
DEVELOPMENT APPLICATION

PROPOSED NEW GRANNY FLAT

LOT 35 No. 62 ROWLAND STREET
REVESBY NSW 2212
DP 15122

APPLICANT

Mr. & Mrs. HUYNH

STATEMENT OF ENVIRONMENTAL EFFECTS

1. EXECUTIVE SUMMARY

The application seeks approval of the proposed construction of a brick veneer granny flat. The new proposal will have no detrimental effects on the current allotment, adjoining properties and streetscape.

This document relates to an application for a proposed construction of a granny flat and attached double Garage to Lot 35 No. 62 Rowland Street, Revesby.

This statement is to be read in conjunction with the architectural drawings attached and other documentation as listed below;

- Site Plan.
- Floor Plans
- Elevations
- Sections
- Basix report
- Stormwater Design

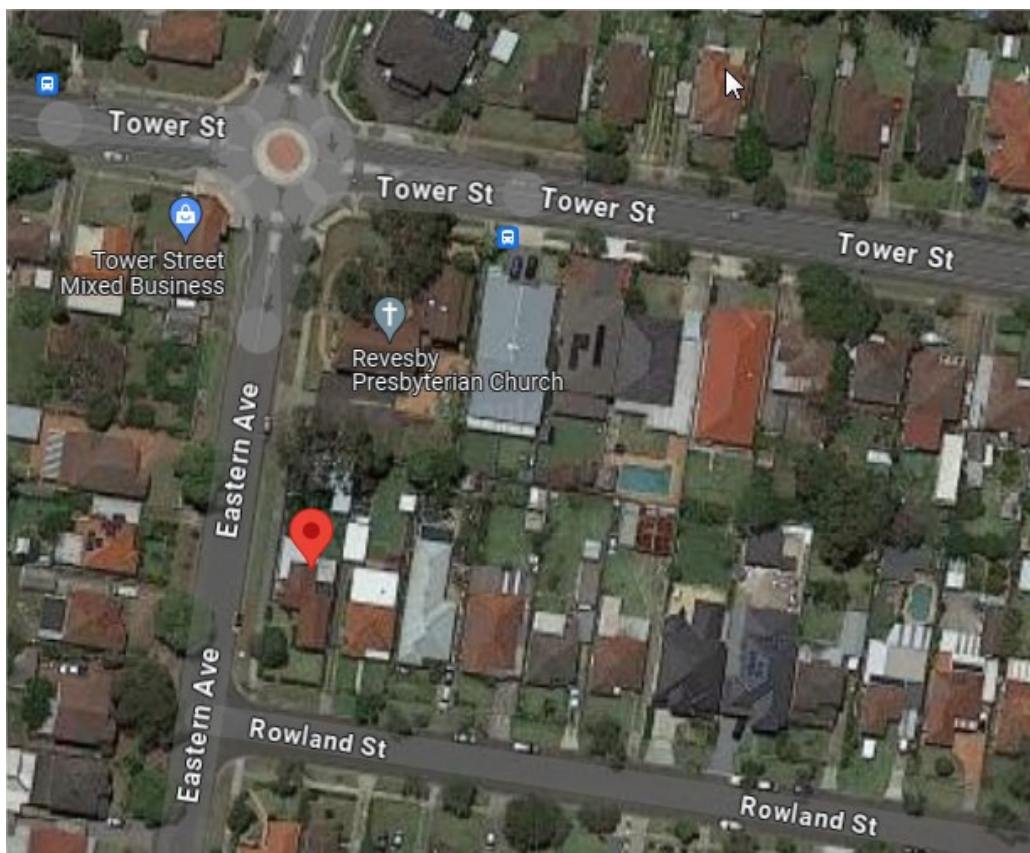
2. SITE

The site is located at Lot 35 No. 62 Rowland Street, Revesby.

The site area is 575.4m².

A weather board single storey dwelling and detached metal roof Carport at rear current stands upon the site. The land is on a level block and fall slightly from rear to front.

The site is service by mains water, electricity, gas, sewer and telecommunication lines.



Aerial of subject site and surrounding dwelling

3. PROPOSAL

The proposal seeks to construct a Brick veneer granny flat & amend the existing Carport to suit the site. The Big tree at rear carport is asked to be removed subject to council approval.

This proposed will consist of the following;

Living, Kitchen, Laundry/ Bathroom, 2 Bedrooms.

The architectural character of the proposal will be matched with the existing building surround.

The style and finishes of the proposed dwelling will be treated with selected building materials such as; Face brick to external wall for future development to the existing house, tiled roofing and architectural profiled powder-coated aluminium windows.

4. SETBACKS, BULK, SIZE AND SCALE

The Old existing metal Carport to be reduced size to suit.

The proposed granny flat has been sited separately at the rear between existing main house & Carport and comply with the DCP's minimum setback requirements. The proposal has 2016mm side setback on the Eastern Avenue and 920mm to the rear boundary adjacent house No. 60 Rowland Street.

The size of the proposal has a maximum Gross Floor area of 60.0m².

The size and scale of the overall height does not exceed Council maximum height requirement.

5. PRIVACY, VIEWS, VISTAS, AMENITY AND SOLAR ACCESS

The proposal does not have any detrimental effects on adjacent neighbouring properties when considering the appearances, height, views, vistas, amenities and overshadowing due to the site positioning and distances from boundaries.

6. UTILITIES – WATER SUPPLY, SEWER, ELECTRICITY AND DRAINAGE

Water will be supplied by mains pressure. The granny flat will be connected to the existing sewer line. Electricity is supplied to the street and will be connected to the main meter board.

7. STORMWATER DRAINAGE

Storm water and hard standing will be disposed to street gutter.

The proposed stormwater drawing has been prepared by the Hydraulic Engineer Consultants.

Part of the land is within the flood planning area so the drainage and hydraulics engineer have been design to comply with the relevant controls outlined by Bankstown City Council.

8. ENERGY RATING

A BASIX certificate is attached to the application demonstrating the points achieved.

9. WASTE MANAGEMENT

A waste management container will be provided on site, and all building debris will be placed in the container and taken to the nearest authorised waste and recycling depot, which will be disposed of accordingly.

10. CONCLUSION

The proposal does not have any significant adverse environmental impacts and has been designed in such a manner as to value the site. The proposal will not have a detrimental impact upon the amenity of adjoining properties.

It is therefore considered that this application for the construction of a granny flat upon Lot 35 No. 62 Rowland Street, Revesby is worthy of the support of Council.