

DEVELOPMENT APPLICATION TO CATENBURY-BANKSTOWN COUNCIL

STATEMENT OF ENVIRONMENTAL EFFECTS

ATTACHED DUAL OCCUPANCY AND SECONDARY DWELLING PROPOSED

At 20 Warwick, Punchbowl, NSW 2196

Lot B/-/DP365897 and 2/-/DP350632



April 2026

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1. INTRODUCTION

The Statement of Environmental Effects is prepared to support construction development of a new attached dual occupancy and secondary dwelling.

The aims of this report are to:

- Provide an assessment of the locality, subject site and applicable planning controls:
- Describe the proposed development:

This Statement of Environment Effects should be read in conjunction with the following supporting technical studies which are submitted under separate cover.

- Architectural plan and perspectives prepared by Harry Studio Design.
- Site survey plan prepared by **Summit Geomatic Surveyors**.

2. SITE ASSESSMENT

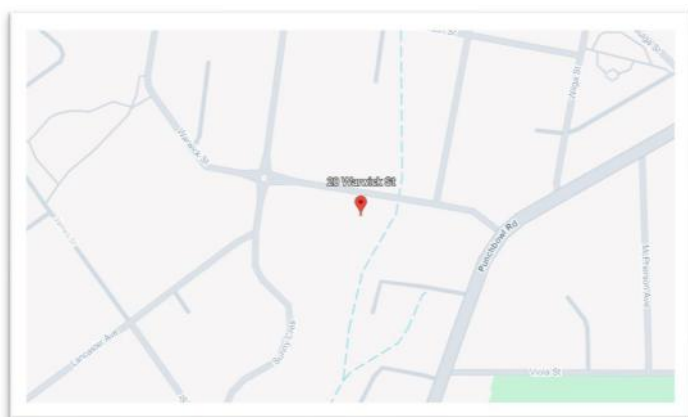
2.1. Locality

The subject site is situated at 20 Warwick Street, Punchbowl, located within the established suburb of Punchbowl. This location is approximately 17 kilometres southwest of the Sydney CBD and falls within the Canterbury-Bankstown City Council local government area, forming a key part of the Greater Sydney Metropolitan Area.

The subject site consists of residential zoned land, strategically positioned within 800 metres walking distance of the Punchbowl town centre and the Punchbowl railway station. This proximity ensures excellent access to local commercial amenities, essential services, and the broader Sydney public transport network.

The following figures shows the location of the subject site in the relation to surrounding locality:

Figure 1: Locality map



Source: google map



Source: google earth

2.2. Site description

This site is rectangular allotment known as 20 Warwick Street, Punchbowl and is legally described as B/-/DP365897 and 2/-/DP350632 and is zoned R2 Low Density Residential. The site faces Warwick Street of 15.85m. It is approximately 865m² in area and contains a brick single storey dwelling with an outbuilding.

2.3. Surrounding development

Streetscape character and visual setting:

The surrounding area is characterised by detached dwellings with varying styles in architecture including low pitched hipped or gabled roofs, standard setbacks, with buildings predominantly constructed of brick. The front yards include open landscaping or brick front fences.

Existing vegetation:

Existing vegetation within the streetscape features a mix of grassed lawn, small planting and ornamental trees to the front yard. The streetscape is characterised by a mix of small to medium trees with mall canopy.

Topography:

The site has a fall from the north to the south side of about 1.21m at a 1.8% grade.

Views:

The site is essentially suburban with views of adjoining dwellings and landscaping along the footpaths and adjoining dwellings.

Form of adjacent buildings:

In the immediate area around the site are single storey and double storey detached dwellings with uniform front setbacks and secondary setbacks. The front yards include landscaping, established trees and a mix of open and brick fencing.

Surrounding noise sources:

The site is surrounded by residential used not being of a significant noise source.

3. THE PROPOSAL

3.1. Description of proposal

This proposal seeks development consent for construction of a new attached dual occupancy includes following functions for:

Unit 1:		Unit 2	
Ground floor:	Single garage Porch Lounge Stair Bath 1 bedroom Laundry room Kitchen and walk in pantry Dining Living Alfresco	Ground floor:	Single garage Porch Lounge Stair Bath 1 bedroom Storage Study nook Laundry room Kitchen and walk in pantry Dining
First floor:	Front void 1 front balcony 1 rear balcony Rumpus 1 common bathroom 3 bedrooms 1 master bed with ensuite and walk in robe	First floor:	Living Alfresco Front void 1 front balcony 1 rear balcony Rumpus 1 common bathroom 3 bedrooms 1 master bed with ensuite and walk in robe

