

10/10/2023

Statement of Environmental Effects

**Proposed :
proposed Detached Secondary Dwelling (Granny flat)
at rear of existing house**

**212 Old Kent Road, Greenacre,
LOT 2. - DP 414534**

For: Mr. AZZAM KSEBE

SIGHT BUILDING DESIGN –

Sam. Sallit (B.Arch.) . Member of the Royal Australian Institute of Architects –
Registered Design & Building Practitioner (Service NSW)
Mobil: 0410316294 | 31A Farnell Street, Merrylands 2160
E. marsam2@outlook.com.au

INTRUDUCTION

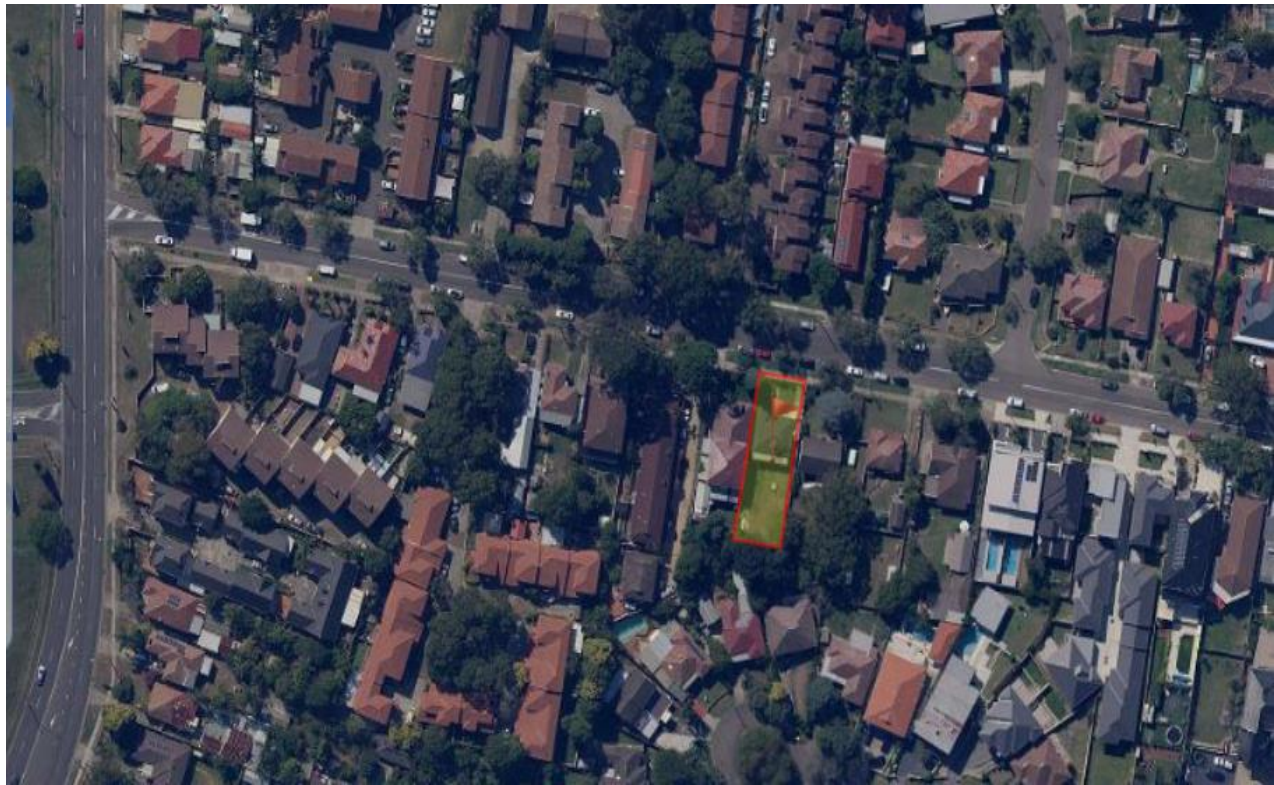
This report accompanies a development application seeking consent to erect detached secondary dwelling (granny flat) at rear of existing house

proposed site no: 212 Old Kent Road, Greenacre,
LOT 2. - DP 414534

This report is intended to assist Council consideration of the application by providing full details of the proposed development and its implications.

