

PREMIUM DESIGN & ENGINEERING



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STATEMENT OF ENVIRONMENTAL EFFECTS

FOR

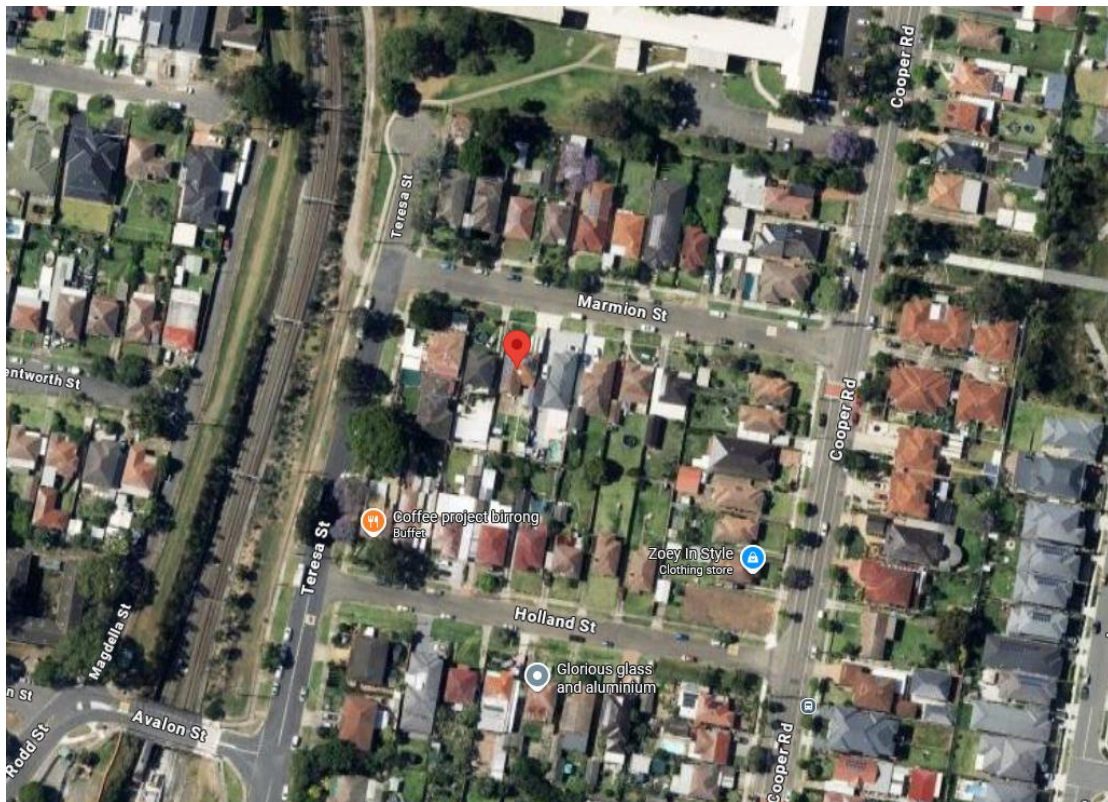
Proposed Secondary Dwelling (section 4.55)

At

9 Marmion Street, Birrong - 2143 -NSW

Prepared By

PREMIUM DESIGN & ENGINEERING



June. 2026

1-Introduction

a- Purpose

This Statement of Environmental Effects has been prepared on behalf of the owner/applicant of this Section 4.55 modification application for DA-592/2023. The purpose of this statement is to consider the environmental effects of the secondary dwelling design amendments at 9 Marmion Street, Birrong, NSW.

This report describes the subject Development, analyses the submitted documents and evaluates all relevant planning controls embodied in Canterbury Bankstown Council, particularly LEP 2023 and DCP 2023 and its suitability for the subject site.

b- Design Criteria

The proposed design has taken into consideration all development instruments and regulations related to the project type and area, the existing streetscape, including heights, scale, construction materials and architectural design elements, site morphology, internal and external layout, pedestrians and cars circulations, mutual impact with the adjoining properties knowing that the proposed secondary dwelling has already been approved by council in DA-592/2023.

c- Submitted Documents

The DA consent and section 4.55 modification file is attached to this SEE. All documents will be submitted as a whole set to Canterbury Bankstown Council. For that, this report is to be read in conjunction with the submitted drawings. The attached file includes the following:

- DA-592/2023 Notice of determination
- Existing Survey Plan 1/200
- Proposed Site Plan 1/200.
- Proposed Granny flat Floor plan 1/100.
- Proposed Elevations (Front and Rear) 1/100.
- Proposed Elevations (Sides) 1/100.
- Proposed Section 1/100
- Sediment Control Plan 1/200
- Sediment Control General Notes
- Neighbour Notification
- Proposed Landscaping 1/100
- Statement of Environmental Effects
- Basix Certificate

2-Analysis of existing situation

a- Site Location (See Figure 1)

The subject site of 9 Marmion Street is located in a residential area, at the north of Birrong, within walking distance from Birrong train station and Birrong Boys and Girls Highschool.