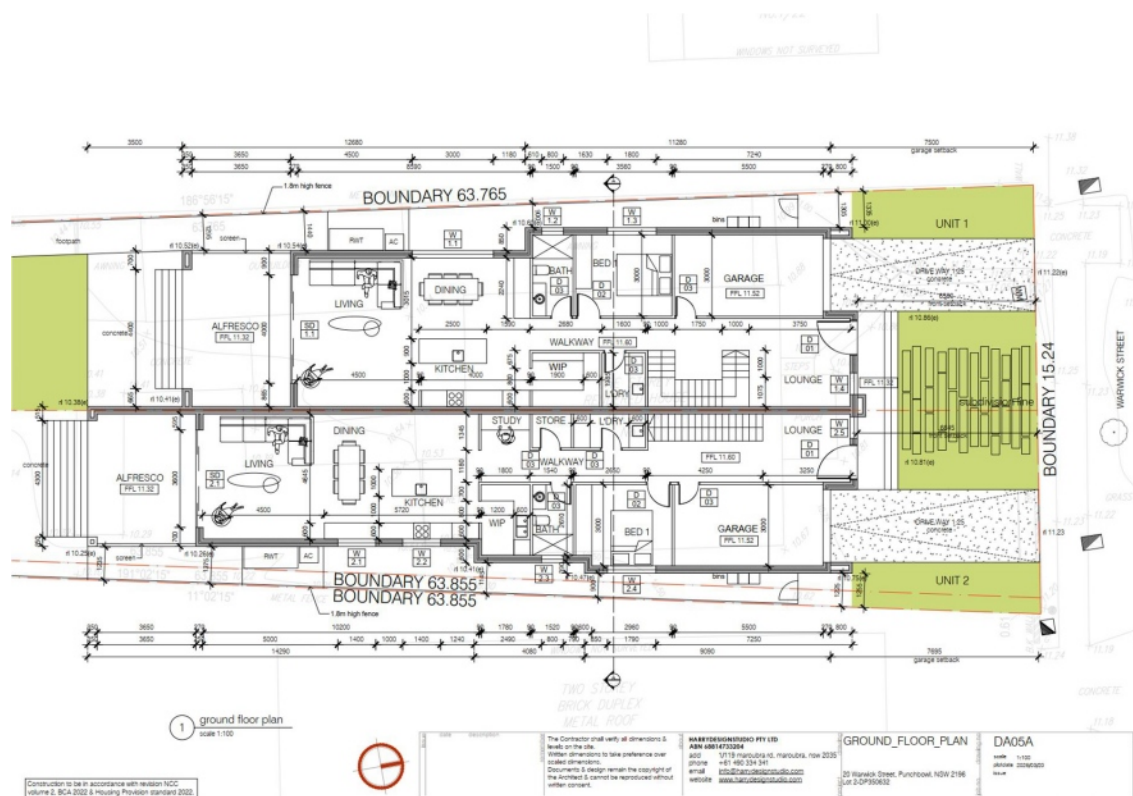
And a new secondary dwelling includes following functions:

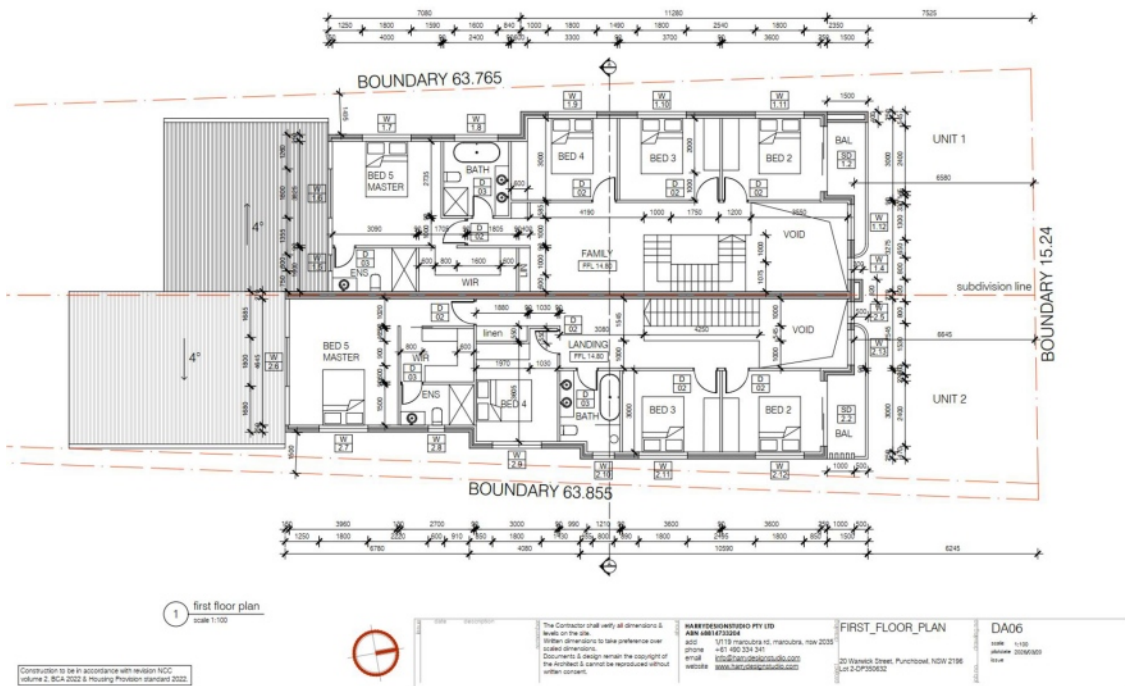
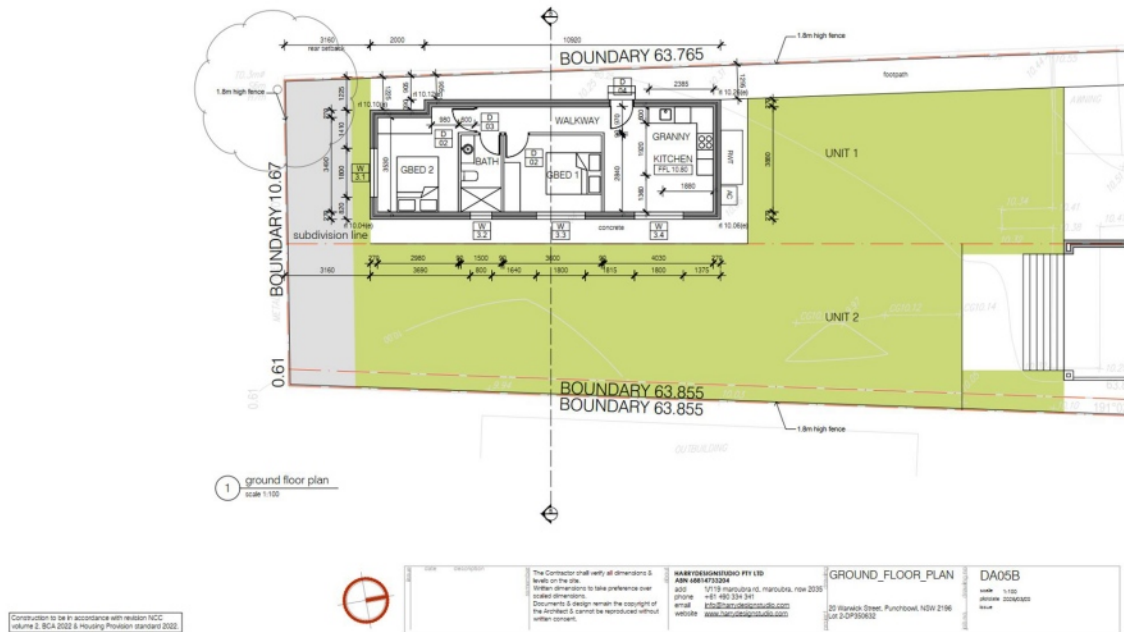
Kitchen
G.Bed 1
G.Bed 2

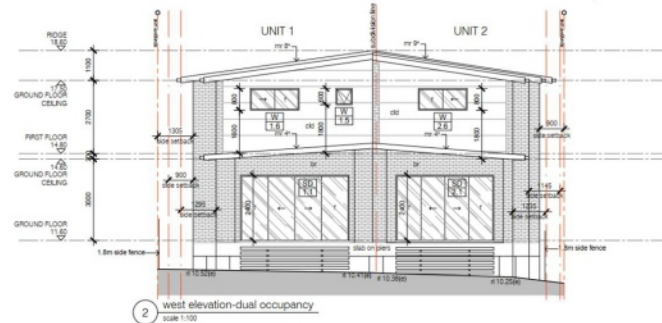
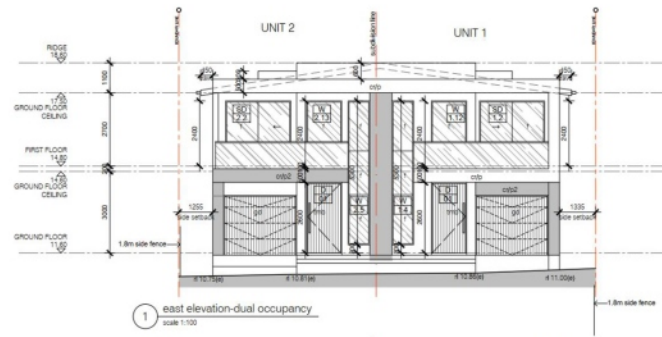
3.2. Development statistics

