

Statement of Environmental Effects

Address: 41 Garrong Road Lakemba 2195– Lot 2/-/DP932191

Proposed Granny Flat (Conversion of existing structure)

05 April, 2024

1. Introduction and Proposal Description:

The subject site is legally described as Lot 2, DP 932191, known as 41 Garrong Rd, Lakemba. The site is a rectangular shaped land parcel with 505.9sqm as site area. The frontage of the site is 10.06m wide and has a length of 50.29m

The subject site is located at 41 Garrong Rd, Lakemba. See Figure 1 below:



Figure 1: Site location (SixMaps)

The subject site is bounded by Garrong Rd to the west, and residential dwellings to its other three boundaries. The site is located within an established residential area dominated by older style one and two storey residential dwellings of mixed ages and architectural styles.

This statement has been prepared to support the detailed drawings and supplementary information submitted as part of the application.

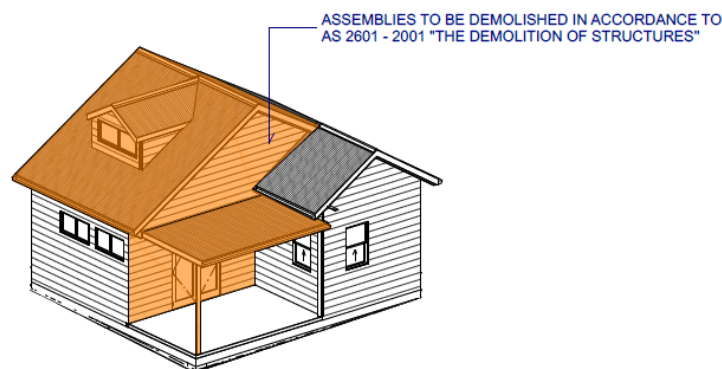
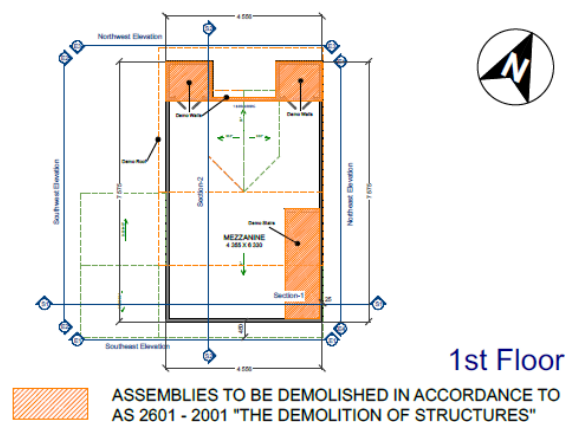
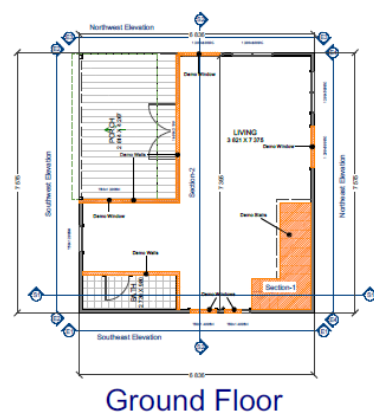
2. The Proposal:

It is proposed to convert existing single storey structure to granny flat.

The proposal also includes enclosing of existing porch as part of the granny flat. The proposal includes demolition of part of the external wall for the porch to be enclosed, reconfiguration of roof, removal of mezzanine and additions of walls to create living, kitchen, bedrooms, and bathroom.

The proposed demolition as per architectural drawings sheet no 4. Demolition Plan is proposed to be demolished in accordance to AS 2601-2001 "The Demolition of Structures".

