during construction.

Erosion and sediment Control:

A construction fence of minimum 1.8 high shall be placed at the site boundary, all stock shall be stored correctly on site, and footpath shall remain clear at all times.

If at any point the public path or road is required to be blocked, the owner shall notify the council prior to using the public infrastructure.

The owner shall repair any damage done to public land at their own expense.

Please refer to submitted drawings for full erosion and sediment control details.

Heritage:

The subject site is not heritage effected.

Flooding:

The subject site is not flood effected.

Foreshore area:

The subject site is not within a foreshore area.

Number of storeys / Levels:

A maximum of two levels is permitted on the site.

Site Management:

Please refer to attached demolition; construction and waste management plan for full site and construction management details.

CONCLUSION:

In conclusion, the prepared Statement of environmental effects has demonstrated that the proposal generally complies with the DCP and LEP requirements of Bankstown City Council, the proposal will have minimal adverse environmental effects on the area, and adjoining dwellings, furthermore the proposal is in the best interest of the public, and the desired future character of the area and should be approved subject to condition.

Should council have any concerns, or require any additional information please contact Cedar Designs Pty Ltd for further information.

End of Report.

Ibrahim Mustapha

Building Designer / Managing Director at Cedar Designs Pty Ltd

BDAA 6450