

STATEMENT OF ENVIRONMENTAL EFFECTS

14 November 2024



PROPOSED FOR THE SECONDARY DWELLING (GRANNY FLAT) @ Lot B DP 313371 20 QUIGG STREET, NORTH LAKEMBA NSW 2195

1. Introduction

This Development application and Statement of Environmental Effects relates to the proposal of the property above.

2. Site Description

Currently on site a Brick House Dwelling located in the rear yard. The site has a total area of 488.5m², with street frontage to Quigg Street measuring 10.060m, rear length of the site is 10.060m and length of the side is 48.565m (right), 48.565m (left).

3. Zoning and Development Controls

The Property is R2 residential zone within the current Canterbury-Bankstown Local Environmental Plan 2023 & Development Control Plan 2023 - Part B1; Section 3 Secondary Dwelling- prevailing in the immediate precinct.

The objective of the current code is to provide mixed residential use including Residential dwellings.

Proposed for the Secondary Dwelling (Granny Flat) endeavours to maintain the spirit of the objectives of council's code and the current development control plan, thereby providing for a high quality extension as would be expected, the total site has an area of 488.5m² which comply with all of council's relevant codes.

The proposed development has been designed to Canterbury-Bankstown Local Environmental Plan 2023 & Development Control Plan 2023 - Part B1; Section 3 Secondary Dwelling

The Proposed above will visibly improve the existing dwelling. The Secondary Dwelling (Granny Flat) effectively fills the allocated area, while incorporating styles, which complement the Single new dwelling buildings.

The visual impact of the proposed for the Secondary Dwelling (Granny Flat) are that which is conceived from the planning controls.

Attractive design, in most cases, can be achieved simply and economically by variations in setbacks, alternative floor plan building layouts, broken rooflines and an open minded approach.

Listed below are a number of key elements that we have undertaken in our building design:

4. Setbacks

Our Proposed for the Secondary Dwelling (Granny Flat) will be located at the front of the street will have a rear set back of 3.0m, 1.0m and 1.148m for side setbacks (drawings attached) and distance to main dwelling is 13.777m (as drawings).

5. Floor Space Ratio (F.S.R)

The current allowable F.S.R in R2 residence zones within the Canterbury-Bankstown area is 50% we have designed our Secondary Dwelling (Granny Flat) at 59.72m² and our FSR is 41% and complies with the bulk and scale, site coverage and private open space provisions are compatible with neighbouring development. The Secondary Dwelling (Granny Flat) which has no over shadowing issues and privacy concerns the property has large site area which can accommodate for that type of development.

6. Roof Form

New Secondary Dwelling (Granny Flat): 5⁰ colorbond roof. All heights from NGL to top of ridge under 4.5m: complied with Council DCP - as drawings attached & easy to construct. The proposal is located in the front of street, will make nice & attractive from street and few examples in the area similar to the same proposal.

7. Visual Impact

Visual impact has been achieved in this development by providing a double storey dwelling which to minimize the bulk and scale of the development so it can sit in well with the existing developments of Quigg Street.

8. Building height

To ensure our proposed is in conjunction with Secondary Dwelling (Granny Flat) within the street area, we have met the DCP height restrictions residence zones, which are: under 4.5m from Natural Ground Level to up most top of the roof ridge which complies.

9. Parking and Access

The proposed provided single carport & access from existing driveway.

10. Visual Privacy

Proposed for the Secondary Dwelling (Granny Flat) will not affect the visual privacy of the adjoining neighbours as shadow diagrams attached.

11. Over Shadowing

Solar access to adjoining properties will not effect to the adjoining neighbours as shadow diagrams attached.

PROPOSED DEVELOPMENT

12. General Description

To achieve the required appearance and character of this Secondary Dwelling (Granny Flat) the following points have been outlined as the main key to a successful Secondary Dwelling (Granny Flat) development

- + Maintain existing appearance to the street frontage
- + Maintain required site coverage
- + Provide plenty of landscaping (Flora and Fauna).

13. Views and Privacy

Proposed for the Secondary Dwelling (Granny Flat) are not in any way affect the privacy to the adjoining neighbours.

All the elevations have substantially minimal window openings overlooking into the adjoining properties, refer to drawings for details.

14. Environmental Impact

The land is currently used for residential purposes.

The Proposed will have no adverse impact on the current surrounding environment as the proposal has been designed to be in scale and character with existing residences and other surrounding properties in the immediate area.

The proposed development will significantly enhance the owners living environment with no adverse effect to the existing streetscape or to the neighbourhood.

15. Character, bulk and appearance

The Proposed - as previously described under 'Building Envelope' is within the max, the allowable building envelope as set out Canterbury-Bankstown Local Environmental Plan 2023 & Development Control Plan 2023 - Part B1; Section 3 Secondary Dwelling

The Proposed will be compatible with the surrounding residential neighbourhood, being of similar scale and character.

16. Neighbourhood Amenity

Proposed for the Secondary Dwelling (Granny Flat) are similar to the other developments in the local vicinity and its completion will not affect the neighbourhood amenity.

17. Conclusion

This report has provided an assessment and analysis of the proposed development for the Secondary Dwelling at 20 Quigg Street, North LAKEMBA NSW 2195.

It is our considered opinion that for a development of this nature and size, there will be on significant adverse environmental impact on the surrounding locality.