Extract of Architectural Drawings Sheet No 4: Demolition Plan



3. Compliance with Canterbury-Bankstown DCP 2023

Chapter 5: Residential Accommodation: Section 7- Secondary Dwellings

CANTERBURY-BANKSTOWN DEVELOPMENT CONTROL 2023 PLAN					
Standard	Requirement	Proposed	Compliance		
			Y	N	N/A
Lot requirements and Minimum frontage	One principal dwelling and one secondary dwelling only	One primary and one secondary dwelling	Yes		
	Primary road frontage, measured at the building line, of at least 12m for 450-900sqm lots	<p>The primary road frontage of the subject site is 10.06m.</p> <p>The SEPP requires that sites for Secondary Dwellings be at least 12 metres wide. Section 7- Secondary Dwelling (C1) of CBDCP 2023 states that a secondary Dwelling with a frontage less than 12m can be considered based on merit taking into consideration compliance with the minutes No 295 adopted at the meeting of 15 October 2009. The minutes adopted the ARH SEPP to guide in the assessment of Secondary Dwellings.</p> <p>The objectives within CBDCP 2023 are as below: O1 To ensure that land to be developed is of an adequate size and shape to accommodate development whilst providing adequate amenity for occupants of the site and surrounds.</p> <p>O2 To ensure there is adequate area for vehicle access and parking.</p> <p>O3 To ensure sites have sufficient dimensions to accommodate adequate landscaped open spaces.</p> <p>Given the above, taking into account that the proposal is compliant in all other aspects, the impact from this variation to site frontage is minimal and does not represent a loss to local amenity and in this instance and should be supported.</p>	Yes		

CANTERBURY-BANKSTOWN DEVELOPMENT CONTROL 2023 PLAN					
Standard	Requirement	Proposed	Compliance		
			Y	N	N/A
SEPP (Housing) 2021 Schedule 1 Complying Development-Secondary Dwelling					
Standard	Requirement	Proposed	Compliance		
Maximum site coverage	50% for 450-900sqm lots (max. 265.55sqm)	184.75m ² or 36.51% (123.10m ² + 52.1m ² +9.55m ²) is inclusive of the existing principal dwelling, existing shed and proposed secondary dwelling	Yes		
Maximum floor area for principal and secondary dwelling	330sqm for 450-900sqm lots	184.75m ² (123.10m ² +52.1m ²) is inclusive of the principal dwelling, secondary dwelling	Yes		
Maximum floor area for balconies, decks, patios, pergolas, terraces and verandas	Max. 12sqm	N/A	N/A		
Height	Max. 8.5m	4.57m	Yes		
Side Setbacks for new buildings (450-900sqm sites) greater than 3.8m in height	900mm plus an amount that is equal to one-quarter of the additional building height above 3.8 metres for sites 450sqm – 900sqm.	1.44m from north side setback. 1.01m from south side setback. Merit based as the side setback is for new buildings, whereas the proposal is for conversion of existing structure and retains the existing footprint and setbacks and does not impact amenities of neighbouring properties.	Yes Merit Based		
Rear Setbacks for new buildings (450-900sqm sites) greater than 3.8m in height	3m plus an amount that is equal to three times the additional building height above 3.8m for sites 450sqm – 900sqm or a maximum setback of 8m.	1.1m setback provided from rear boundary. Merit based as the rear setback is for new buildings, whereas the proposal is for conversion of existing structure and retains the existing footprint and setbacks and does not impact amenities of neighbouring properties.	Merit Based		
Landscaping	20% of the site is to be landscaped area. (101.18 sqm) Areas to be min. width of 2.5m with 50% behind the building line.	38.16% of the site area is 193.10sqm. The proposal includes approximately 193.10sqm landscape area. At least 87.5%(169.10sqm) is located behind the secondary dwelling.	Yes		

CANTERBURY-BANKSTOWN DEVELOPMENT CONTROL 2023 PLAN					
Standard	Requirement	Proposed	Compliance		
			Y	N	N/A
Private Open Space	Principal space min. 24sqm directly accessible from a habitable room other than a bedroom, min. 4m wide and not steeper than 1:50 gradient.	Private open space is directly accessible from the main living area of the secondary dwelling, is 4m wide and relatively flat.			yes

4. Other:

Privacy, views and overshadowing: The proposed granny flat will have no impact on the built or natural environment, ie., it will have no impact on privacy, views or overshadowing from within or external to the property.

Acoustic Privacy: The location of the granny flat provides sufficient distance from neighbours to mitigate any acoustic noise.

Views: No view, in or out of the property, will be affected.

5. Conclusion:

In conclusion, the proposed granny flat conversion compliant and consistent with the relevant controls:

- Compliments the existing streetscape of the area
- Complies with the development standards
- Complies with traffic and access requirements
- Complies with Privacy, Acoustic and overshadowing
- Complies with energy requirements
- Complies with sediment and erosion control requirements

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