

# ARCM DESIGN

## STATEMENT OF ENVIRONMENTAL EFFECTS

PROPOSED SECONDARY DWELLING  
@ 9 WILGA STREET PUNCHBOWL

LOT C DP 318959 | CANTERBURY BANKSTOWN COUNCIL

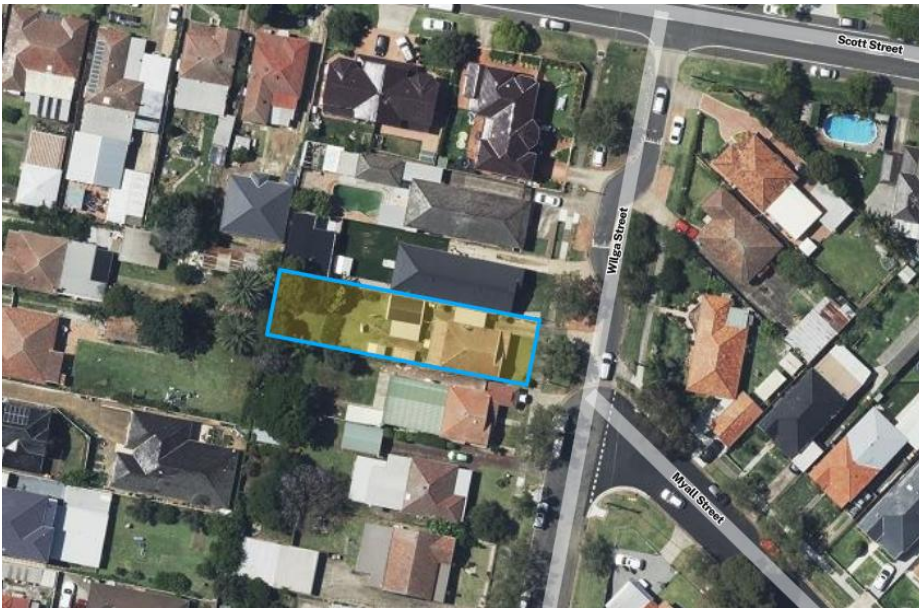
## DESCRIPTION OF PROPOSAL

This development application has been prepared in support of a Development Application for the construction of a secondary dwelling, associated landscaping and site works at 9 Wilga Street, Punchbowl.

The proposal consists of the two-bedroom granny flat with an open plan living with access to the backyard.

The architectural plans have been prepared by ARCM Design with the relevant consultants required. The application proposes modern characteristics to create an appealing facade with consistent elements that match the existing streetscape and locality.

## SITE LOCALITY PLAN



## LEGAL DESCRIPTION

The subject site is legally known as Lot C DP 318959, commonly known as 9 Wilga Street, Punchbowl. As per survey plan, the site has a frontage of 11.43m and a length of 45.68m and a total site area of 522.0m<sup>2</sup>.

## LOCATION

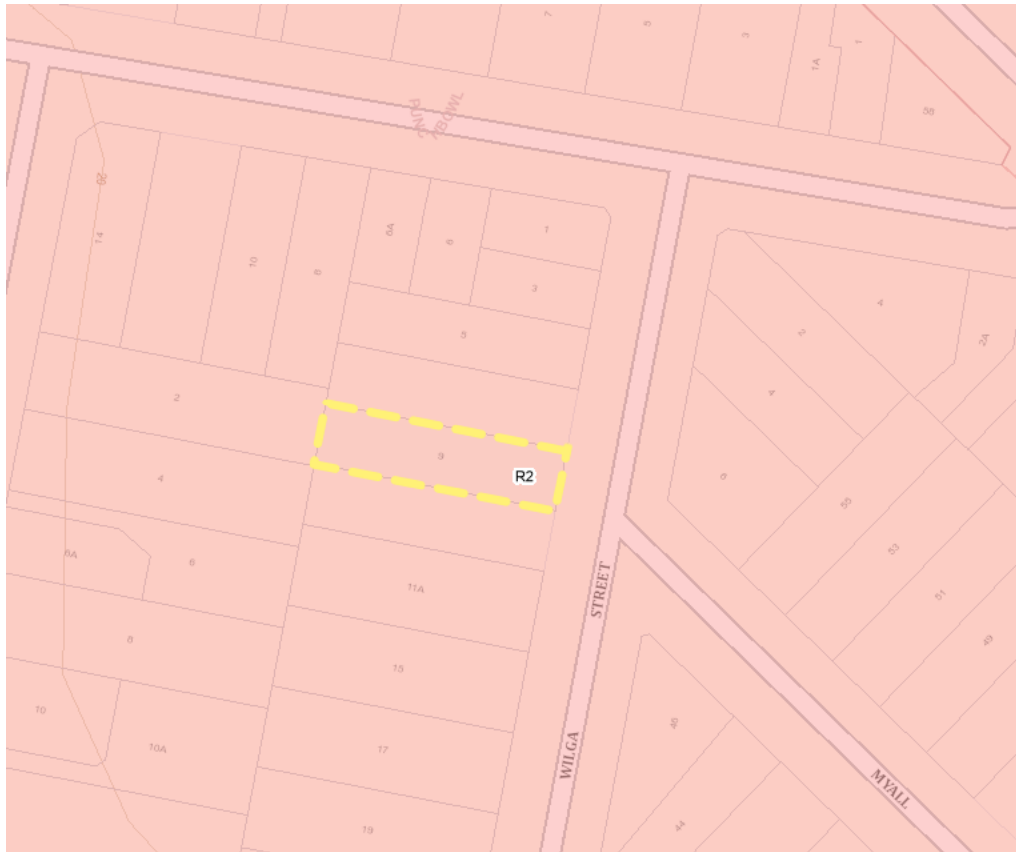
The site currently resides amongst many low-density family homes. The character and streetscape of this area includes various older style one and two storey dwellings well balanced with various modern homes that have been recently built showing similar built forms and character.

