

# **STATEMENT OF ENVIRONMENTAL EFFECTS**

FOR DEVELOPMENT APPLICATION  
FOR

**58.09 SQM Secondary Dwelling**

**81 Broadway, Punchbowl**

Prepared for

Mr. MOHAMMED ABDUL HANNAN  
and Mrs. SHAH ABIDA SULTANA  
RUHE

By

Victor



**Master Granny Flats**

**719 Forest Rd PEAKHURST NSW**  
[info@mastergrannyflats.com.au](mailto:info@mastergrannyflats.com.au)

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REVISION 01

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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 at 81 Broadway, Punchbowl.

This property is owned by Mr. MOHAMMED ABDUL HANNAN and Mrs SHAH ABIDA SULTANA RUHE, who have 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.

Private Open Space for the Secondary Dwelling is 78.7 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 Development Control Plan 2023

Canterbury 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 52 in DP 300559.

The site slightly slopes to the back.

The site has a total frontage of 10.058m to Broadway and a side boundary length of 48.158m. The rear boundary length is 10.058m.



Figure 1: nominated address – 81 Broadway, 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 colourbond roof 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 – 79 Broadway, Punchbowl



Figure 3: View of Neighboring Property – 83 Broadway, 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

Mention that the finished materials, brick, tiling 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

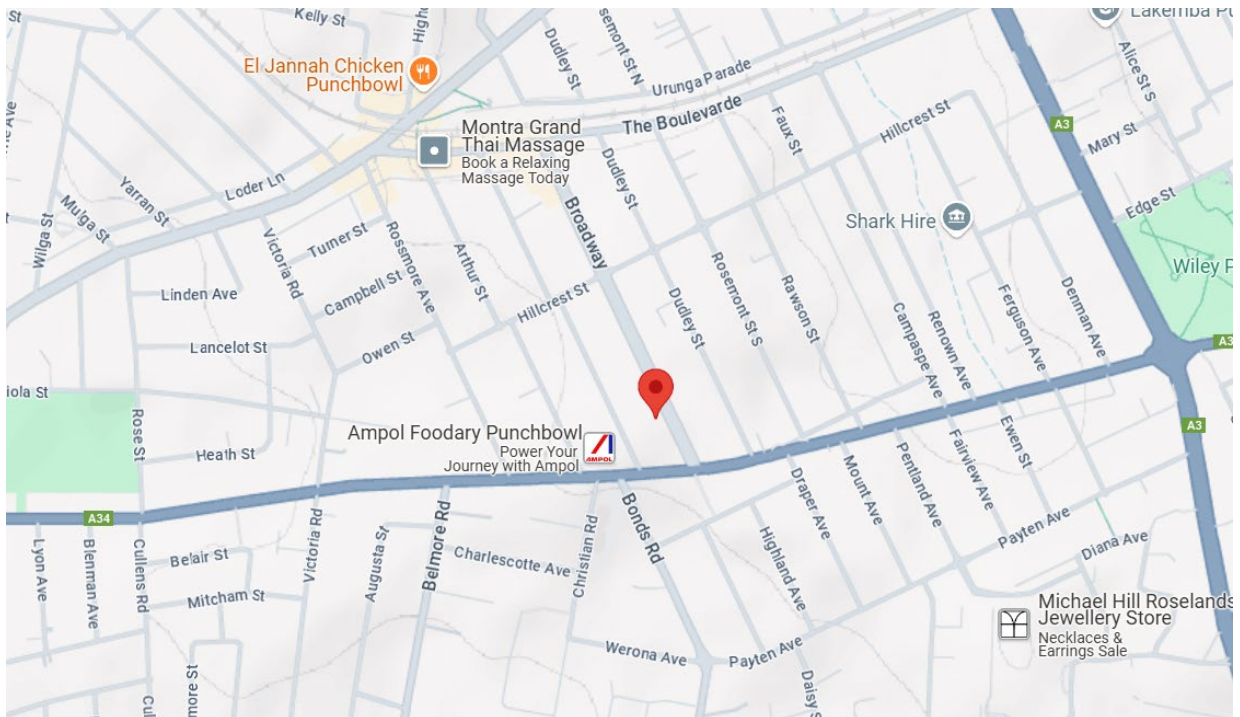


Figure 4: Local Context Aerial Map



### **3.3 Building Envelope and Urban Design**

The total area to the secondary dwelling is 60m<sup>2</sup>, measured from external wall.

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

The ceiling height to the dwelling is 2.7 meters.

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 *Canterbury-Bankstown DCP 2023* and *Canterbury-Bankstown LEP 2023* for further consideration.