Item	Proposal
Site area	865m ²
Frontage	15.85m
Gross floor area	432.44m ²
Floor space ratio	0.5:1
Height of building	8.145m
Front setback	6.58m
Garage setback	7.50m
Side setback	Wall height < 7m: 0.9m
	Wall height > 7m: N/A
Rear setback	3.16m
Private open space	80m ² each unit

Plans, elevations and sections

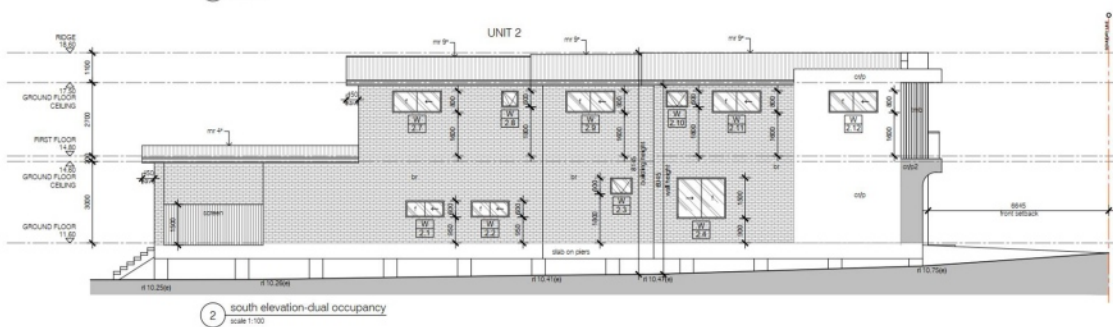
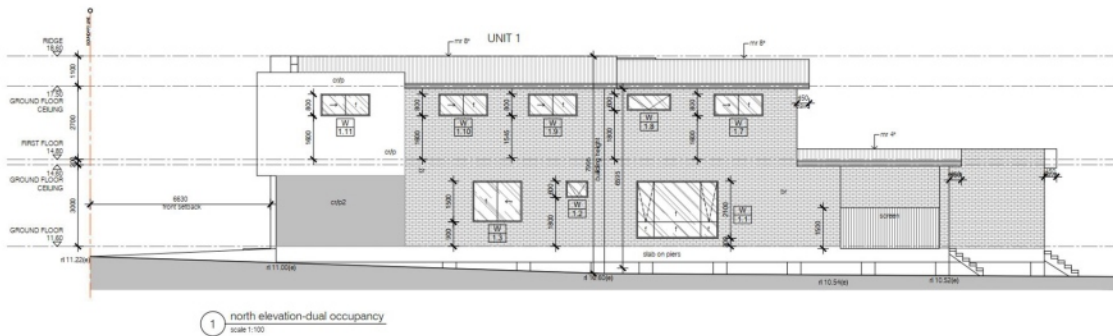






