



**DA Approved Secondary Dwelling
DA MODIFICATION
DA-1531/2023**

**160 OLD KENT ROAD, MT LEWIS NSW 2190
LOT2 - DP212104**

Canterbury Bankstown City Council

STATEMENT OF ENVIRONMENTAL EFFECTS

Date: 27/02/2025
Reference: SYD23/376
Revision: 1.2

NL Consultants Pty Ltd
31B BUCKWALL AVENUE GREENACRE
Ph: 0434 575 819, Email: nlconsultants@outlook.com

Introduction

The proposed modification includes shifting the dwelling 1700mm towards the eastern boundary. The new eastern boundary side setback is 900mm and the western boundary side setback is 2600mm.

The secondary dwelling internal dimensions and details have not changed.

The shift is to have the secondary dwelling moved away from the Sydney Water sewer main.

Conclusion

The minor changes to the dwelling location would not have any negative impacts on the adjoining dwellings and neighbourhood.

We seek Council to view this application favourably.