STATEMENT OF ENVIRONMENTAL EFFECTS:

Development - Application

To : **Canterbury Bankstown City Council:**

For: **New Secondary Dwelling**

At : **548 Punchbowl Road Lakemba**

For: **Mr. MUHAMMAD FERDOUS ALAM**

Prepared by

bdaa ACCREDITED BUILDING DESIGNER

Ergo Designs P/L

BUILDING DESIGNERS & CONSULTANTS - OFFICE 334A HOMER STREET EARLWOOD TEL: 9558 1233

New Secondary dwelling @ 548 Punchbowl Road Lakemba.

1.00: INTRODUCTION:

This report has been prepared by **Ergo -Designs P/L** in support of a Development Application submitted to Canterbury Bankstown City Council on behalf of **Mr.MUHAMMAD FERDOUS ALAM**
for the property listed as **LOT 1 DP 310855** and is located @ **548 Punchbowl Road Lakemba.**

The application seeks approval for the following works:

1. Construction of a secondary dwelling @ the rear of the site.

This statement shall try to demonstrate that all proposed works shall be in accordance with Council's requirements included in **C.B. L.E.P 2023** and **C.B.D.C.P 2023.**
This Statement is to be read in conjunction with the architectural plans numbered **125-174**, prepared by **Ergo Designs P/L.**

1.10: CONTENT:

THE SITE:

- Location of the site.
- The site:

COMPLIANCE WITH RELEVANT PLANS,CODES AND PLANNING POLICIES:

- CANTERBURY BANKSTOWN LOCAL ENVIRONMENTAL PLAN 2023.
- CANTERBURY BANKSTOWN DEVELOPMENT CONTROL PLAN 2023
  - ➢ Chapter 3- General Requirements.
    Chapter 3.1-Development Engineering Standards- Section 3-Stormwater drainage systems.
    Chapter 3.2- Parking.
    Chapter 3.3- Waste Management.
    Chapter 3.4- Sustainable Development.
    Chapter 3.7- Landscape.
  - ➢ Chapter 5 Residential Accommodation-5.2 Former Canterbury LGA
    -Section 7-Secondary Dwellings.
  - ➢ *SEPP 2008 & SEPP 2021(NSW HOUSING CODE).*
  - ➢ *BUILDING CODE OF AUSTRALIA.*

ENVIRONMENTAL PLANNING AND ASSESSMENT ACT CONSIDERATIONS:

- Air and Noise.
- Drainage, Soil and Water Management:
- Soil and Sedimentation Control & Site Management.
- Acid Sulphate Soils and Soil Contamination.

2.00: SITE:

2.10: Location of the site:

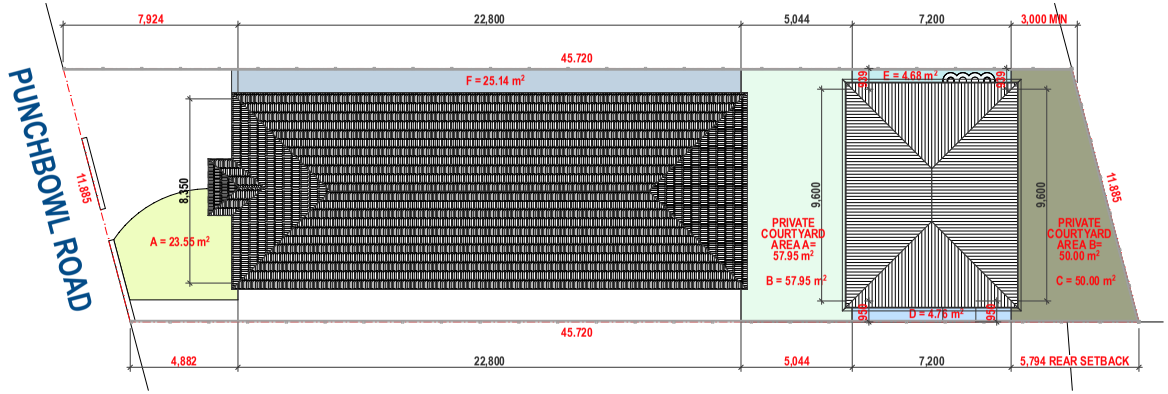
- The land subject to this application is situated on the southern side of Punchbowl Road 1 property from the corner of Hampden Road
- The property is known as; **LOT 1 DP 310855** At: 548 Punchbowl Road Lakemba
- Land dimensions are **11.885 x 45.720** the area of the land is **525.28 m2.**

2.20: The site:

- The site contains an existing 1 storey brick veneer & tile roof dwelling.
- The land is slightly falling towards the front of the site.
- The property has no existing trees in the vicinity of the proposed works to be compromised.
- The site is not located in a heritage conservation area, neither is the existing building a heritage item or next to a heritage item.
- The land has not been identified to have Acid Sulphate Soils.
- The site is subject to flooding-see stormwater system report has been obtained from Council.

