

STATEMENT OF ENVIRONMENTAL EFFECTS

PROJECT PROPOSED SECONDARY DWELLING AT THE REAR OF
EXISTING RESIDENCE

ADDRESS 17 Craig Street, Punchbowl NSW 2196
(LOT: 100 DP: 13801)

CLIENT Mr. Salim Moufarrej

DATE 10 June 2025

ARCHITECT



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On behalf of our client 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. 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 and a garage at the rear of a single storey existing fibro 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 Canterbury/Bankstown 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.

THE SITE/ STREETScape

The site is of rectangular shape, measuring 45.72m x 12.19m having a total area of 557.418m². The property is known as **(LOT: 101 DP: 13801) – 17 Craig Street, Punchbowl NSW 2196**. The site is currently zoned Residential 2 – Low Density Residential and the proposed use is permissible with consent.

Both the east and the west of the property is neighbored by a single storey brick residence with tiled roof (no.15 & 19). Our application pertains to one allotment of land. The site currently enjoys sufficient public transport, and is in close proximity to schools and several public parks.

THE PROPOSAL

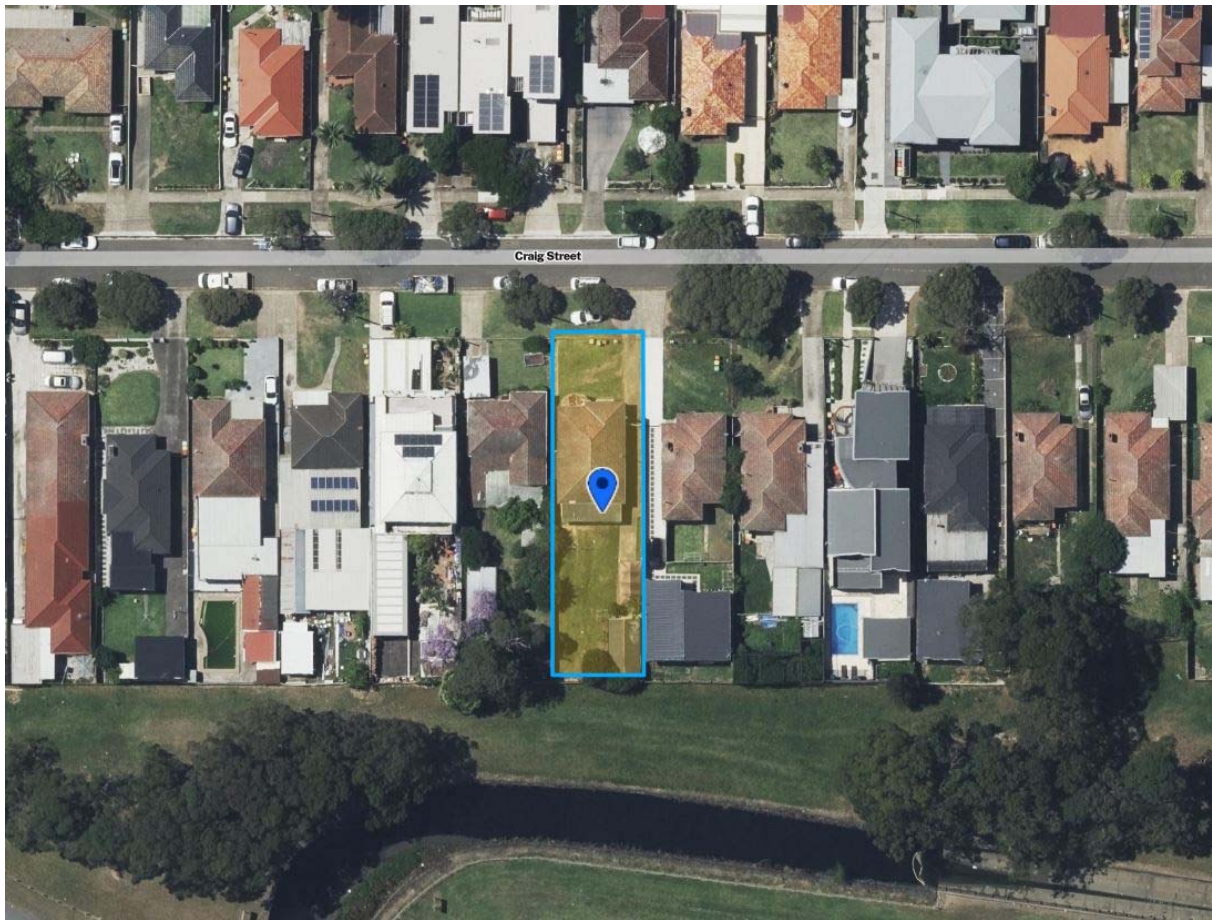
The proposal involves secondary dwelling at the rear of the existing residence. The areas of the proposed development are as follows:

The side setbacks are complying with councils' policy. The proposed secondary dwelling consists of 1 bedroom, study, one bath, laundry, living and kitchen/dining. The design is well articulated, therefore minimizing the bulk and scale of the proposed development. The overall appearance of our proposal is comparable to other developments in the locality. The well-articulated façade incorporates architectural design elements which will strengthen the relationship between future dwellings.

The area of the proposed development is as follows:

Site area	557.418 m ²
Existing Dwelling	113.114 m ²
Proposed Secondary Dwelling	59.991 m ²
TOTAL FLOOR AREA	173.025 m²
FSR [173.025 / 557.418]	0.310:1

Due to the need of additional space of the owner/s, a secondary dwelling is required to be built at the rear of the property to cater for the purpose. The proposed new secondary dwelling does not include any change of use and does not result in an increase in the total built area/FSR of the property beyond the allowable limit.



Location – site map / Source: SIX maps

DENSITY/ SETBACKS

The existing dwelling has an area of 113.114 m². The proposed secondary dwelling has a total area of 59.991 m² which is under the maximum limit of 60.00 m².

The setback from Craig Street is 34.145m to the exterior wall of the outbuilding in compliance with the council's minimum requirements.

LANDSCAPING

The principal dwelling has been provided with sufficient private open space which is demonstrated on the plan having a courtyard area of 125.356 m².

STORMWATER DRAINAGE & CONTROL

The storm water drainage and control is connected to the existing building. Stormwater Plan is designed by KD stormwater pty. ltd engineers and as per the requirement of the SSR report which is produced by the council .

IMPACT OF THE DEVELOPMENT

The proposal has no social or economic impact on the locality.

The proposed façade will have a minimum impact on the streetscape due to being located at the rear of the site. Together with the proposed landscape plan, the proposal will enhance the future streetscape and landscape character of the residential neighborhood.

The slab on ground construction will result in minimal disturbance to the natural slope of the land. Stormwater will be connected and discharged to existing council kerb outlet, which satisfies council requirements.

PRIVACY, VIEWS AND OVERSHADOWING

The proposed secondary dwelling is a single storey dwelling finish floor level of RL 4.450(AHD) and a ridge height of RL 8.190(AHD).

The proposal will receive the minimum three hours of sunlight to its private open space.

SITE VEGETATION | PARKING

Access to the secondary dwelling is via the driveway leading to the proposed secondary dwelling. No site or street trees are proposed to be removed or relocated.

CONCLUSION

In conclusion, it is believed that the proposed development will provide a pleasant living environment for its occupants without adversely affecting the existing amenities of the neighboring properties. The scale of the proposed building is considered to be generally compatible with and complimentary to the existing residence.