



D E S I G N S T U D I O

STATEMENT OF ENVIRONMENTAL EFFECTS

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The following document was procured by AM DESIGN STUDIO

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1.0 – PLANNING REPORT INTRODUCTION

1. Executive introduction

The purpose of this planning report / statement of environmental effects is to accompany a development application to the consent authority of **Canterbury -Bankstown** for an **Unauthorised awing** within the subject site of **1 Duncan Street, Punchbowl NSW 2196**.

Two of the Key Environmental Planning Applying to the land is acknowledged as **Canterbury- Bankstown Development Control Plan (DCP 2023)** and **Canterbury- Bankstown Local Environmental Plan 2023**.

Pursuant to **Canterbury- Bankstown Local Environmental Plan** the subject is zoned **R3 Medium Density Residential** and is considered to satisfy the statutory framework for the proposed uses of the land and considered to satisfy the objective of the zone and be in the public interest.

This report is planning assessment that is to be submitted in concurrence with a deemed local development submission to the consent authority of the Canterbury Bankstown Council. In accordance with Part 1 of Schedule of the environmental planning & assessment regulation 2000 (EPAARegs2000) the following information is provided:

- I. the environmental impacts of the development:
- II. how the environmental impacts of the development have been identified, and,
- III. The steps to be taken to protect the environment / lessen the expected harm to the environment.

Am Design Studio have Reviewed this development Proposal and Subsequently Prepared This Statement of environmental Effects, with the outcome of this report describing the physical characteristics of the proposal, subject site and surrounds in its environmental planning context, while having regards to matters as of relevance to the subject application pursuant to section 4.15 (79C) of the Environmental Planning & Assessment Act 1979 (EP&A Act 1979).

To address the above statutory requirements, this planning report considers the following matters:

- description of the site, surrounding development and the wider locality;
- Description of the proposed development.
- assessment of the proposed development in accordance with all statutory controls and **Canterbury- Bankstown Development Control Plan**; and,
- A Broder environmental assessment of the proposal, having regards to matters for consideration within section 4.15 (79C) of the planning and assessment Act 1979 (the EPA Act 1979).

This assessment and subsequent report conclude that the proposed development is consistent with the State Governments and **Bankstown** strategic Planning objectives for the **Punchbowl Government** area and in particular the **R3 Medium Density Residential** for ensuring that the provision have been meet.

2. Legislative framework

The **Canterbury- Bankstown Local Environmental Plan** is a planning document designed to provide guidance and direction for the future development of the greater Roseland suburb and hence identified the subject's site for future development.

It should be noted that the local environmental plan provisions and objectives have also been incorporated within **Canterbury- Bankstown Development Control Plan** and is discussed below.

The following are environmental Planning Controls that are considered relevant and have been considered in the environmental assessment of the proposal, with conclusion reached that the proposed dwelling can satisfactorily satisfy these controls:

- **Canterbury- Bankstown Development Control Plan**
- **Canterbury- Bankstown Local Environmental Plan**

This planning report / statement of environmental effects and subsequent consultant's report have placed emphasis on this planning instruments / guideline during the strategic and statutory assessment of the proposal.

Pursuant to **Canterbury- Bankstown Environmental Plan** the subject site is zoned **R3 Medium Density Residential**.

And is considered to satisfy the statutory framework for the proposed use of the land considered to be in the public interest.

i. Land Zoning

1 Objectives of zone

- To provide for the housing needs of the community within a medium density residential environment.
- To provide a variety of housing types within a medium density residential environment.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.

2 Permitted without consent

Home occupations

3 Permitted with consent

Attached dwellings; Bed and breakfast accommodation; Boarding houses; Building identification signs; Business identification signs; Business premises; Car parks; Centre-based child care facilities; Community facilities; Dual occupancies; Dwelling houses; Environmental protection works; Exhibition homes; Flood mitigation works; Group homes; Home businesses; Home industries; Multi dwelling housing; Neighbourhood shops; Office premises; Oyster aquaculture; Places of public worship; Recreation areas; Respite day care centres; Restaurants or cafes; Roads; Semi-detached dwellings; Seniors housing; Shops; Tank-based aquaculture

4 Prohibited

Any other development not specified in item 2 or 3

3. Planning context

The development application is supported by a planning report/Statement of Environmental Effects that:

- includes a satisfactory neighborhood and site description, including the identification of the key features of the neighborhood and site,
- shows how the siting and design response derives from and responds to the key features identified in the neighborhood and site description, and
- Demonstrates that the proposal respects the existing or preferred neighborhood character and satisfies objectives of the zone in the **Canterbury- Bankstown Local Environmental Plan**.