It should be read in conjunction with architectural plans, Storm Water plans, landscape plans, and Survey plan, and other documents

SITE ANALYSISE



Site Location ; 212 Old Kenyt Road, Greenacre

SUBJECT SITE

The subject site is known as No 212 Old Kent Road, Greenacre

The property is located on the south side of Old Kent Road,,

The property is No 212 Old Kent Road, Greenacre LOT 2- DP. 414534

It is regular shaped property. The frontage is 13.41 m. , the depth East side boundary is 42.67m, & West side boundary is 42.67 m, and rear side is 13.41 m. The site area as survey plan is 572.3 m².

The site presently occupied by existing one story clad house with tile roof and rear awning & shed

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SITE CONTEXT

The site is situated in an established area characterized by single and large two storey dwellings, Dual occupancy , Town Houses and the site location close to Hillcrest reserve ,

The property immediately adjacent the east boundary has an existing one storey house with tile roof .

The property adjacent the West boundary large two storey brick house with tile roof , The rear of the property is adjacent by existing court yard for existing house out

TOPOGRAPHY.

The property is sited on lower side levels of Old Kent Road, and falls down from northern eastern Boundary to southern western boundary, There is approximately 1.41 m fall over the entire site.

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EXISTING VEGETATION.

The site has not got any magnificent tree ,
Any way we are going to plant more shrubs in the proposal.
As shown on landscape plan

PLANNING CONTROLS

ZONING & PLANNING INSTRUMENTS.

The Subject site is zoned R2) - Residential under the Bankstown City Council Environmental Plan (LEP) 2015 .

The site is affected by Development Control Plan DCP 2015.

The proposed use secondary dwelling (granny flat) is permissible in the zone with council consent.

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The following table is a summary of the development control required by the D.C.P compared against the proposed development

COMPLIANCE CHECK

DEVELOPMENT CONTROL PLAN TABLE Part B1 of Bankstown Development Control Plan 2015 supplements the LEP section 3 secondary dwellings			
CONTROL	REQUIREMENT	PROPOSED	COMPLIES
SITE AREA	450 m2	572.3 m2	YES
FLOOR AREA (LIVING ONLY)	Maximum area (living) for dwelling +secondary dwelling 257.53 m2	(house) 109 m2 (living) +(granny flat) 59.98 m2 (living)=167.98m2	YES
F.S.R	0.45 :1	29.351 %	YES

Landscape	45% of the open area at front	For existing house 94 m2 open at front landscape is existing	YES

SECTION 3–SECONDARY DWELLINGS

Lot size required : 450 m2 Proposed site is 765.1m2 Yes comply

secondary dwelling is no more than 60m2 proposed 58.97m2 yes comply

maximum wall height is 3 m proposed is maximum 2.7m yes comply

PROPOSED DEVELOPMENT

4 DESCRIPTION

The proposal is erect detached secondary dwelling (granny flat) at rear
The secondary dwelling comprises 2bedrooms and open living area with kitchen connected to patio

5 LANDSCAPING

We consider nice landscaping at front and rear to provide sufficient quality of private open space complements neighboring land uses and safe and secure for all users,

6 SERVICES

SEWER

All sewers will drain to the boards main, all in accordance with the Sydney water board requirements.

STORMWATER

Storm water will be drained to and connected to existing storm water easement bi charged system line

Full details shown on storm water plans.

7 CONCLUSION

The proposed site is considered suitable for use as secondary dwelling (granny flat).which designed to meet the requirement of the Local environmental Plan. Bankstown council Development Control Plan 2015 Accordingly, Councils Approved consent is recommended

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SIGHT BUILDING DESIGN