

STATEMENT OF ENVIRONMENTAL EFFECTS

FOR DEVELOPMENT APPLICATION
FOR

**60 SQM Secondary Dwelling
23 SQM Garage**

190 Victoria Road, Punchbowl

Prepared for
Mr. Steven Fajloun

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REVISION 00

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1.0 Introduction

This Statement of Environmental Effects (SEE) forms a part of Development Application for the development of a proposed 60 SQM Secondary Dwelling and 23 SQM Garage at 190 Victoria Road, Punchbowl.

This property is owned by Mr. Steven Fajloun, who has owned this property for over 1 year.

1.1 Proposed Development

The Development Application seeks consent for a proposed single storey brick veneer Class 1a secondary dwelling comprising of 2 bedrooms, 1 bathroom with laundry facilities, a living / dining room, kitchen, and an attached garage.

Private Open Space for to the Secondary Dwelling is 24 sqm.

1.2 Application of the Planning Instruments

State Environmental Planning Policy (Housing) 2021

The SEPP2021 – Housing does apply to this site, as the proposed development is within a residential zone.

The following two planning instruments are also assessed further to SEPP 2021 (H).

Canterbury-Bankstown Development Control Plan 2023

Canterbury-Bankstown Local Environmental Plan 2023

1.3 Is Development Consent Required?

Development consent is required since the current proposed development does not completely comply with SEPP 2021 – Housing under complying development. Refer to **Section 3.6 Summary of Development Compliance** in this report for details

1.4 Consent Authority

Canterbury-Bankstown council is the consent authority for the proposed development.

2.0 The Site

2.1 Site Description

The real property description is Lot 2 in DP 125203.

The site slightly slopes to the front.



Figure 1: 190 Victoria Road, Punchbowl

2.2 Site Uses & Neighborhood Context

The proposed development is within an existing residential area. The existing dwelling and its neighboring properties are composed of brick with roof tiles to reserve the character of the street.

The dwelling has all site water, and electricity facilities running from the nearest power and council sewer lines through the property.



Figure 2: View of Neighboring Property: 188 Victoria Road, Punchbowl



Figure 3: View of Neighboring Property: 192 Victoria Road, Punchbowl

2.3 Access to Local Service

At present, the nominated street branches off Canterbury Road. This road mainly services residential dwellings. The area is serviced by many parks and schools. With the main street being only a few hundred meters down the road, it is easily accessible by public transportation while also being relatively close to the train station.

3.0 Description of Development

The proposed development is documented on architectural drawings forming part of this Development Application, including floor plans, elevations, and sections.

A Storm water – Hydraulics concept plan has also been Detached to the DA outlining how and where all storm water pits and run-offs will be allocated and managed, it also proposes the design of all retaining walls with regards to the site and sediment control.

3.1 Streetscape and Topography

The finished materials of brick and concrete tiled roof and landscape arrangements of all nearby properties beside and in front of the property, the proposal consists of materials and finishes to compliment the neighboring properties within the designated Street.