Aerial photograph of the site.

Rear view of the proposed new secondary dwelling:



BUILDING CALCULATIONS

NO	CONTROLS	PROPOSAL
1	LOT SIZE MIN.= 450-600 m²	LOT SIZE= 525.28m²
2	LOT WIDTH MIN. REQ.= 12.00m	ACTUAL LOT WIDTH = 11.885m
3	DWELLING MAX. BLDNG FOOTPRINT AREA = 330.00m² SEC.DWELLING MAX. AREA = 60m²	ACTUAL EX. DWELLING = 190.38m² ACTUAL SEC. DWELLING AREA= 60m² TOTAL DWELLING AREA =250.38m²
4	SITE COVER =50%= 262.64m²	ACTUAL SITE COVER =49.79%= 261.55m²
5	S/DWELLING BLDNG HEIGHT MAX.= 3.80m	ACTUAL S/DWELLING BLDNG HEIGHT =3.800m
6	SIDE S/BACK MIN.= 0.90m	ACTUAL SIDE SETBACK MIN.= 0.939m
7	REAR SETBACK MIN. = 3.00m	ACTUAL REAR SETBACK = 3.00m
8	LANDSCAPED AREA MIN. = 25% =131.32 m²	ACTUAL LANDSCAPED AREA = 25.03% =131.50 m²
9	S/WATER PERVIOUS AREA=30%=157.58 m²	ACTUAL S/WATER PERVIOUSVAREA = 31.62% =166.08 m²
10	PRIVATE COURTYARD AREA = 24.0m²	PRIVATE COURTYARD A-AREA = 57.95 m² PRIVATE COURTYARD B-AREA = 50.00 m²

PROPOSED LANDSCAPED AREA CALCULATIONS

A 8.28 m²

LAND AREA = 525.28 m²

SOFT LANDSCAPED AREA REQ. = 25%= 131.32m²

PERVIOUS AREA CALCULATIONS

AREA

A=23.55 m²

B=57.95m²

C=50.00m²

TOTAL 131.50 m²

25.03% OF SITE AREA

PROPOSED STORMWATER SOFT AREA CALCULATIONS

A 8.28 m²

LAND AREA = 525.28 m²

STORMWATER SOFT AREA REQ. = 30%= 157.58m²

PERVIOUS AREA CALCULATIONS

AREA

A=23.55 m²

B=57.95m²

C=50.00 m²

D=4.76m²

E=4.68m²

F=25.14m²

TOTAL 166.08 m²

31.62% OF SITE AREA

BCA & SEPP COMPLIANCE:
THE ENTIRE PROPOSAL IS IN CONFORMITY WITH ALL RELEVANT PARTS OF THE BUILDING CODE OF AUSTRALIA 2022 (NCC 2022) & THE NSW HOUSING CODE- SEPP 2008 & SEPP 2021.

PROPOSED SITE PLAN 1:200

NOTES :
DO NOT SCALE OFF DRAWINGS. USE FIGURED DIMENSIONS ONLY. CHECK ALL DIMENSIONS ON SITE BEFORE THE COMMENCEMENT OF WORK. REPORT ANY DISCREPANCIES. CO-ORDINATES ITEM TO BE CHECKED ON SITE.

ALL LEVELS ARE TO AHD AND HAVE BEEN DETERMINED FROM OSSIUM SURVEYING SERVICES P/L.

AVAILABLE DETAILED SITE SURVEY INFORMATION BY THESE DESIGNS, PLANS AND SPECIFICATIONS AND THE COPYRIGHT THEREIN ARE THE PROPERTY OF ERGO DESIGNS AND MUST NOT BE USED, REPRODUCED OR COPIED WHOLLY OR IN PART WITHOUT THE WRITTEN PERMISSION OF ERGO DESIGNS.

rev	notes	date
A	CLIENT REVIEW	6/02/25

MR MUHAMMAD FERDOUS ALAM
548 PUNCHBOWL ROAD LAKEMBA NSW
client

PROPOSED NEW SECONDARY DWELLING
project
548 PUNCHBOWL ROAD LAKEMBA
address

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bdaa ACCREDITED BUILDING DESIGNER
Accreditation No.6667
Registration Class BUILDING DESIGN CLASSES (2 LOW & MEDIUM RISE)
Registration Number DEPD0001890

T+N

PROPOSED SITE PLAN
drawing
724-165 project
A03 drawing no.
A issue 6/2/2025

3.00: COMPLIANCE WITH RELEVANT PLANS, CODES & PLANNING POLICIES.

3.10: CANTERBURY BANKSTOWN LOCAL ENVIRONMENTAL PLAN 2023.

The zoning of the site being **R4 High Density Residential** under the provisions of this current LEP this zone does allow the construction of a secondary dwelling provided approved by Council.