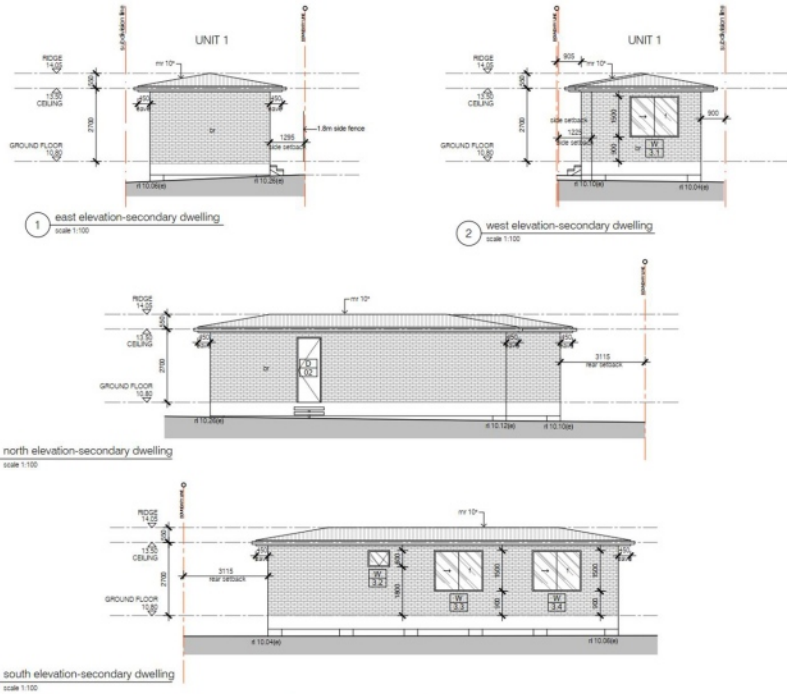
Construction to be in accordance with revision NCC volume 2, BCA 2022 & Housing Provision standard 2022.

The Contractor shall verify all dimensions & levels on the site. Written dimensions to take preference over scaled dimensions. Documents & design remain the copyright of the architect & cannot be reproduced without written consent.	HABYDESIGNSTUDIO PTY LTD ABN 68614732264 8500 1/173 Macquarie rd, macquarie, nsw 2105 phone +61 492 334 341 email c@habydesignstudio.com.au website www.habydesignstudio.com.au	ELEVATIONS 20 Warwick Street, Punchbowl, NSW 2196 Lot 2 OP55832	DA07 scale 1:100 revision 2023/05/20 date
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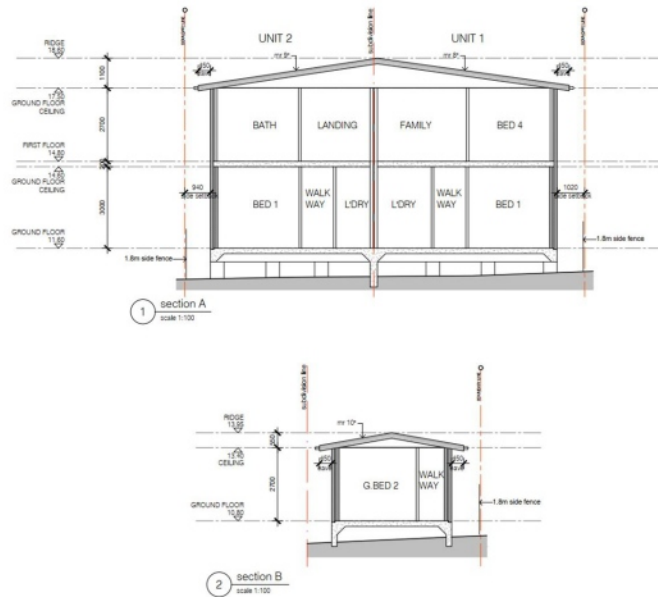
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Construction to be in accordance with NCC
volume 2, BCA 2002 & Housing Provision standard 2002

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Construction to be in accordance with NCC
volume 2, BCA 2002 & Housing Provision standard 2002

The Contractor shall verify all dimensions & levels on the site. Where dimensions to take preference over stated dimensions. Documents & design remain the copyright of the architect & cannot be reproduced without written consent.	HANF DESIGN STUDIO PTY LTD ABN 6864732304 add 1/118 Macquarie rd, Macquarie, NSW 2105 phone +61 492 334 341 email info@hanfdesignstudio.com website www.hanfdesignstudio.com	SECTIONS 20 Warrack Street, Punchbowl, NSW 2196 Lot 2-CP350632	DA10 scale 1:100 revision 2020/05/01 date
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4. PLANNING CONTROLS

4.1. State Environmental Planning Policy (Sustainable Buildings) 2022

Regulation under the Act have established a scheme to encourage sustainable residential development (The BASIX scheme). The application includes a BASIX certificate.

4.2. Canterbury-Bankstown Local Environmental Plan 2023

The subject site is zoned R2 Low Density Residential under Canterbury-Bankstown Local Environmental Plan 2021.

The objectives of the zone area as follows:

- To provide for the housing needs of the community within a low density residential environment.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.
- To allow for certain non-residential uses that are compatible with residential uses and do not adversely affect the living environment or amenity of the area.
- To ensure suitable landscaping in the low density residential environment.
- To minimise and manage traffic and parking impacts.
- To minimise conflict between land uses within this zone and land uses within adjoining zones.
- To promote a high standard of urban design and local amenity.