Pursuant to Clause 4.2 of the Environmental Planning & Assessment Act 1979 (EP&A Act 1979), the Clause stipulates that the development must not be carried out on the subject site until consent has been obtained, of which is requested. The application does not trigger any of the 'Integrated Development' provisions of Division 4.8 of the Environmental Planning & Assessment Act 1979 and so therefore it is anticipated that no third-party approvals are required.

4. Executive summary

The proposal will provide additional required Residential stock to meet State and **Canterbury- Bankstown Local Government** planning strategic objectives for the provision of a varying range of housing types to meet the needs of future populations within the Local Government area of **Punchbowl**.

The preceding sections of this report have assessed the statutory considerations and the environmental impacts associated with the proposed development and it is concluded that the site is suitable for the proposed development. Furthermore:

- the site is zoned to accommodate this type of development.
- the nature and form of the proposed development is generally consistent with the desired future character of the locality.
- the size and dimensions of the land can accommodate the scale of the proposed development.
- the site will have access to all utility services to accommodate the demand generated by the proposed development.
- the proposed development is unlikely to result in any adverse traffic impacts.
- the proposed development will not result in any unacceptable or material environmental impacts in relation to adjoining and surrounding properties, particularly in terms of overshadowing, views, privacy (aural and visual) or solar access; and
- there are no known major physical constraints, environmental impacts, natural hazards, or exceptional circumstances that would hinder the suitability of the site for the proposed development.
- The desired future character is determined through the strategic planning predominantly contained within the **Canterbury Local Environmental Plan** and to a lesser extent appropriate parts of the

Canterbury Development Control Plan The context during this process is crucial to support change and determine appropriate building types and planning controls.

The proposal has been adequately assessed against Section 4.15 Evaluation (Heads of Consideration) of the Environmental Planning and Assessment Act 1979 (EP&A Act 1979) and found to satisfy the principles of the legislation.

Therefore, on balance the proposed redevelopment as proposed is economically sound, ecologically sustainable and in the public interest and should be supported by **Canterbury-Bankstown Council** and determined as approved.

2.0 –THE SUBJECT SITE DESCRIPTION & CONTEXT

5. The Punchbowl Area

Punchbowl is a suburb in the south west of Sydney, 17 kilometres South-West of the Sydney central business district, in the local government area of the City of Canterbury-Bankstown, in the state of New South Wales, Australia. At the 2021 census, Punchbowl had a population of 21,384.