Permitted with consent
Attached dwellings; Bed and breakfast accommodation; Boarding houses; Building identification signs; Business identification signs; Car parks; Centre-based child care facilities; Community facilities; Dwelling houses; Early education and care facilities; Environmental facilities; Environmental protection works; Exhibition homes; Flood mitigation works; Home businesses; Multi dwelling housing; Neighbourhood shops; Oyster aquaculture; Places of public worship; Recreation areas; Residential flat buildings; Respite day care centres; Roads; ***Secondary dwellings;*** *Serviced apartments; Shop top housing*

LEP MAP REQUIREMENT	CONTROLS	PROPOSAL
Land area		525.28m2.
Land Zoning		R4 High Density Residential.
FSR ratio	.75:1	Refer to DCP & SEPP 2008 &2021.
Height of Buildings	8.50m	Existing dwelling 4.636m Max.
Heritage	Not affected	N/A
Flood Planning	Affected	See SSR report and notes below.
Acid Sulfate Soils	Not affected	N/A

PROPOSAL:

As mentioned above the proposal involves the following:

1. Construction of a secondary dwelling @ the rear of the site.

3.20: CANTERBURY BANKSTOWN DEVELOPMENT CONTROL PLAN 2023.

3.21:Chapter 3.1-Development Engineering Standards:-Section 3-Stormwater drainage systems.

Objectives

O1 To ensure that development provides a satisfactory level of engineering infrastructure.
O2 To promote the consideration of possible engineering constraints to the development at the first stage of the design of the development.
O3 To minimise the impact of development on the surrounding environment, roads and stormwater systems.
O4 To ensure public infrastructure managed by Council is not compromised by development.
O5 To protect and construct the interface between development and Council's assets under Council supervision and to Council's satisfaction.
O6 To ensure drainage systems are designed to collect and convey stormwater runoff from the site and into receiving systems with minimal nuisance, danger or damage to the site, adjoining sites or Council sites.

No.	Controls	Compliance
Property Drainage: Surface run off	All surface runoff must be appropriately collected into suitable drainage components and connected into a piped network. The design of the drainage systems shall be in accordance with AS/NZS 3500.3 and the requirements outlined in Appendix 1 – Engineering Specifications. C2 Design development to utilise and integrate with the existing infrastructure, and minimise any potential adverse effects on public assets and neighbouring lands. C3 Take into account the following in the design of proposed development: (a) Finished road and footway levels; (b) Location of proposed vehicular access with respect to drainage structures/infrastructure, traffic facilities, street trees, signs, power poles, utilities and other infrastructure; (c) Existing drainage infrastructure; (d) Overland flow path of stormwater; and	The property is subject to overland flow flooding. A storm water systems report (SSR report) is included with the application which indicates the exact situation on the 1:100 year flood map. The site has a minor natural fall towards the front of the site.
Piped drainage system	Incorporate a piped drainage system and an OSD storage system where applicable. Design the piped drainage system to cater for 1 in 20 year ARI storm rainfalls. In addition to the 20 year ARI event, design the piped drainage system to ensure that any potential overflows generated from system blockage, or overloads in storm events with an ARI of 100 years, do not present a hazard to people or cause significant damage to property (surface runoff or overland flow paths must be indicated on the design plans). Pipes that are laid within a public roadway, or which drain public areas such as a road or public park, are to be in accordance to AS/NZS 3725.2007 Design for installation of buried concrete pipes. Minimum pipe size is not to be less than 375mm in diameter. Piped systems shall meet the minimum pipe diameter, cover and gradient criteria specified in AS/NZS 3500.3:2015 Plumbing and Drainage - Stormwater Drainage. Such systems shall be arranged within the property so that any potential overflows will not pond against or enter into buildings.	A storm water drainage concept plan is included with the application which discharges all roof water via a rainwater tank to the existing available house line and silt arrestor to the front. Finally, there is in place an existing storm water pipe discharging to the front street gutter.
Charged line Controls	Charged lines will be only be permitted for proposed additions/alterations, outbuildings and single dwellings. For a new detached dwelling, where rainwater tanks are included, the pipes are completely sealed, from the tank overflow to the point of discharge. Note: Typically a charged system will only work for the roof of buildings. Use the following criteria for charged lines: (a) Will only be permitted if there are no drainage problems downstream in the catchment where the drainage is being directed. (b) A full hydraulic analysis of the system including a hydraulic grade line and calculations must be submitted with the Development Application. (c) Adequate height within the system must be provided (minimum of 0.9 m) between the roof gutter and the higher of the top of the kerb OR the overflow level from the rainwater tank. (d) All gutters and pipes in the system MUST be designed for a 1 in 50 year ARI storm event (1 in 100 years for box gutters) without overflowing. (e) All pipes and downpipes are to be sealed to a minimum of 0.5 m above the top water level within the system. The system shall be pressure tested prior to backfilling. (f) There must be a gravity flow across the footpath from an isolating pit within the property boundary into the kerb. If the footpath falls towards the property; then the pipeline must remain sealed to the kerb outlet, with a sealed cleaning eye installed within the property boundary. (g) All services within the footpath must be identified and located prior to submitting the plans and the details must be shown on the plans. (h) A flush point must be provided at the lowest point of the system within an inspection pit (350 x 350 min) with a sump for cleaning. There must be a minimum of 1 m long pipe from the last downpipe to the inspection pit. The connection to the pit is to have a sealed screw cap to allow for periodic cleaning, the cap shall have a 5 mm dribble hole to allow for a slow release of trapped water. The pit shall be appropriately located within the property so that runoff or surcharge during maintenance will not affect downstream or adjoining properties. (i) Gutter guards must be installed on all gutters to minimize debris from entering the system.	The soft landscaped area to be provided is well above the minimum of 30% as a result an OSD system is not required on site.
Silt Arrestor Pits	Install an approved silt arrestor pit at the lowest part of any developed site to eliminate contamination (generally silt, oil, or both) from stormwater runoff prior to discharge into the stormwater drainage network - in the case of car wash bays, the silt arrestor shall be also designed to retain oil. Locate the arrestor within the subject property and install upstream of the discharge point (connection to kerb and gutter or Council pipeline). Wherever practicable, grade the area adjacent to a silt arrestor so as to drain to the silt arrestor. A silt arrestor may receive the discharge from an upstream pit or sump, which has been installed to receive surface water only, provided that the silt arrestor is of sufficient capacity to receive the additional discharge.	