The following table reviews the proposal against relevant planning controls contained within the LEP:

Item	Requirement	Proposal	Compliance
Part 3 Permitted with consent	Dual occupancies (attached) are permissible with consent in the Zone R2 Low Density Residential	A new attached dual occupancy	✓
4.1A	Minimum lot sizes and special provisions for dual occupancies: The lot for dual occupancies is at least (attached) -500m ²	The lot is 865m ²	✓
4.3 Height of buildings	Maximum height of 9m	8.145m	✓
4.4 Floor space ratio	The maximum floor space ratio for a building on any land is not to exceed the floor space ratio shown for the land on the Floor Space Ratio Map-0.5:1	0.5:1	✓

4.3. Bankstown Development Control Plan 2015

Part B1 – Residential development

Section 4 – Dual occupancy

Objective:

(a) To ensure lot sizes provide adequate space for dwellings, setbacks to adjoining residential land, landscaped areas, open space, driveways, vehicle manoeuvring areas and the like.

(b) To ensure the building form, building design and landscaping of dual occupancies are compatible with the prevailing suburban character of the residential areas, particularly the single dwelling suburban character of the low density residential areas.

(c) To ensure the building form and building design of dual occupancies provide appropriate amenity to residents in terms of private open space, access to sunlight and privacy.

(d) To ensure the building form and building design of dual occupancies do not adversely impact on the amenity of neighbouring properties in terms of visual bulk, access to sunlight and privacy.

(e) To ensure the building form of dual occupancies in the foreshore protection area preserves the existing topography, land and rock formations, and the unique ecology of natural bushland and mangrove areas.

(f) To minimise the visual impact of off-street parking on the streetscape.

Item		Requirement	Proposal	Compliance
Subdivision	Size per dwelling	The two dwellings forming a dual occupancy (attached) may be subdivided to a minimum lot size of 250m ² per dwelling.	Unit 1: 457m ² Unit 2: 365m ²	✓
	Size of a dual occupancy and a secondary dwelling on the same allotment	For development that establishes a dual occupancy and a secondary dwelling on the same allotment, the two dwellings forming the dual occupancy may be subdivided provided the minimum lot size is 450m ² per dwelling.	Unit 1: 457m ² (including secondary dwelling)	✓
Storey limit		2	2	✓

Setbacks to the primary road	The minimum setback for a building wall to the primary road frontage is: (a) 5.5 metres for the first storey (i.e. the ground floor); and (b) 6.5 metres for the second storey	Front setback: 6.58m	✓
Setbacks to the side boundary	For the portion of the building wall that has a wall height less than or equal to 7 metres, the minimum setback to the side boundary of the allotment is 0.9 metre.	Side setback: 0.9m	✓
	For the portion of the building wall that has a wall height greater than 7 metres, the minimum setback to the side boundary of the allotment is 1.5 metres.	N/A	N/A
Private open space	80m ² per dwelling behind front the building line	80m ² per unit	✓
Roof pitch	The maximum roof pitch for dual occupancies is 35 degrees.	The maximum roof pitch is 9°	✓
Garage setback	Minimum 6m from the primary and secondary frontages.	Garage setback: 7.5m	✓
Landscape	A minimum 45% of the area between the dual occupancy and the primary road frontage; 46.62m ²	58.67m ²	✓

4.4. The State Environmental Planning Policy (Housing) 2021 in relation to secondary dwellings

Item	Requirement	Proposal	Compliance
Lot size	Min 450m ²	Unit 1: 457 m ²	✓
Total floor area	Max 60m ²	56 m ²	✓
Building setbacks	Side setback – 0.9m Rear setback – 3m	Side setback – 0.905m Rear setback – 3.16m	✓
Private open space	A lot on which development for the purposes of a secondary dwelling is carried out must have more than 24m ² of principal private open space.	80 m ²	✓

5. SUMMARY

The subject site is zoned R2 Low Density Residential and an attached dual occupancy and secondary dwelling are permissible with this zone with consent.

The proposal is permissible with development consent and performs favourably in relation to the relevant aims, objective and development standards of the relevant environmental planning instruments and associated development control plan.

The proposed development complies with **State Environmental Planning Policy (Sustainable Buildings) 2021**, **Canterbury-Bankstown Local Environmental Plan 2023**, **Bankstown Development Control Plan 2015** and **The State Environmental Planning Policy (Housing) 2021 in relation to secondary dwellings**.