

20th of JANUARY , 2025

Canterbury- Bankstown City Council
The general manager
Environmental & Planning Services Department

**Ref: Proposed Granny Flat and attached OPEN CARPORT
At 77 Mount Lewis Avenue, Punchbowl.**

STATEMENT OF ENVIRONMENTAL EFFECTS

1.0 INTRODUCTION

On behalf of our client and developer of the project above, we hereby lodge a development application and this Statement of Environmental Effects for the proposed secondary dwelling at the rear of an existing residence and this Statement of Environmental Effects describes the site, its environs, the proposed development, and provides an assessment of the environmental impacts and identifies the steps to be taken to protect or reduce the potential impacts on the environment.

The DA seeks to approve the construction of a Secondary Dwelling at the rear of a single storey existing brick house with tile roof. The proposal intends to remain compatible with the established building forms in the immediate locality. Design and layout of the development envelope proposed aims to maintain the objective of the current development control plan.

This report describes the site, surrounding properties, proposed development, provides background information and justifies the proposed development on the subject site.

All work carried out on site are to comply with all the requirements of the National Construction Code (NCC), relevant Australian Standards and CB City Council's regulations.

Any environmental concerns not covered directly in this document or which arise during construction will be handled in an appropriate fashion, to minimise environmental concerns.

2.0 THE SITE

2.1 SITE DESCRIPTION AND ZONING

The site has an area of 515 m² with a frontage of 12.19 meters to Mount Lewis Avenue, Punchbowl. The site is zoned as R2- Light Residential.

3.0 DESIGN

3.1 SITE DESCRIPTION

The development of the site was based on the following planning criteria:

Consideration has been given to the site layout and design appearance to maintain the amenity of the adjoining development and maintain the streetscape.

The Proposal complies with the controls set out in Canterbury-Bankstown Development Control Plan 2023 Chapter 5 Residential Accommodation in particular SECTION 3–SECONDARY DWELLINGS in terms of Height setback, floor space ratio and open space. The proposal complies with all the numerical current DCP and Canterbury-Bankstown Local Environmental Plan 2023.

3.3 AMENITY OF SURROUNDING RESIDENCES

- **DEMOLITION**

The proposal will only involve the demolition of the garage.

- **STORMWATER DISPOSAL**

All new down pipes to be connected to rainwater tank and the overflow to be charged to the street kerb and gutter.

- **CUT AND FILL**

There will be no imported materials to the site. All the excavated materials from the footings will be used as a fill.

- **LOSS OF PRIVACY OF ADJOINING LAND**

The proposal has no major impact on loss of privacy of adjoining land.

3.4 SETBACK

The setback to the Granny flat will be 900mm to both side boundaries and the rear setback will be 910mm.

3.5 ALLOTMENT SIZE AND FLOOR SPACE RATIO.

The total allotment area	515 m ²
Existing dwelling	105.00 m ²
Proposed Granny Flat	60.00 m ²
Proposed open carport	27.00 m ²
Total impervious Area	170.00 m ²
Landscape ratio	23.00 %

4.0 SUMMARY

The proposal relates well to the surrounding streetscape, surrounding zoning and adjoining residences and being of compatible scale and character to the existing residences. The secondary dwelling is completely behind the building line and will not have any effect on the streetscape character of Mount Lewis Avenue.