

23th of June , 2023

Canterbury- Bankstown City Council
The general manager
Environmental & Planning Services Department

**Ref: Proposed Granny Flat and attached OPEN CARPORT
At 20 Pasto Street, Greenacre.**

STATEMENT OF ENVIRONMENTAL EFFECTS

1.0 INTRODUCTION

It is proposed to construct a new detached Granny Flat behind the existing building line.

2.0 THE SITE

2.1 SITE DESCRIPTION AND ZONING

The site has an area of 520 m² with a frontage of 12.19 meters to Plasto Street. The site is zoned as R2-Light Residential.

3.0 DESIGN

3.1 SITE DESCRIPTION

The development of the site was based on the following planning criteria:

Consideration has been given to the site layout and design appearance to maintain the amenity of the adjoining development and maintain the streetscape.

The Proposal complies with the controls set out in Bankstown Development Control Plan 2015 Part B Residential in terms of Height setback, floor space ratio and open space. The proposal complies with all the numerical controls of BDCP 2015.

3.3 AMENITY OF SURROUNDING RESIDENCES

- **DEMOLITION**

The proposal will only involve the demolition of the shed and carport.

- **STORMWATER DISPOSAL**

All new down pipes to be connected to rainwater tank and the overflow to be charged to the street kerb and gutter.

- **CUT AND FILL**

There will be no imported materials to the site. All the excavated materials from the footings will be used as a fill.

- **LOSS OF PRIVACY OF ADJOINING LAND**

The proposal has no major impact on loss of privacy of adjoining land.

3.4 SETBACK

The setback to the Granny flat will be 900mm to both side boundaries and the rear setback will be 910mm.

3.5 ALLOTMENT SIZE AND FLOOR SPACE RATIO.

The total allotment area	520 m ²
Existing dwelling	122.00 m ²
Proposed Granny Flat	60.00 m ²
Proposed open carport	20.50 m ²
Total impervious Area	150.00 m ²
Landscape ratio	29.00 %

4.0 SUMMARY

The proposal relates well to the surrounding streetscape, surrounding zoning and adjoining residences and being of compatible scale and character to the existing residences. The secondary dwelling is completely behind the building line and will not have any effect on the streetscape character of Plasto Street.