

S T A T E M E N T O F E N V I R O N M E N T A L E F F E C T S

For the Proposal of:

**DA application for construction
Of a Secondary dwelling + Outbuilding**

Council District:

Canterbury – Bankstown Council

Address:

No. 2 Joyce Street, Punchbowl

Client:

Sohail Syed

Date:

June 2026

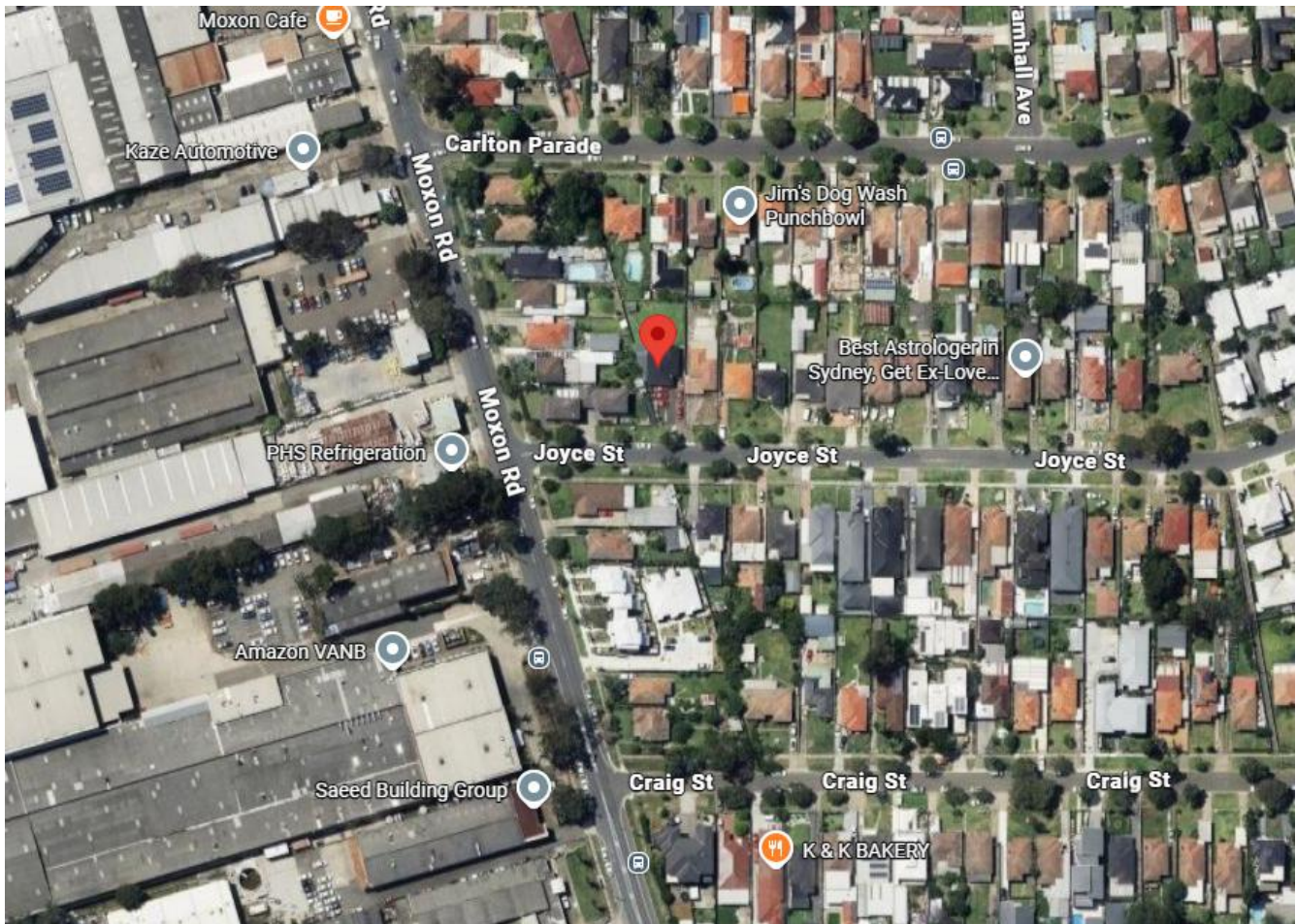
Our Reference:

2653 - DA

1.0 INTRODUCTION

This development application is submitted to council for assessment and approval for the construction of a secondary dwelling + outbuilding. This statement will outline the proposed development and illustrate how this proposal will not impact on the environment and the adjoining premises.