3.22: -Chapter 3 General requirements. 3.2 Parking:

Objectives

O1 *To ensure development achieves the parking requirements.*
O2 *To achieve a balance between parking requirements, visual aesthetics and pedestrian safety, which includes access for people with disabilities and convenience for drivers.*
O3 *To reduce car dependency by encouraging alternative means of transport such as cycling, walking and public transport.*
O4 *To ensure the layout and design of car parks function efficiently and safely.*
O5 *To ensure the design of open-air car parks incorporate landscape to manage urban heat and water, and to minimise the visual impact.*
O6 *To minimise overflow parking and other traffic impacts in residential streets and neighbourhoods.*

No.	Controls	Compliance
C1	**Off-Street Parking Schedule** Dwelling houses 2 car spaces. Secondary dwelling= the number of parking spaces provided on the site is the same as the number of parking spaces provided on the site immediately before the development is carried out.	The dwelling at present have in place 1 single bay lock up garage with an open parking space at the front of the existing dwelling. Otherwise there are no provisions for any extra parking spaces as there is no side driveway or rear laneway. As for the secondary dwelling as per controls in the adjoining column it does not have a requirement for any off street parking spaces and under the circumstances none is provided.

***3.23:* Chapter 3.3- Waste Management.**
Guide A–Single Dwellings:

Objectives

O1 *To maximise resource recovery and encourage source separation of waste, reuse and recycling by ensuring development provides adequate and appropriate bin storage and collection areas.*
O2 *To ensure development incorporates well-designed and adaptable bin storage areas and collection facilities that are convenient and accessible to occupants.*
O3 *To maximise residential amenity and minimise adverse environmental and health related impacts associated with waste management such as odour and noise from bin storage and collection areas.*
O4 *To ensure bin storage and collection areas are designed to integrate with and meet the requirements for Council's domestic waste services.*
O5 *To ensure development facilitates all waste streams being handled, stored and collected in a manner to reduce risk to health and safety of all users including maintenance (such as caretakers), collection staff and contractors (and required vehicles and equipment).*
O6 *To integrate bin storage and collection areas with the building form and landscape to avoid adverse visual impacts on the streetscape and neighbourhood.*
O7 *To assist in achieving Federal and State Government waste minimisation and diversion targets as set by relevant legislation, regulations and strategies.*

No.	Controls	Compliance
2.2	Attached dwellings, dwelling houses, dual occupancies, secondary dwellings, semi- detached dwellings. General Waste- 140L weekly rate. Recycling-240L fortnightly. Garden Organics- 240L fortnightly.	On the site there is an existing single storey dwelling with existing available Council services which shall be continued and a Waste Management Plan is included with the application detailing the existing service.

3.24: Chapter 3.4- Sustainable Development:

Objectives:

- **O1** To incorporate water conservation measures in the design and operation of development.
- **O2** To incorporate energy efficient practices in the design and operation of development.