3.2 Local Context

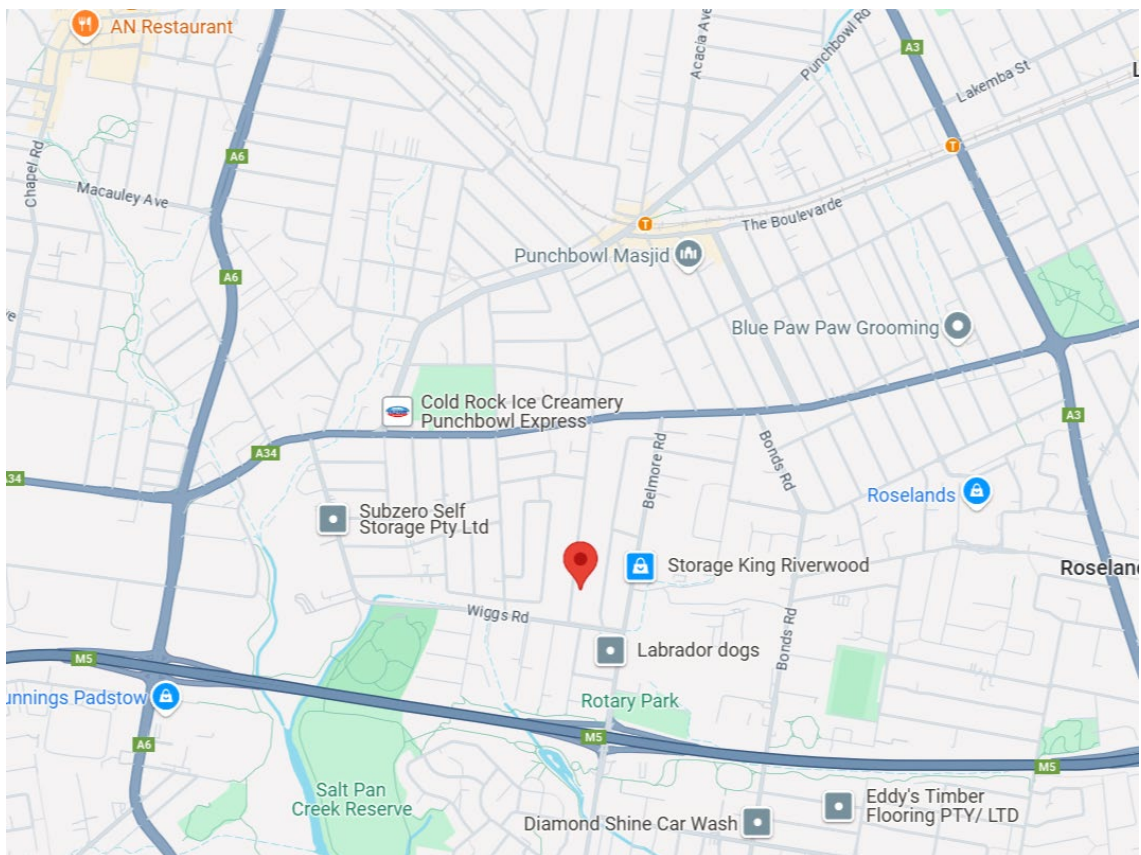


Figure 4: Local Context Aerial Map

3.3 Building Envelope and Urban Design

The total area to the secondary dwelling is 60m², measured from external wall.

The secondary dwelling is brick veneer constructed on concrete slab with concrete tiled roof, as per BASIX requirements.

The ceiling height to the dwelling is 2.4 meters.

Same character will apply for the 23SQM attached Garage.

Windows and material selection and have been located in places to bring about more harmony. Sun penetration, ventilation, and privacy to the dwelling, making the overall development of the dwelling consistent with existing developments on the same Street, and giving balance and uniqueness to the design of the secondary dwelling.

The application contains a finished schedule in which contains the finish and texture of all external materials

3.4 Summary of Development Compliance

The following table summarizes development control compliance in relation to **SEPP 2021 (Housing)**.

COMPLYING DEVELOPMENT APPLICATION TABLE (SEPP 2021 HOUSING)