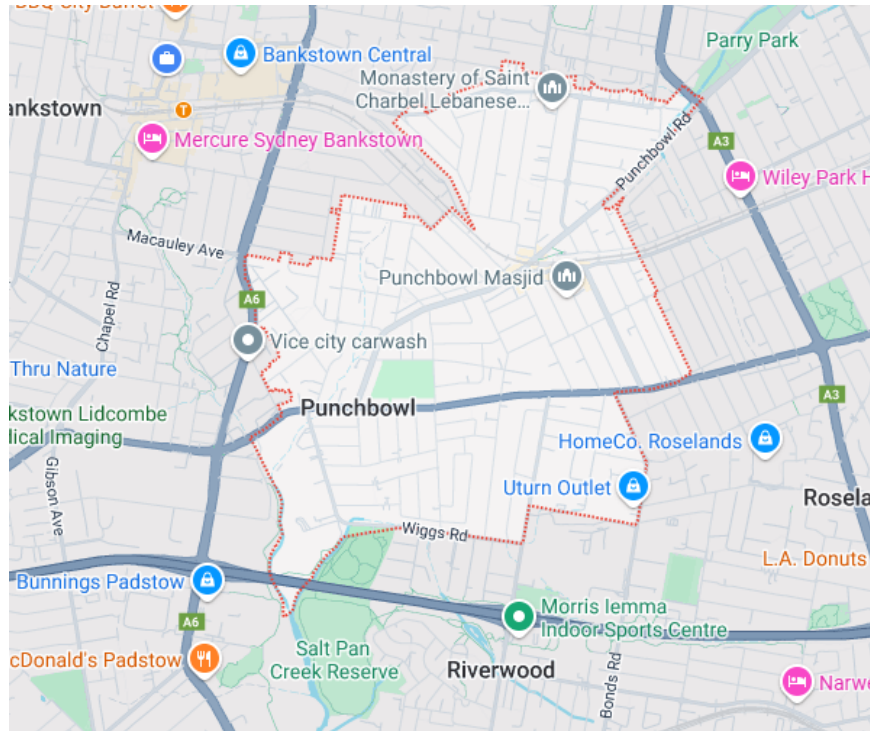


Figure 1. Punchbowl suburb

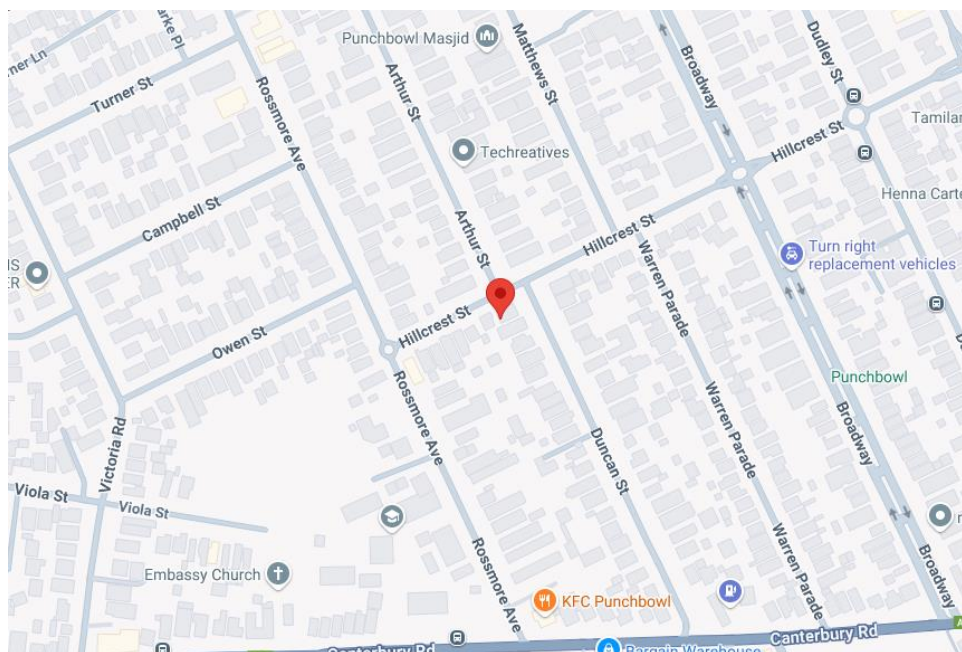


Figure 2. 1 Duncan Street, Punchbowl NSW 2196

6. Site Dimension and Topography

The subject site is an irregular standard site with the shorter front boundary having a detached dual occupancy staggered behind each other- each oriented towards and with clear access to the street. The site has an area of approximately **750m²** and retains a 2% gradient. There appears to be no topographic or environmental constraints onsite that will restrict such a proposal.

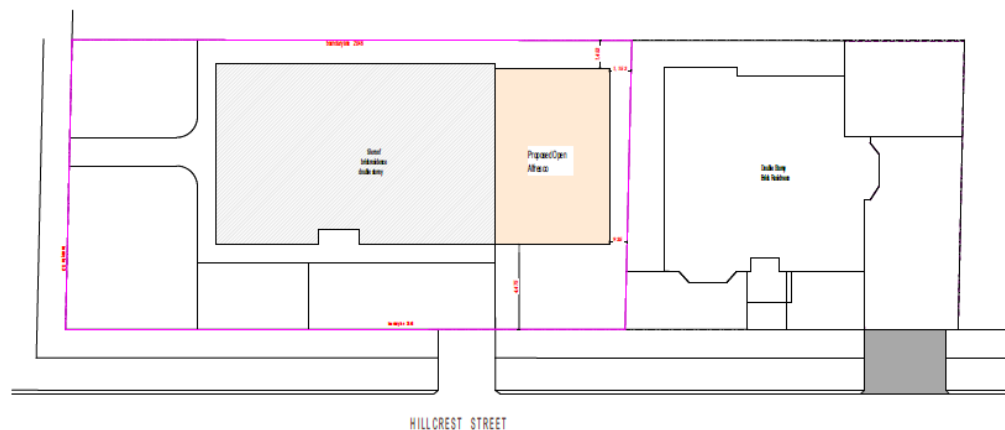


Figure 3. Site plan of proposed dwelling.

