

6/02/2025

Statement of Environmental Effects

**Proposed:
proposed Detached Secondary Dwelling (Granny flat)
at the rear of an existing house**

**200 GASCOIGNE ROAD, YAGOONA, NSW 2199
LOT 669 DP13125**

For: Mr. Danny Farag +
Mr. Raymond Farag +
Mrs. Trudy Anne Farag

SIGHT BUILDING DESIGN –

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INTRUCTION

This report accompanied a development application seeking consent to erect detached secondary dwelling (granny flat) at rear of existing house

proposed site no: **200 GASCOIGNE ROAD, YAGOONA,**
LOT 669 DP13125

This report is intended to assist Council consideration of the application by providing full details of the proposed development and its implications.

It should be read in conjunction with architectural plans, Storm Water plans, landscape plans, and Survey plan, and other documents

SITE ANALYSISE



Site Location ; 200 GASCOIGNE ROAD, YAGOONA

SUBJECT SITE

The subject site is known as No 200 GASCOIGNE ROAD, YAGOONA

The property is located on the West side of Gascoigne,,

The property is No 200 GASCOIGNE ROAD, YAGOONA
LOT 669 DP13125

It is a regular shaped property. The frontage is 12.8 m., the depth North side boundary is 40.235m, & South side boundary is 40.235m, and the rear side is 12.8 m. The site area as survey plan is 515 m2.

The site is presently occupied by existing one-story Fibro house with tile roof and rear existing Slab

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SITE CONTEXT

The site is situated in an established area characterized by single and large two storey dwellings, Dual occupancy,

The property immediately adjacent to the North boundary has an existing one storey brick house with tile roof and rear garage.

The property adjacent to the south boundary has an existing one storey clad house with tile roof and rear garage.,

The rear of the property is adjacent by the existing swimming pool and existing building (garage)

TOPOGRAPHY.

The property is sited on High side levels of GASCOIGNE ROAD, YAGOONA , and falls up from eastern Boundary to western boundary, There is approximately 2.1 m fall over the entire site.

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EXISTING VEGETATION.

The site has existing trees in front of the site which will be retained. As it is, and we are going to plant more shrubs in the proposal. As shown on landscape plan

PLANNING CONTROLS

ZONING & PLANNING INSTRUMENTS.

The Subject site is zoned R2) - Residential under the Bankstown City Council Environmental Plan (LEP) 2015 .

The site is affected by Development Control Plan DCP 2015.

The proposed use of secondary dwelling (granny flat) is permissible in the zone with council consent.

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The following table is a summary of the development control required by the D.C.P compared against the proposed development

COMPLIANCE CHECK

DEVELOPMENT CONTROL PLAN TABLE Part B1 of Bankstown Development Control Plan 2015 supplements the LEP section 3 secondary dwellings			
CONTROL	REQUIRMENT	PROPOSED	COMPLIES
SITE AREA	450 m2	515 m2	YES
FLOOR AREA (LIVING ONLY)	Maximum area (habitat rooms) for dwelling +secondary dwelling 231.75 m2	(house) 120 m2 + (granny flat) 60 m2=180 m2	YES
F.S.R	0.45 :1	34.95 %	YES

Landscape	45% of the open area at front	For existing house 70 m2 open area at front landscape is existing	YES
Court yard	80 m2	80 m2	yes

SECTION 3–SECONDARY DWELLINGS

Lot size required: 450 m2 Proposed site is 515m2 Yes comply

secondary dwelling is no more than 60m2 proposed 60 m2 yes comply

maximum wall height is 3 m proposed is maximum 2.91m yes comply

PROPOSED DEVELOPMENT

4 DESCRIPTIONS

The proposal is construction of a detached secondary dwelling (granny flat) at the rear of the existing house,
The secondary dwelling comprises 2 bedrooms and an open living area with kitchen

5 LANDSCAPING

We consider nice landscaping at front and rear to provide sufficient quality of private open space complements neighboring land uses and safe and secure for all users,

6 SERVICES

SEWER

All sewers will drain to the boards main, all in accordance with the Sydney water board requirements.

STORMWATER

Storm water will be drained to street gutter (existing charged point at Gascoigne Road)

Full details shown on storm water plans.

7 CONCLUSIONS

The proposed site is considered suitable for use as secondary dwelling (granny flat). which is designed to meet the requirement of the Local environmental Plan. Bankstown council Development Control Plan 2015 Accordingly, Councils Approved consent is recommended

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SIGHT BUILDING DESIGN