Being in an established residential area, the site is within proximity to educational, medical and recreational facilities including Punchbowl Boys High School, St Nicholas Senior Care Centre and Punchbowl Park.

The current use of the dwelling is a single storey clad family home.

## ZONING

The property is zoned R2 General Residential under the provisions of the Canterbury Bankstown Local Environmental Plan 2023, as shown in the extract below from the LEP maps. The proposal meets all the objectives of this zone and secondary dwellings are permissible.



## CAR PARKING

The proposal maintains off street parking with easy access into the primary dwelling. There is also the opportunity for an additional car space on the driveway to reduce on-street parking. The manoeuvrability of vehicles to enter and exit the site has been considered and there will be no impact on the current and possible future occupants of the dwelling.

## PLANNING CONTROLS

With reference and examination against the Canterbury Bankstown LEP 2023 & Canterbury Bankstown DCP 2023, the proposal is deemed to have achieved full compliance with majority of the planning controls.

### COMPLIANCE TABLE

CONTROL	REQUIRED	PROPOSED
Site Area (m <sup>2</sup> )	450	✓ 552
FSR (0.5:1)	401.10m2	✓ 156.7
Side Setback	0.9m	✓ 1
Rear Setback	3m	✓ 3.1
Building Height	max 4.5m	✓ 4.5
Site Coverage (50%)	232.25sqm	✓ 172.11
Landscape Area (20%)	92.9sqm	✓ 175.76
Landscape Behind Building Line (20%)	46.45sqm	✓ 35.36
Solar Access	3	✓ 3
Private Open Space	80sqm	✓ 80

### SITE DATA

SITE AREA	552	m <sup>2</sup>
DWELLING		
Existing Ground Floor Area	96.72	
Secondary Dwelling Floor Area	59.98	
Total	156.7	
FSR	1 =	0.284

## ENVIRONMENTAL IMPACT

It is considered that the proposed development produces an appropriate outcome on a site that will provide a high-level of provisions to reduce the adverse impact on neighboring properties. The proposal is efficiently designed to reduce impact to the existing topography.

The proposal contains design features and elements that seek to reduce the visual, privacy and acoustic impacts. The layout has been designed to maximise open space whilst also maintaining privacy to the neighbouring properties. The materials used as part of the proposal have been selected as per Australian Standards to reduce the environmental impact.

## ENERGY EFFICIENCY

The proposal incorporates design elements that increase energy efficiency and reduce the consumption of natural resources. The application has been assessed with a complying BASIX certificate to demonstrate that this development meets the minimum requirement.

## STORMWATER MANAGEMENT

The stormwater management has been prepared as part of this application to address the unique characteristics of the site that will allow for the efficient management of stormwater.

## FLOOD PLANNING

The subject site has not been identified as a flood affected site under The Canterbury Bankstown Local Environmental Plan 2023.

## **SOCIAL & ECONOMIC FACTORS**

In our opinion, this proposal is not deemed to cause any social or economic issues factors. The active façade in conjunction with the open spaces and landscaped areas that will contribute to activity and natural surveillance to the area. Further to this, the proposal provides appropriate access around the site to cater for those with disability.

## **BUILDING DESIGN AND CHARACTER**

The character of the proposal represents many similar developments in the local area. The incorporation of the naturally selected materials creates both visual appeal and presence in the area. The proposal has been designed to maintain minimal impact to neighbouring properties

The setbacks of all boundaries have been provided to minimise any potential adverse impact whilst also allowing for access to the outdoor open spaces to the rear. The design receives extensive sunlight and maintains full functionality for entertaining purposes.

## **ACID SULPHATE SOILS**

The subject site has not been identified as being affected by any class Acid Sulphate Soils under The Canterbury Bankstown Local Environmental Plan 2023. The proposal will have no adverse impact on site or on its surrounding neighbours.

## **EARTHWORKS**

The application seeks Council consent for the excavation of the site as per the attached plans. It is considered that the excavation will have no adverse effect on the site or on the neighbouring properties. The proposal will not affect or disrupt the drainage and flood patterns in the area.

## **BIODIVERSITY PROTECTION**

The subject site has not been identified as containing Biodiversity Land under The Canterbury Bankstown Local Environmental Plan 2023.

## **DEVELOPMENT ON LANDSLIDE RISK LAND**

The subject site has not been identified as Landslide Risk Land under The Canterbury Bankstown Local Environmental Plan 2023.

## **FORESHORE BUILDING LINE**

The subject site is not located within the Foreshore Building Line as per The Canterbury Bankstown Local Environmental Plan 2023.

## CONCLUSION

After the review of the planning controls, it is concluded that the proposed development is consistent with the objectives, planning strategies and detailed controls of these planning documents.

The proposal demonstrates that consideration has been made to reduce the social and environmental impacts to surrounding properties within the area. All measures have been deemed to satisfy in conjunction with The Canterbury Bankstown Local Environmental Plan 2023.

Although this site is deemed to be constrained with many differing factors, it is also evident that the proposal has overcome these difficulties with spatial planning and design.

ARCM Design recommends the approval of this application, subject to necessary, relevant, and appropriate conditions of consent.

Kind regards,



**Marc Mourad**

Director  
ARCM DESIGN