

STATEMENT OF ENVIRONMENTAL EFFECTS

LOT 41 DP 15334 No. 21 ROYAL AVENUE BIRRONG

1. Introduction

This report accompanies a Development Application for the proposed rear addition to existing dwelling and detached Granny Flat. Relating to the land known as: 21 Royal Ave Birrong.

2. The proposal

The proposal is to seek approval for the proposed rear addition to existing dwelling and detached Granny Flat.

3. Size and shape of property

Land Area: 490.50 m²

Dimensions: F:12.19 B:12.19 L:40.235 R:40.235 meters

Land Zone: LZN-R2 - R2 Low Density Residential

Affections:

Affected by general LEP's & Planning Proposals - 2023

Affected by SEPP's & proposed SEPP's – 2023

Affected by Canterbury-Bankstown Local Environmental Plan 2023

Affected by Canterbury Bankstown DCP 2023

The subject property is a rectangular shaped block with a predominant Southern orientation to the rear facing elevation. The site slopes to the North East to the front to side boundary. The proposed design of the development is in keeping with both the needs of the owner's and statutory requirements of Canterbury Bankstown Council LEP & DCP 2023 guide lines.

4. The dwelling

The existing dwelling is of Fibrous cement panel clad and timber frame construction, tiled roof.

5. The dwelling

The site is within the Flood prone area, a Stormwater Systems report is provided as attachment to this application. The Flood area is 1% 1 in 100 year and is considered negligible affect to this proposal.

Calculations			
Site Area	490.50m ²	Landscape Area	203.30m ² 41.40%
Existing Dwelling	105.50m ²		
Proposed Granny Flat	60.0m ²	Floor Space Ratio (FSR)	218.00m ² 44.4%
Proposed Dwelling Addition	52.50m ²		
Proposed Front Porch	<u>12.30m²</u>		
	230.30m ²	Private Open Space	95.10m ²

6. Siting, location, design and proposed dwelling addition

The existing dwelling is proposed:

Addition to the rear of the existing dwelling,

Front porch and entry addition redesign

New roof and tiled roof to extend existing roof over proposed rear addition.

The external walls will have a proposed single skin cladding.

Proposed rear detached granny flat.

The architectural character of the proposed existing dwelling design finish upgrades and detached Granny Flat buildings will be harmony with the surrounding buildings.

By retaining all external features the overall architectural style, Timber cladding and painted exterior walls are in keeping with the overall theme and character of the surrounding homes. Overall the proposed Granny Flat will provide needed additional living space the extended family members. Existing tandem 2 car spaces within existing carport driveway will be maintained and kept as is.

7. Granny Flat

The proposed granny Flat will provide the owner's extended family and elderly parents a suitable accommodation for closeness and as part of their cultural values in respect to grandparent's/parent child interaction, as well as additional income in future years that will provide needed affordable housing. The proposed Granny Flat and covered will have a cover area of 60m² total

It is considered that the siting of the Granny Flat structure in relation to the dwelling is complementary to that of residential properties in the area, the exterior finishes, Tiled roof and the general external wall scheme will be in tones to harmonize with the surroundings as well as adding to the improved character of the area.

1. Overshadowing

There are no overshadowing adverse effects as a result of this development.

2. Privacy

Privacy to the neighbours and surrounding residents will not be affected as a result of this development.

3. Site works and environmental effects

The site will only be excavated maximum 500mm for concrete footings and as a result will not create adverse Acid Sulfate exposure from the soils.

There isn't any existing or potential flooding situation on property to be addressed by Hydraulic Engineering or request for Flood Systems Report.

Ingress and egress of vehicles will be from Royal Avenue. The driveway is to be of retained as existing concrete to maintain all weather access.

The proposed development has little or no effect on the majority of the existing vegetation. The site will retain all existing landscaping so that the amenity of neighbours in terms of privacy and solar access is maintained or improved.

Land erosion and sediment control measures will be subject to Council's requirements and position of sediment fence as per site plan.

Proposed stormwater discharge will be via the stormwater drainage lines to the street kerb outlet, refer to Exact engineer Stormwater drainage plan attached to this application.

4. CONCLUSION

The proposal is permissible within the zoning and complies with all relevant development control instruments.

It would fit within the existing architectural character of the locality and only create no impact on landscaping, neighbour's amenity and existing traffic.

Visual and acoustic privacy, as well as car parking requirements have been successfully addressed.

In conclusion, the development should be approved as proposed.