2.0 SITE (locality)



2.1 Streetscape Analysis

The site is located on Joyce Street. The address is No. 2 Joyce Street, Punchbowl. The site is currently occupied with a single storey rendered dwelling.

The surrounding area and allotments are primarily of single storey dwellings and two storey dwellings and granny flats.

Our proposal has been designed to fit in with the surrounding areas and dwellings, as illustrated in the Elevations.

3.0 Floor Space Ratio (F.S.R)

Floor space ratio	0:5:1 – Canterbury - Local Environmental Plan 2023
Existing Floor Area:	1022.25 Sqm
Granny Floor Area :	60 sqm
Outbuilding Floor Area:	36 Sqm
Total Floor Area:	198.25 Sqm
Total Floor Area:	198.25 sqm
Total Site Area:	679.3 Sqm
F.S.R Achieved:	0.29 /1

C O M P L A N C E T A B L E - G R A N N Y F L A T

Total floor area required:	60 sqm.
Total floor area achieved:	60 sqm. (complies)
Rear setback required:	0.9m
Rear setback achieved:	0.9m (complies)
Min. Side setback required:	0.9m
Min. Side setback achieved:	0.9m (complies)

NOTE:

ACHIEVES FULL COMPLIANCE WITH THE RELEVANT PROVISIONS IN THE AFFORDABLE RENTAL HOUSING SEPP 2009

C O M P L A N C E T A B L E - O U T B U I L D I N G

Max Site Cover Allowed:	45 sqm.
Total floor area achieved:	36 sqm. (complies)
Rear setback required:	0.9m
Rear setback achieved:	0.9m (complies)
Min. Side setback required:	0.9m
Min. Side setback achieved:	0.9m (complies)

5.0 Building Height

Ridge height allowed:	8.5 m (Local Environment Plan 2015)
Ridge height achieved:	Single Storey dwelling

Wall Height:	Max 3 m
Wall Height Achieved:	2.98 m

6.0 Building appearance

The building appearance of the proposal fits in with the locality. Similar developments have been proposed within close proximity.

7.0 Building materials

The proposed development is of brick veneer construction, face brick with a tiled roof.

8.0 Private open space

courtyard achieved: > 16 Sqm.

9.0 Car Parking / Storage and access

Total bedrooms achieved (Granny flat): 2 bedrooms

10.0 Solar access

(Refer to BASIX Certification)

11.0 Landscaping

Landscape area of the total site area, excluding building driveways, covered, gravelled or hard surfaced areas:

Total site area:	679.3 Sqm.
Landscape area achieved:	176.75 Sqm.
Total landscaped achieved :	176.75 Sqm

12.0 Heritage

The subject site is not considered to be in a heritage conservation area according to Local Environment Plan 2023

13.0 Privacy and security

The layout of the secondary dwelling has been designed to minimise noise and privacy issues.

14.0 Clothes washing and drying

The dwellings have been provided with laundry facilities and a clothes-drying area in each of the courtyards.

15.0 Storage

The dwellings have been provided with storage areas.

16.0 LEP & DCP

All controls found in the statement of environmental effects comply with council's LEP & DCP 2023. Therefore, the local council of this precinct could reasonably approve the proposed dwelling in the manner and form submitted. Our proposal achieves a high compliance level under the LEP and DCP 2023.

17.0 Zoning

Zoning under LEP: R3

Zoning: R3 Medium Density Residential - Local Environment Plan 2023

18.0 Summary

The proposal seeks to construct a secondary dwelling + outbuilding at the rear of an existing single-story dwelling. The proposal offers a high level of compliance and provides residences with a high level of amenity.

The proposal complies with all of the Council's technical design requirements and town planning objectives and will have no significant adverse impact on any other adjoining or nearby properties.

The design, parking, traffic and drainage aspects of the proposed development have been considered and are satisfactorily seen.

The site can adequately accommodate the proposed development, which will fit into the locality, and will satisfy the Council's present and future planning objectives and controls for the site and the overall precinct.

Therefore, the local council of this precinct could reasonably approve the proposed dwelling in the manner and form submitted.

We look forward to Council's advice.

Dvyne Design