<b>COMPLYING DEVELOPMENT APPLICATION TABLE (SEPP 2021 HOUSING)</b>			
<b>CLAUSE</b>	<b>REQUIRED</b>	<b>PROPOSED</b>	<b>COMPLIES</b>
<b>2 SITE &amp; LOT REQUIREMENTS</b>	- At least 12m frontage and between 450m <sup>2</sup> - 900m <sup>2</sup>	- 10.56m Frontage & Site Area 484.3m <sup>2</sup>	<b>N</b>
<b>3 MAX SITE COVERAGE</b>	- 50% of the area if the lot has an area between 450m <sup>2</sup> & 900m <sup>2</sup>	- 38.25% (total 185.29m <sup>2</sup> / 484.3m <sup>2</sup> ) - Existing main dwelling: 115.07m <sup>2</sup> - Existing Shed: 12.21m <sup>2</sup> - Proposed Secondary dwelling: 58.01m <sup>2</sup>	<b>Y</b>
<b>4 MAX FLOOR AREA OF PRINCIPAL &amp; SECONDARY DWELLING</b>	- 60m <sup>2</sup> floor area of secondary dwelling - Maximum floor area of Principal Dwelling: 330m <sup>2</sup> for lots 450m <sup>2</sup> - 600m <sup>2</sup>	- 127.28m <sup>2</sup> Existing Dwelling (include Shed) - 58.01m <sup>2</sup> Proposed Secondary Dwelling - <b>Total: 187.29m<sup>2</sup></b>	<b>Y</b>
<b>6 BUILDING HEIGHT</b>	- 3.8m max from NGL	- 3.8m Proposed Building Height	<b>Y</b>
<b>9 SETBACKS FROM SIDE BOUNDARIES</b>	- 0.9m if the lot has an area of 450m <sup>2</sup> - 900m <sup>2</sup>	- 0.9m & 0.9m	<b>Y</b>
<b>10 SETBACKS FROM REAR BOUNDARIES</b>	- 3m if the lot has an area of 450m <sup>2</sup> - 900m <sup>2</sup>	- 3m	<b>Y</b>
<b>16 LANDSCAPED AREA</b>	- 20% if the lot has an area of 450m <sup>2</sup> - 600m <sup>2</sup>	- Total Landscape Area: 40.97% (total 198.42m <sup>2</sup> / 484.3m <sup>2</sup> )	<b>Y</b>
	- 50% of landscaped area to be located behind building line	- Landscaping Behind Building Line: 89.49% (177.58m <sup>2</sup> / 198.42m <sup>2</sup> )	<b>Y</b>
<b>17 PRIVATE OPEN SPACE</b>	- 24m <sup>2</sup> 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	- 78.7m <sup>2</sup>	<b>Y</b>

# **LIVABLE HOUSING DESIGN GUIDELINES**

<b>SEVEN CORE DESIGN ELEMENTS</b>		<b>COMPLIES</b>
<b>1</b>	A SAFE CONTINUOUS AND STEP FREE PATH OF TRAVEL FROM THE STREET ENTRANCE AND/OR PARKING AREA TO THE DWELLING ENTRANCE THAT IS LEVEL	<b>Y</b>
<b>2</b>	MINIMUM 1.2m x 1.2m LEVEL LANDING AREA IS TO BE PROVIDED AT THE ENTRANCE	<b>Y</b>
<b>3</b>	INTERNAL DOORS AND CORRIDORS THAT FACILITATE COMFORTABLE AND UNIMPEDED MOVEMENT BETWEEN SPACES	<b>Y</b>
<b>4</b>	A TOILET ON GROUND (OR ENTRY) LEVEL THAT PROVIDES EASY ACCESS	<b>Y</b>
<b>5</b>	A BATHROOM THAT CONTAINS A HOBLESS SHOWER ACCESS	<b>Y</b>
<b>6</b>	REINFORCED WALLS AROUND THE TOILET, SHOWER AND BATH SUPPORT THE SAGE INSTALLATION OR GRABRAILS AT A LATER DATE	<b>Y</b>
<b>7</b>	STAIRWAYS ARE DESIGNED TO REDUCE THE LIKELIHOOD OF INJURY AND ALSO ENABLE FUTURE ADAPTATION	<b>Y</b>

## **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.

## **5.0 Justification Statement**

There is only one non-compliance for 81 Broadway, Punchbowl, which is the rear setback and street frontage.

The required minimum frontage is 12m while the site frontage is 10.058m.

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.

There are identical sized allotments in the near vicinity that have identical width frontages, and also have comparable bulk as the proposed secondary dwelling to the rear of the allotment.

No. 72 Broadway, Punchbowl has a similar sized built form to the rear of its allotment that is of similar sized development to the proposed secondary dwelling of 81 Broadway, Punchbowl, and has an identical street frontage. Therefore, even though the site does not comply with the site frontage, it is harmonious and suitable with consideration to the surrounding site frontages in the near vicinity.

The non-compliance of the street frontage width will have negligible impact on the adjoining properties with the proposed secondary dwelling.

The adjoining properties to the rear of the allotment where the secondary dwelling is to be constructed have no loss of solar access from the non-compliance with the street frontage width.

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 result in no loss of amenity to the locality. The adjoining property 9 Warren Parade, Punchbowl do not suffer any adverse effects from the proposed works. The secondary dwelling, located to the rear of the allotment, is completely hidden behind the main dwelling when viewed from the street will ensure there is no adverse effects to the locality and the street cape from the proposed secondary dwelling. Hence, it can be believed that the minor non-compliance will not cause major privacy issues to neighboring properties.

Please kindly consider the minor non-compliance and if further information is required, please do not hesitate to contact us.

## **6.0 Conclusion**

This proposal for a secondary dwelling at 81 Broadway, 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.

Prepared By:

**Victor Cai | Design & Approvals**

**Master Granny Flats**

**719 Forest Rd, Peakhurst NSW 2210**

Telephone: 1300 643 528

Website: [www.mastergrannyflats.com.au](http://www.mastergrannyflats.com.au)

Email: [design@mastergrannyflats.com.au](mailto:design@mastergrannyflats.com.au)