No.	Controls	Compliance
Section 2	**SECTION 2–WATER CONSERVATION:** **2.1** Proposals for new development with a gross floor area less than 5,000m^2 and proposals for extensions to existing developments below 5,000m^2 seeking to expand by 50% or more of the existing floor area must comply with Requirement W1. **2.2** Proposals for new development or extensions with a floor area greater than or equal to 5,000m^2 of gross floor area must comply with Requirements W1 and W2. **Requirement W1: Use of water efficient fixtures** **2.3** The following requirement is mandatory and must be incorporated into the building design: All taps, shower heads, toilet suites (cisterns, urinals) used in the development must be rated to at least 4 stars under the National Water Efficient Labelling and Standards (WELS) Scheme (refer below).	A BASIX certificate is included with the application which shows compliance with the water conservation part. A rainwater tank is to be installed as per BASIX certificate requirements which shall comply with the relevant controls in the adjoining column.
Section 3	**SECTION 3–ENERGY MINIMISATION.** **3.1** Proposals for new development where the total gross floor area is below 5,000m^2; and extensions to existing uses below 5,000m^2 that involve an increase in 50% or more of the existing gross floor area must comply with Requirements E1 and E2. **Requirement E1: Energy efficient building design** **3.2** The design and orientation of buildings must maximise solar access and natural lighting by: •(a) Orientating the building so that its longest side is on the east west axis (where possible). •(b) Maximising the number of windows on the northern face of the building and minimising glazed areas on the eastern and western walls of the building (i.e. providing for most of the glazed areas on the northern face of the building). •(c) Fitting warehouses with skylights to 10% of the roof area. •(d) Considering and including where feasible the following features: skylights, clerestory windows, light wells, light tubes, atriums and similar features. **•Requirement E2: Energy efficient hot water systems** **•3.3** Development must incorporate a hot water heating system that is energy rated to at least 4 stars. The preferred system is either a gas boosted solar system, or a 5 star gas system, with appropriate insulation to the tank and pipes (refer to box for a list of different types of water heaters that have a rating of 4 stars or higher).	As mentioned above a BASIX Certificate is included with the application which rates every individual window in terms of heat gain and heat loss and specifies each window accordingly. Generally, the specifications on the proposed windows meet the control requirements in the adjoining column. The same BASIX certificate rates and recommend the required insulation to be installed to all parts of the new building to meet the relevant controls in the adjoining column. Every room in the proposed design whether a bedroom, living room or otherwise have an appropriate window which provides the necessary natural ventilation and natural lighting required as per BCA 2022(NCC 2022) requirements. The BASIX certificate included with the application as well as the ESD notes included in the plan provide detailed notes and specifications of best rating and performance efficiency of all water and energy devices. The proposed building shall be installed with an air condition system for both heating and cooling-as specified in the BASIX certificate included with the application.

3.25: Chapter 3.7- Landscape:

Objectives

O1 *To promote attractive settings for development and the public domain.*
O2 *To ensure landscape design contributes to the streetscape and amenity.*
O3 *To incorporate the principles of ecologically sustainable development into the landscape desig*

No.	Controls	Compliance
Section 2	**Existing vegetation and natural features** **•2.1** New landscaping is to complement the existing street landscaping and improve the quality of the streetscape. **•2.2** Development, including alterations and additions, is to minimise earthworks (cut and fill) in order to conserve site soil. Where excavation is necessary, the reuse of excavated soil on site is encouraged. **Design and location of landscape** **2.3** The landscape design is to contribute to and take advantage of the site characteristics. **•2.4** The landscape design is to improve the quality of the streetscape and communal open spaces by: •(a) providing appropriate shade from trees or structures; •(b) defining accessible and attractive routes through the communal open space and between buildings; •(c) providing screens and buffers that contribute to privacy, casual surveillance, urban design and environmental protection, where relevant; •(d) improving the microclimate of communal open spaces and hard paved areas; •(e) locating plants appropriately in relation to their size including mature size; •(f) softening the visual and physical impact of hard paved areas and building mass with landscaping that is appropriate in scale; •(g) including suitably sized trees, shrubs and groundcovers to aid climate control by providing shade in summer and sunlight in winter. **•2.5** The landscape of setbacks and deep soil zones must: •(a) provide sufficient depth of soil to enable the growth of mature trees; •(b) use a combination of groundcovers, shrubs and trees; •(c) use shrubs that do not obstruct sightlines between the site and the public domain; and •(d) where buffer or screen planting is required, use continuous evergreen planting consisting of shrubs and trees to screen the structure, maintain privacy and function as an environmental buffer. **•Trees** **•2.6** Development must consider the retention of existing trees in the building design. **•2.7** Development must plant at least one canopy tree for every 12m of front and rear boundary width and: •(a) Canopy trees are to be of a minimum 75 litre pot size. •(b) Use deciduous trees in small open spaces, such as courtyards, to improve solar access and control of microclimate. •(c) Place evergreen trees well away from the building to allow the winter sun access. •(d) Select trees that do not inhibit airflow. •(e) Provide shade to large hard paved areas using tree species that are tolerant of compacted/deoxygenated soils. **•2.8** Development must provide street trees that will contribute to the canopy where possible	The application is accompanied with a landscape plan as well a landscape calculation table which shows full compliance with the minimum soft landscaped area requirement as well full compliance with all the controls in the adjoining column.