7. Site and surrounds context / streetscape character

The subject site is within **R3 Medium Density Residential** of **Canterbury Local Environmental Plan** that has and is currently undergoing moderate change over recent years and is predominantly characterised by extensive dwellings with a varying range of floor plates and architectural designs and styles.

An assessment of the **Duncan St** streetscape character, urban character and site analysis had been the first step in the design process and had been used to ensure that the development is the best possible solution for the site and the immediate locality in the **Punchbowl** suburb and makes the best possible contribution onsite and to its surroundings.

Quality streetscapes are those in which the buildings and associated spaces form attractive streets and neighbourhoods. New buildings need to be sensitive and in context with the landscape setting and the environmental conditions of the locality, with the proposed new development achieving these outcomes.

This submission establishes the fundamental role of the site analysis and statement of environmental effects in the overall design process to ensure the proposal is designed and sited to reflect the desired streetscape, taking into consideration the site conditions and overall environmental constraints and attributes of the site and locality as well as the Development Standards constraints of the relative applicable Planning instruments.

Contextually, the site is situated within a **R3 Medium Density Residential**. Development within the immediate vicinity comprises medium scale dwellings. The architectural submission provides for an existing and proposed future built form neighbourhood layout.

8. Site analysis

The site analysis is the foundation of good design and is used as an initial source of information upon which to base the design and configuration of development taking account of all environmental constraints and opportunities, as they relate to the unique features of the site and nearby land.

Objectives:

- Identify the constraints and opportunities for the development of the site.
- Provide an understanding of how the development relates to the site.
- Identify the capability and suitability of the site for development.

A Site Analysis Plan is provided in support of the development application. The scope of the site analysis has addressed:

i. contours, slope, and north point.

Response: These matters have been identified and addressed on the supporting documents, with the site generally orientated north to south. Refer to Survey plan.

ii. existing landscaping and vegetation.

Response: area of Lawn and some gardening planter boxes. At the front of the site a 8m High tree is existing and is proposed to remain.



Figure 4. Pictures of the site showing the existing landscape and the existing tree

iii. existing buildings and structures.

Response: Existing 2 single storey brick residences. Extensions have been proposed to the rear dwelling.

iv. roads, access points, parking, and traffic management devices and the like.

Response: These matters have been identified and addressed.

v. linkages; open space networks, pedestrian/cycle paths and the like.

Response: There are definable pedestrian / cycle pathways in the suburb. Refer to architectural plans for further information.

vi. easements, services, existing infrastructure, and utilities.

Response: Services have been identified. Refer to the Survey plan.

vii. hydraulic features, drainage lines, water features, drainage constraints, and the like.

Response: These matters have been identified. There are no constraints or restrictions that are detrimental to the proposal. Stormwater design will form part of the overall submission.

viii. Acoustic

Response: Primary external acoustic source comes from the Classified Road of Kin Georges Road.

ix. natural hazards (e.g., flooding, bushfire).

Response: No hazards found on site to hinder the proposal.

- x. solar orientation, overshadowing prevailing winds.

Response: These matters have been identified in more detail with the submission. Please refer to site plan

- xi. views and vistas to, from and within the site.

Response: The subject site is orientated towards the east on the western side of King Georges Road and will provide great views from the site across the landscape while maintaining high levels of occupancy and adjoining privacy.

- xii. Building Structures NCC (BCA)

Response: It has been concluded that the proposal can achieve compliance with the relevant sections of the NCC (BCA).

- xiii. special environmental features such as threatened species habitat, endangered ecological communities, and wetlands.

Response: The subject site has no such species.

Based on the above, it is our opinion that the development as proposed:

- is in keeping with the future character of the area.
- is reflective of current and future development approvals and building structures in the area.
- the buildings appearance is set low in the streetscape and minor in its environmental impacts.
- the building provides for exceptional interaction to street frontages
- the development fits comfortably and completes the urban for the precinct, and
- All four streetscapes are well activated and shows exceptional design excellence.

