

**SITE ANALYSIS
AND
STATEMENT OF ENVIRONMENTAL
EFFECTS**

AT

7 Neptune Street

Revesby

ASSESSING THE STREETSCAPE

Objective:

1. This project provides attractive streetscape. That reinforces the function of the street and enhances the character and amenities of the locality.
2. The appearance of the building is attractive and visually compatible with either attractive surrounding or developing or identified future urban characters of the area.
3. The façade, front balcony and street trees etc, improves amenities for residence and contribute positively to the streetscape.
4. The layout and building design promotes safety through encouraging casual surveillance and integrates with nearby public facilities
5. The design retains a sympathetically treat dwelling and items of heritage significance that contribute to the streetscape.
6. This dual occupancy will improve the appearance and enhance the streetscape.

Site Description

The Property of No 7 Neptune St, Revesby is a corner block located in a residential area. It has a street frontage of 15.24 meters on Neptune St at building line and 39.0m on Centaur St as shown in the attached survey plan. And has a total calculated area of about 643.6 square meters.

The lot has a natural side fall from the Southern side to the Northern side of the property of about 0.7 meter at the footprint of the building,

The attached detail survey shows the site levels, services, existing vegetation and the out line of properties on both side of the proposed building.

The existing single story dwelling on this lot is a fibro house; with brick footing exterior, timber floor, metal roof, three bedrooms with a car space.

The side neighbor dwellings are single story houses and they are on the same slope of the street. They will not be impacted by this development

Proposed Development

The proposal is for a new dual occupancy to be erected on the allotment as showing on the attached site plan.

The dual occupancy is to be made of a brick cavity type of construction. It will have concrete slab on the ground floor and concrete slab for the first floor. The dwelling will have tile / metal sheets roof on timber frame, and attached garage for one vehicle and second one on driveway for each unit.

Each unit will be made of four bedrooms, kitchens bathrooms, en-suite, family area, lounge, dining, laundry, garage space.

The dwelling will have separate water meter, and electrical meter boxes to comply with the subdivision requirements.

Landscaping plans match the proposed development with the existing residential environment. New color bond fence will be installed to match building color.

The construction of the proposed dwelling will be in accordance with council requirements and proposed management and erosion controlled plan is to provide minimal impact on the environment and surrounding properties. Detailed plan will be submitted with application.

The dual occupancy has windows and modesty balcony on the front only. This is to enhance the streetscape, instead of a blank wall and to improve natural light throughout the units.

Building controls

The building floor space ratio, envelope and alignments of the new dual occupancy Duplex have been designed to comply with the council development control plan and local environmental plan requirements.

Privacy and landscaping

The proposed development has protected the visual and acoustic privacy of residence in nearby buildings. The site has been landscaped in such a way to maintain the maximum privacy for the adjoining properties

Minimum number of windows on the sides and no balcony at the back been used to improve the privacy to the adjoining neighbors.

Sunlight access and over shadowing

The proposed Dual occupancy has been designed to receive the maximum natural light, and the height and the eaves for the dwelling been adjusted to minimize the shadowing on the adjoining properties.

The building has been designed to ensure that the adjoining windows have reasonable access to sunlight, for living spaces and open spaces around the building

This development will have minimum impact on neighboring properties

Privacy

The proposed is complied with the setback specifications.

The proposed dwelling is protecting the visual and acoustic privacy of residence in nearby buildings and their private open space.

The design of the new development minimizes the loss of views for the adjoining and adjacent properties, which is still providing views from the development itself.

Energy efficiency

The orientation of the building and the arrangement of the internal spaces within are the most important factor influencing the energy efficiency of a home

This development allows clear access; it should not be overshadowing in the winter by a building or large trees.

The concrete slab on ground floor provides optimum mass as it is at the best angle for solar gain.

The timber floor with double bricks walls provides good solar access.

Subdivision

Torrent title subdivision is proposed for the new development with 323.6 m2 for Lot 1 and 320.0 m2 for Lot2

Traffic

The proposed dwelling will not cause any traffic impact as two car spaces been proposed for each unit and through construction period all material will be stored on site and the existing driveway will be used to access the site.

Services and drainage

The propose dwelling will be connected to the available water and electrical, the method of storm-water disposal will comply with respective authority requirements as showing in the attached storm-water plans

Conclusion

The proposed development has been designed and amended to meet the council development control plan requirements. The scale and type of the dwelling will integrate well into the built fabric of the surrounding are and provide a high standard of accommodation.

The selection of the external materials and colors will enhance the residential amenity of the area and shall be complimented by appropriate landscaping

We believe that the proposed development as designed will have no detrimental effects on the surrounding area and will be compatible with the character and scale of the area.

Joseph Rafla
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