3.26: -Section 7-Secondary Dwellings:

Objectives

To ensure that land to be developed is of an adequate size and shape to accommodate development whilst providing adequate amenity for occupants of the site and surrounds.
To ensure there is adequate area for vehicle access and parking.
To ensure sites have sufficient dimensions to accommodate adequate landscaped open spaces.

No.	Controls	Compliance
C1	Where a development application to Council is made for a secondary dwelling, the minimum frontage required for secondary dwellings will be considered on merit taking into consideration compliance with Canterbury City Council's Secondary Dwelling (Granny Flat) Policy (adopted on 15 October 2009 by CDC Minute 295).	The site area is 525.28m2 which complies with the minimum requirement under the SEPP 2021 -however the frontage requirement of 12.0m is not available- the actual available frontage is 11.885m and therefore the application's approval depends on Council's consideration on merit.
C2	All development applications for secondary dwellings will be assessed against schedule 1 of the ARH SEPP 2009.	Therefore, the design of the new secondary dwelling in this application is based on the requirements of the State Environmental Planning Policy (Housing) 2021:

3.27: State Environmental Planning Policy (Housing) 2021:

Chapter 3 Diverse Housing- Part 1 Secondary dwellings.

49 Definition

In this Part—

development for the purposes of a secondary dwelling *includes the following—*

(a) the erection of, or alterations or additions to—

(i) a secondary dwelling, or

(ii) an ancillary structure within the meaning of Schedule 2,

(b) alterations or additions to a principal dwelling for the purposes of a secondary dwelling.

residential zone *means the following land use zones or an equivalent land use zone— (a) Zone R1 General Residential,*

(b) Zone R2 Low Density Residential,

(c) Zone R3 Medium Density Residential,

(d) Zone R4 High Density Residential,

(e) Zone R5 Large Lot Residential.

Application of Part

This Part applies to development for the purposes of a secondary dwelling on land in a residential zone if development for the purposes of a dwelling house is permissible on the land under another environmental planning instrument.

No subdivision

Development consent must not be granted for the subdivision of a lot on which development has been carried out under this Part

Division 2: Secondary dwellings permitted with consent:

No.	Controls	Compliance
52	**Development may be carried out with consent** (1) Development to which this Part applies may be carried out with consent. (2) Development consent must not be granted for development to which this Part applies unless— (a) no dwellings, other than the principal dwelling and the secondary dwelling, will be located on the land, and (b) the total floor area of the principal dwelling and the secondary dwelling is no more than the maximum floor area permitted for a dwelling house on the land under another environmental planning instrument, and (c) the total floor area of the secondary dwelling is— (i) no more than 60m^2, or (ii) if a greater floor area is permitted for a secondary dwelling on the land under another environmental planning instrument—the greater floor area.	The site contains at present an existing single storey principal dwelling with an maximum GFA area of 190.38m2. The proposed new detached secondary dwelling shall have a maximum floor area of 60.0m2 as per SEPP 2021 definition.
53	**Non-discretionary development standards—the Act, s 4.15** (1) The object of this section is to identify development standards for particular matters relating to development for the purposes of a secondary dwelling that, if complied with, prevent the consent authority from requiring more onerous standards for the matters. (2) The following are non-discretionary development standards in relation to the carrying out of development to which this Part applies— (a) for a detached secondary dwelling—a minimum site area of 450m^2,	As mentioned above the site area is 525.28m2 which complies with the controls in the adjoining column.

Division 3 Complying development:

No.	Controls	Compliance
54	**Development for purposes of secondary dwellings that is complying development** (1) This Division applies to development for the purposes of a secondary dwelling that— (a) is on land in a residential zone other than Zone R5 Large Lot Residential, and (b) does not involve the erection of, or alterations or additions to, a basement, and (c) does not involve the erection of, or alterations or additions to, a roof terrace on the topmost roof of a building. (2) If development to which this Division applies relates to a secondary dwelling attached to or separate from the principal dwelling, the development is complying development if the development— (a) meets the general requirements for complying development set out in the Codes SEPP, clauses 1.17A and 1.18(1) and (2), and (b) is not on land referred to in the Codes SEPP, clause 1.19(1), and (c) is on a lot with an area of at least 450m^2, and (d) meets the development standards set out in Schedule 1. (3) If development to which this Division applies relates to a secondary dwelling located within the principal dwelling, the development is complying development if the development— (a) meets the relevant provisions of the *Building Code of Australia*, and (b) is not on land that is an environmentally sensitive area within the meaning of the Codes SEPP, and (c) is not on land that comprises, or on which there is, a heritage item or a draft heritage item within the meaning of the Codes SEPP, and (d) involves no external alterations to the principal dwelling other than the provision of an additional entrance, and (e) will not result in a dwelling on the land, other than the principal dwelling and the secondary dwelling, and (f) will not result in the floor area of the secondary dwelling being— (i) more than 60m^2, or (ii) if a greater floor area is permitted for a secondary dwelling on the land under another environmental planning instrument—more than the greater floor area.	None of the controls in the adjoining column affect the proposal as the site is well over the 450m2 area and the proposed secondary dwelling's area is just on the 60,0m2. The land is situated within an allowable Zone R4 High Density Residential. Furthermore, the existing building is not a heritage item and finally it is a detached new structure without impacting or altering the existing main dwelling. In any case the application is lodged as a Development Application due to the shortage of of the minimum frontage width control and we are seeking Council's D.A approval on merit.
55	**Development carried out for secondary dwellings and principal dwellings at same time.**	The application is not seeking to carry any works to the main dwelling.
58	**Development standards for flood control lots** (1) Complying development under this Division must not be carried out on the following parts of a flood control lot, as certified by the council or a professional engineer who specialises in hydraulic engineering— (a) a flood storage area, (b) a floodway area, (c) a flow path, (d) a high hazard area, (e) a high risk area. (2) Complying development carried out under this Division on a flood control lot must comply with the following development standards— (a) if there is a minimum floor level adopted in a development control plan by the relevant council for the lot, the development must not cause a habitable room in the dwelling to have a floor level lower than the minimum floor level, (b) if a part of the principal dwelling or secondary dwelling or an ancillary structure is erected at or below the flood planning level, it must be constructed of flood compatible material, (c) the principal dwelling or secondary dwelling and ancillary structures, if any, must be able to withstand the forces exerted during a flood by water, debris and buoyancy up to— (i) the flood planning level, or (ii) if an on-site refuge is provided on the lot, the probable maximum flood level, (d) the development must not result in increased flooding elsewhere in the floodplain, (e) the lot must have pedestrian and vehicular access to a readily accessible refuge above the probable maximum flood level, (f) vehicular access to the dwelling must not be inundated by water to a level of more than 0.3m during a 1:100 ARI flood event, (g) the lot must not have any open car parking spaces or carports lower than the level of a 1:20 ARI flood event. (3) The requirements in subsection (2)(c) and (d) are satisfied if a flood and risk impact assessment prepared by a professional engineer specialising in hydraulic engineering or civil engineering states the requirements are satisfied. (4) Words used in this section have the same meanings as in the *Floodplain Development Manual*.	The site is affected with 1:100year flood and an SSR report have been obtained from Council and is included with the application which shows the applicable AHD flood level +.500 freeboard. The proposed floor level of the new structure shall comply with the recommended flood level as shown on the SSR report.

4.00: BUILDING CODE OF AUSTRALIA. (NCC 2022)

The property conforms to all Building Code requirements (NCC 2022).
The plans included with the application cover all relevant parts of the BCA-volume 2-class 1 buildings applicable for the proposal.
Smoke alarm detectors are to be installed as per : Class 1a building in accordance with 9.5.2 & 9.5.4 AS 1603; AS1670;AS3786 &AS1851.8.

5.00: ENVIRONMENTAL PLANNING AND ASSESSMENT ACT CONSIDERATIONS:

5.10: Air and Noise:

- There are no existing or proposed sources of odours and or fumes to be emanating from the premises.
- The proposed use of the building shall be residential only which shall have no impact on the air quality as a result there is no issue in terms of odours or fumes.
- Noise is not an existing issue nor a future problem.

5.20: Drainage, Soil and Water Management:

- All sewerage effluent disposal is and shall remain connected to existing Sydney Water sewer line.
- The property is subject to flooding and the proposal complies with the floor level as required on the storm water systems report included with application.
- All proposed storm water shall be directed and discharged to the front road's underground storm water pipe via the existing house line as per storm water drainage concept plan and details included with the application.

5.30: Erosion and Sedimentation Control:

All proposed works shall be restricted to take place totally within the confines of the site and the property as whole and no materials or debris shall be stored or thrown in to public areas.
All soil and water erosion and sediment control measures shall easily be taken care as per soil, water and site management plan included with the application and include items such as location of material and stockpile, etc.

5.40: Site Management:

Being an ordinary secondary dwelling in a typical neighbourhood with ample of on site working area, all works and machinery shall work and shall be accommodated on the site and the owner being a person with experience in building matters shall conduct all necessary site management in an appropriate and qualified manner.

5.50 : Acid Sulphate Soils and Soil Contamination:

As mentioned above the site has not been identified to have Acid Sulphate Soils.