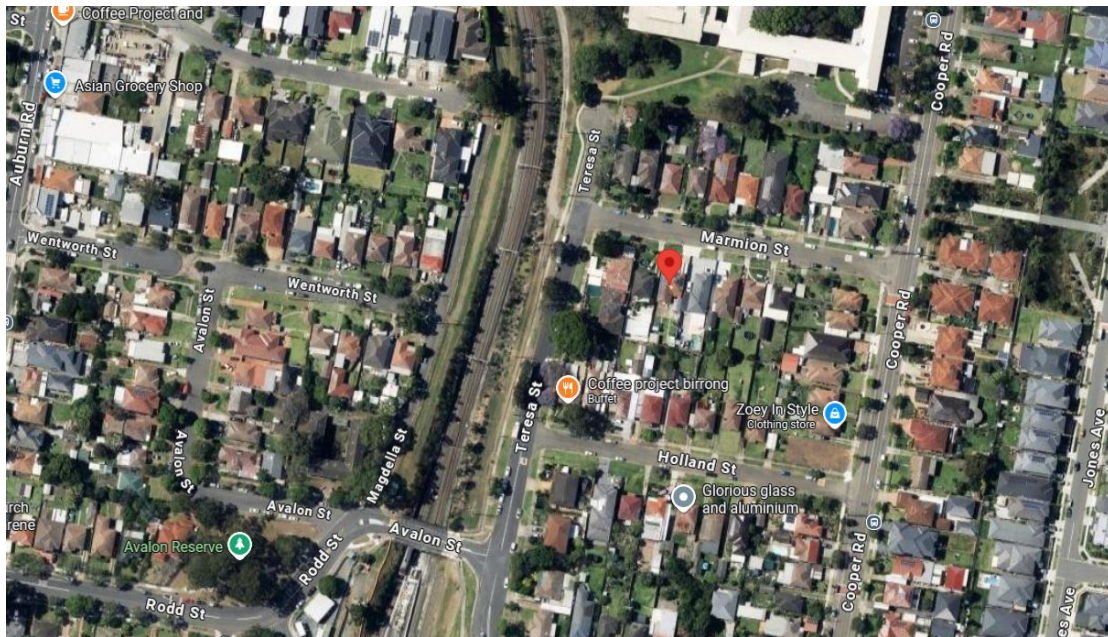


Figure 1 –Google Site location

b- Site description (See Figure 2)

The site address is 9 Marmion Street, Birrong NSW. The lot number is 23 while the DP is 12049 of Canterbury Bankstown Council area.

The site is a Rectangle shape with frontage of 12.8 m width along with Marmion Street, the width of the southern rear boundary of the site is 12.8 m. The Western and Eastern boundary have length of 44.195 m. The land is gradually sloping to the front of the property. The total site area is 565.80 m² by close & 562.8m² by title.

c- Site advantages

The only street giving access to the site is Marmion Street at the northern boundary. It has a two-way road, with one lane for each direction (see detail on survey plan).

The site is conveniently located in the heart of a residential area, surrounded by the green spaces. The train station (Birrong station) is within walking distance from the subject site while Birrong Boys and Girls Public High School's are within walking distance. It is also noteworthy that the site is located away from a mixture of commercial, retail, educational and community areas.

d- Existing Built Forms

The existing structures on site are:

- A single storey rendered Dwelling with tiled roof
- Single Carport at front
- Existing 2 Sheds at rear eastern side

e- Existing Landscaping

There are no existing trees on site, as seen on the following satellite image and survey plan.

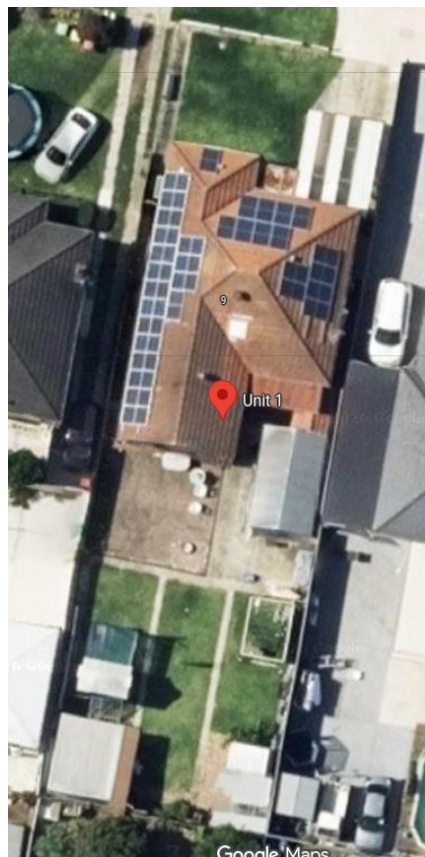


Figure 2 – The existing site of 9 Marmion Street.

f- Existing driveway and car parking

An existing concrete driveway with carport are located at the Northern side of the site, as seen on the survey Plan. No changes to the driveway will be made.

g- The existing Streetscape

The subject development lot is located in a residential area. The existing streetscape is almost classic architectural design with rendered external brick feature and one storey height. Single storey dwellings exist on both sides of the property. No changes will be made to the front elevation.