CLAUSE	REQUIRED	PROPOSED	COMPLIES
2 SITE & LOT REQUIREMENTS	- At least 12m frontage and between 450m ² - 900m ²	- 9.1m Frontage - Site Area 512.2m ²	N Y
3 MAX SITE COVERAGE	- 50% of the area if the lot has an area between 450m ² & 900m ²	- 32.92% (total 168.61m ² / 512.2m ²) - Existing main dwelling: 92.39m ² Shed: 16.22m ² - Secondary dwelling: 60m ²	Y
4 MAX FLOOR AREA OF PRINCIPAL & SECONDARY DWELLING	- 60m ² floor area of secondary dwelling - Maximum floor area of Principal Dwelling, Secondary Dwelling, Carport/ Garage area: 380m ² for lots 600m ² - 900m ²	- 92.39m ² Existing Dwelling - 16.22m ² Shed - 60m ² Proposed Secondary Dwelling - Total: 168.61m²	Y
6 BUILDING HEIGHT	- 4.5m max from NGL	- 3.8m Proposed Building Height	Y
9 SETBACKS FROM SIDE BOUNDARIES	- 0.9m if the lot has an area of 450m ² - 900m ²	- 0.9m & 1.7m	Y
10 SETBACKS FROM REAR BOUNDARIES	- 3m if the lot has an area of 450m ² - 900m ²	- 4.4m	Y
16 LANDSCAPED AREA	- 20% if the lot has an area of 450m ² - 600m ² - 50% of landscaped area to be located behind building line	- Total Landscape Area: 36.09% (total 184.86m ² / 512.2m ²) - Landscaping Behind Building Line: 74.4% (137.58m ² / 184.86m ²)	Y
17 PRIVATE OPEN SPACE	- 24m ² of P.O.S P.O.S to be directly accessible and adjacent from a habitable room other than a bedroom and is 4m wide and not steeper than 1 in 50 grade	- 24m ²	Y

4.0 *Environmental Impact*

The method of construction to the secondary dwelling is compatible with acid sulfate class 5 contamination to the site and flood affectations.

The development of the dwelling will cause no impact to the surrounding environment. Certain procedures are in place during the construction phase to ensure this. These include how the site is run by the project manager as well as the way the material waste is managed and disposed of.

These procedures have been outlined throughout the waste management plan which has been Detached to this application. They involve the steps taken whilst the materials are being used on site and how they are disposed of.

The method of construction to the secondary dwelling ensures the proposal complies with all the relevant environmental requirements noted within the SEPP. These include and are not limited to:

- Chapter 2 Vegetation in non-rural areas (Biodiversity and Conservation)
- Chapter 4 Remediation of Land (Resilience and Hazards)
- Chapter 6 Water catchments (Biodiversity and Conservation)

5.0 Justification Statement

There is only one non-compliance for 190 Victoria Road, Punchbowl, which is site/street frontage width. The minimum requested frontage is 12m for construction for a secondary dwelling, while the frontage of proposing the secondary dwelling is 9.1m.

The breakdown of the proposed works is as follows:

Site Frontage 9.1m

Minimum site frontage: 12m

Site frontage difference to comply: 2.9m

As a result of the proposed works do not comply with the site frontage minimum requirements. The reasons for the variation not adversely affecting the standard in that it is appropriate development are as follows:

One of the side and rear neighbouring lots have secondary dwellings. It also would be unfair and unreasonable if the adjoining dwellings to 188 Victoria Road, Punchbowl already have constructed secondary dwellings to the rear of their respective allotments. The proposed secondary dwelling is thus suitable in this circumstance.

There is no loss of privacy or views from the non-compliance with the street frontage width. As the works are only single storey there is no excessive bulk, scale, or massing issues from the proposed non-compliance with the street frontage width. There is no impact to the cultural or heritage features on the site from the proposed secondary dwelling. The proposed works are located in an area of the site that is void from any cultural or heritage significant items.

The proposed works have setbacks to the side and rear of the allotment as per the regulatory controls.

The secondary dwelling has a minimum 3m rear setback and a 900mm side setback, as per the SEPP Housing Code. The non-compliance with the site area from the proposed secondary dwelling will have no impact on the streetscape. All works are to be located behind the existing front building in regard to the secondary dwelling.

6.0 Conclusion

This proposal for a secondary dwelling at 190 Victoria Road, Punchbowl is a significant addition to the property and the owner.

It is intended to draw in positive rental income and increase the value of the property.

We hope to be working with Canterbury-Bankstown Council for this outcome and hope the result will be positive for all parties involved.

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