In summary, the built forms presentation to **Duncan Street** with appropriate colours and material, appropriately responds to the future character of the area. The buildings environmental outcomes are one of timeless materiality and low maintenance.

3.0 – THE PROPOSED DEVELOPMENT

9. General introduction

The purpose of this planning report / statement of environmental effects is to accompany a development application to the consent authority of **Canterbury -Bankstown** for a proposed an **Unauthorised Awning** within the subject site of **1 Duncan Street, Punchbowl NSW 2196**.

10. Aesthetics and architectural expression

The proposal adopts a Modern Architectural expression that is complementary to adjoining and proposed residential development. The style and form of the proposed buildings are considered appropriate for the location and will most likely reflect the desired existing and future low development of the locality. The building provides setbacks to the adjoining properties and opportunity for deep soil landscaping.

The proposed development achieves an appropriate built form in terms of building alignment, proportion, and articulation of building elements. The overall architectural language appropriately communicates a contemporary residential building and delivers an aesthetic appearance which is likely to sit comfortably with existing residential buildings in the locality.

11. Landscaping

Landscaping of the site is provided in appropriate form. The site will be appropriately landscaped with vegetation suitable for the style of **R3 Medium Density Residential** proposed. This will include a mix of low shrubbery with selected taller species in key locations in private and common locations.

The landscape design has carefully considered style and species to not only screen adjoining premises, but blend and enhance adjoining landscaping, while also considering Crime Prevention through Environmental Design (CPTED) principles. Reference should be made to the landscape plan accompanying this application.

12. Vehicular Access and parking

Vehicle access to the site is provided from King Georges Road with vehicle parking located within a Garage and Driveway, for both residents and visitors to the site. As stated above, the garage car parking will provide the residents onsite car parking needs including a wide driveway to allow cars to turn and the cars to leave the site in a forward direction.

13. Waste management

Waste management onsite is considered high. Every residential level of the building is provided with communal bin rooms for temporary storage as well as ground floor bulk waste storage. Reference should be made to the waste management plan accompanied this application.

14. Environmental management

This proposal will ensure the efficient and sustainable use of land. This development will result in the provision of residential buildings that are both viable and needed in the locality. The dwellings will achieve high levels of solar access and ventilation.

15. Erosion and sediment control

The risk to the natural environment because of this proposal is low. Nevertheless, environmental protection must be properly thought-out. The activity that poses the most significant risk to the environment is run-off of potentially polluted waters during construction. This environmental risk has been considered and appropriate environmental controls included in the development site stormwater drainage design and total site drainage design.

16. Site contamination

The requirements of State Environmental Planning Policy No 55 (SEPP55) Remediation of Land have been considered. This Policy requires that Council must be satisfied that any development site is appropriately remediated of contamination and suitable for any proposed use. Given the residential Use over time, there is unlikely to be any contamination currently on site that might pose any risk to the future use.

5.0 - SUMMARY / CONCLUSION

The purpose of this planning report / statement of environmental effects is to accompany a development application to the consent authority of **Canterbury- Bankstown Council** for a proposed **Unauthorised** within the subject site of **1 Duncan Street, Punchbowl NSW 2196**.

Two of the key environmental planning instruments applying to the land is acknowledged as **Canterbury-Bankstown Local Environmental Control Plan** and the **Canterbury-Bankstown Development Control Plan**.

The proposal is generally consistent with Council's strategic planning vision for the **Punchbowl** suburb, as envisaged in Council's strategic and statutory planning documents. The development will contribute to the growth of and the realisation of Council's strategic vision for the Suburb, which is for a "liveable city that is connected through places and spaces".

The siting, design and external appearance of the development is appropriate and relate sympathetically to the site and to the desired future scale and character of development in the surrounding locality and shows exceptional design excellence.

The proposal has been adequately assessed against Section 4.15 Evaluation - Matters for Consideration, of the Environmental Planning and Assessment Act and found to satisfy the principles of the legislation.

On balance, the development is ecologically sustainable and in the public interest. Therefore, given the above assessment the proposal should be recommended and determined as approved by **Canterbury-Bankstown Council**.



Regards,

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