

# STATEMENT OF ENVIRONMENTAL EFFECTS

for a

## UNAUTHORIZED GRANNY FLAT Change of use application

at

**Lot 3 Sec 6, No 30 Monie Avenue East Hills**

This Statement of Environmental Effects has  
been prepared by Inkon Plans. Limited on behalf of

.....Mr Satya Singh .....

**Owner:** Mr Satyah Singh

**Council:** Canterbury-Bankstown City Council

**Date:** Monday, 23rd of September, 2024

## **LOCATION**

The following is a Statement of Environmental Effects, as required by Council in their Development Control Plan.

The Property is located at No 30 Monie Avenue East Hills and contains an existing Single Storey Home with an unauthorized granny flat at the rear of the property. The unauthorized granny flat is to be used and maintain once it is registered. The lot area is 974.9 M2 and land slopes towards the rear of the property.

## **PROPOSAL**

The proposal is an unauthorized granny flat 86.20m2 to be converted to a registered Granny Flat with a maximum FSR 59.78sqm. The existing structure has a side setback of 1.506mm off the northern side boundary and set back from the rear fence at 3.212mm The existing building foot print remains as is as the alterations are within to comply with the maximum 60m2 floor area.

## **EFFECTS**

No effects to neighbours properties, neighbours on both side will still contain their privacy, and noise pollution will be followed according to law.