Figure 3 – The existing streetscape of 9 Marmion Street.

3-The proposed development

a- Demolition

The existing metal sheds at the rear of property to be demolished and removed away as part of the construction procedure and will be replaced by the approved DA-592/2023 and slightly modified (section 4.55) secondary dwelling. (See attached drawings).

b- Development project description

The proposed development comprises the modification of an approved detached Secondary Dwelling as shown on the attached plans, timber framed and cladded structure and 3° flat colorbond roof.

	Existing Floor area	Proposed floor area	Allowed floor area	FSR
<u>Land area</u> 565.8m2			282.9m2	50%
Existing Dwelling	185.77 m2			
Proposed Secondary Dwelling		59.97m2		
Total Proposed			245.77m2	<u>43.4%</u>

c- Proposed Secondary Dwelling

Secondary Dwelling contains:

Lounge, dining, laundry, bathroom, 2 bedrooms, kitchen and Porch.

All related regulations, codes and design requirements have been taken into consideration in the proposed design: minimum lot size, setbacks, heights, as well as sunlight orientation, over shadowing and privacy.

d- Hydraulic

The updated proposed hydraulic conceptual plan is represented in attached plans: H01-H04 (dated 03/07/2026). The drainage evacuation is proposed by gravity, straight to the existing stormwater system of the existing dwelling. A Rain Water tank of 1500 litres is proposed for the proposed secondary dwelling. No onsite detention is needed.

e- Privacy

This issue has been respected in the proposed design. At the side elevations where the privacy can be affected, all windows of the first floor are proposed with a minimum sill height of 1500mm.

COMPLIANCE WITH RELATED DEVELOPMENT REGULATIONS

Requirement Name	Related Instrument	Allowed or Required	Proposed	Complies
Zoning	Canterbury Bankstown 2023 LEP	All Residential area	R2 Low density residential	YES
Site Area for Secondary Dwelling	Canterbury Bankstown 2023 DCP	450m2 for secondary dwelling	565.8m2	YES
FSR 0.5:1	Canterbury Bankstown 2023 DCP	Total 282.9m2	Total 245.77m2 Ex House:185.77m2 Sec Dwe:59.97m2	YES
Number of storey	Canterbury Bankstown 2023 LEP	1 storey (Doesn't include Basement)	1 storey	Yes
Maximum Wall Height under eave	Canterbury Bankstown 2023 LEP	3m maximum	3 m	YES
Front Setbacks	Canterbury Bankstown 2023 DCP	NA	NA	YES
Side Setbacks	Canterbury Bankstown 2023 DCP	900mm with max. wall 3m height to eave	900mm	YES
Total Landscape		As approved by DA-592/2023 107.98 m2	As per modification 130.3 m2	YES
Rear setbacks	Canterbury Bankstown 2023 DCP	900mm with max. wall 3m height to eave	900 mm	YES

CONCLUSION

As per Canterbury Bankstown Planning Regulations, the subject Secondary Dwelling development complies with all their requirements, particularly LEP & DCP 2023. The secondary dwelling has already received approval through DA-592/2023 and the proposed minor adjustments to the secondary dwelling do not impact the planning regulations. The proposed design seems consistent with the objectives of the R2 Zoning where the subject development is located. The scale and sitting of building is highly consistent with the immediate area. The impression of the development from several points will be positive.

The form, height and scale, proportions, articulation, modulation and colors used in the treatment of the building are such that the design overall is in line with urban design and objectives and principles outlined in Canterbury Bankstown Planning Regulations and objectives.

For traffic and acoustic issues, the proposed development will not generate any traffic impact to the existing road network or any significant noise.

The generated building shadow will allow the required 3 hours' sunlight and will not have a significant impact on the adjoining and surrounding properties.

Having regard to the contents of this report and to the conclusions reached therein, it is therefore concluded that the proposed modifications to the approved DA-592/2023 and the minor adjustments to the Secondary Dwelling can be justified relative to environmental impacts, and thus Canterbury Bankstown Council is respectfully requested to favorably consider this application.

The assessment undertaken concludes that the site is suitable for the proposed amendments to the approved DA-592/2023.

Faithfully,
PD&E