WASTE MANAGEMENT PLAN

USE OF PREMISES
FOR CANTERBURY BANKSTOWN CITY COUNCIL

The plan should describe the wastes that will be generated during the on-going use of the development following completion and the proposed methods of separation, storage, handling and collection of these materials

Completing this table will assist you in identifying the type of waste that will be generated and in advising Council how you intend to reuse, recycle or dispose of the waste.

The information provided on the form (and on your plans) will be assessed against the objectives of the DCP.

OUTLINE OF PROPOSAL

Site Address:	**548 Punchbowl Road Lakemba.**
Applicant's name and address:	**Mr.Muhammad Ferdous Alam**
Phone:	**0431 696 450**
Email:	**mfalam70@yahoo.com.au**
Brief Description of Proposal:	NEW SECONDARY DWELLING.

The details on this form are the intentions for managing waste relating to the on-going use of the premises once complete.

Signature of Applicant:……

Date: …….

PAGE 2 OF 5 SECTION ONE-DEMOLITION STAGE.

REUSE/RECYCLING/DISPOSAL

MATERIALS ON-SITE		**DESTINATION**		
		Re-use and recycling		**Disposal**
Type of material	Estimated volume (m^3 or tonnes)	On-site re-use and recycling (specify proposed on-site reuse and recycling methods)	Off-site re-use and recycling (specify contractor and/or recycling outlet)	Off-site disposal (specify contractor and landfill site)
Excavation material	3.0	N/A	N/A	Use trucks and transfer to Metropolitan Demolition Waste Recycling Yard St. Peters Tel. 9550-2942
Green waste (organic)	Nil	N/A	N/A	N/A
Bricks	Nil	N/A	N/A	N/A
Concrete	3.5	N/A	N/A	Use trucks and transfer to Metropolitan Demolition Waste Recycling Yard St. Peters Tel. 9550-2942
Timber Oregon.	1.5	Use for the new costruction.	Nil	N/A
Plasterboard	Nil	N/A	N/A	N/A
Metals Roofing sheets,gutters Down pipes.	2.5	N/A	N/A	Use skip bins and transfer to Aaron Scrap Metal Marrickville Tel. 9557 1617
Roof tiles	Nil	N/A	N/A	N/A

PAGE 3 OF 5 SECTION TWO – CONSTRUCTION STAGE

REUSE/RECYCLING/DISPOSAL (continued)

MATERIALS ON-SITE		**DESTINATION**		
		Re-use and recycling		**Disposal**
Type of material	Estimated volume (m^3 or tonnes)	On-site re-use and recycling (specify proposed on-site reuse and recycling methods)	Off-site re-use and recycling (specify contractor and/or recycling outlet)	Off-site disposal (specify contractor and landfill site)
Excavation material		Covered in Section 1 As part of demolition.		
Green Waste		Covered in Section 1 As part of demolition.		
Bricks	**1.0**	Nil	Nil	Use skip bins and transfer to Metropolitan Demolition Waste Recycling Yard St. Peters Tel. 9550-2942
Concrete	**Nil**	N/A	N/A	N/A
Timber Oregon	**.50**	Chip for landscaping	N/A	N/A
Plasterboard	**.50**	Break up & use in landscaping	N/A	N/A
Metals Copper, colourbond sheeting	**1.00**	Nil	Nil	Use skip bins and transfer to Aaron Scrap Metal Marrickville Tel. 9557 1617

PAGE 4 OF 5 SECTION THREE – USE OF PREMISES

TYPE OF WASTE TO BE GENERATED	EXPECTED VOLUME PER WEEK	PROPOSED ON-SITE STORAGE AND TREATMENT FACILITIES	COLLECTION AND DISPOSAL
Please specify. For example: glass, paper, food waste, off cuts etc.	Litres or m3 See Appendix 3 for estimates	For example: • Waste storage and recycling • area(s) • Container type • On-site composting • Compaction equipment	For example: • Recycling • Reuse • Disposal method • Private contractor • Council collections
RECYCLABLES: 1. paper & cardboard 2. glass & plastic bottles 3. aluminium cans	1x240 litres, for each unit		TO NORMAL COUNCIL SERVICE – FORTNIGHTLY ON ALTERNATE WEEKS WITH GARDEN.
NON-RECYCLABLES: 1. foodscrapes etc 2. other plastics (eg. wrapping) 3. unrecyclable	1x120 litres, for each unit		TO NORMAL COUNCIL WEEKLY SERVICE
GREEN WASTE	1x240lites, for each unit		TO NORMAL COUNCIL SERVICE – FORTNIGHTLY ON ALTERNATE WEEKS WITH RECYCLING.

PAGE 5 OUT OF 5 SECTION FOUR –ON GOING MANAGEMENT

Describe how you intend to ensure ongoing management of waste on site (eg lease conditions, caretaker, manager, residents etc.

The normal council weekly and fortnightly service is to be retained and continued.
It is an existing and proposed single unit dwelling only with existing Council service and shall retain the same service.