

STATEMENT OF ENVIRONMENTAL EFFECTS

Proposed Demolition of existing house
and Construction a 2 Storey Dwelling House,
and associated works

1 Queen Street, Revesby Lot C DP
401469

July 2022

FOREWORD

This statement of Environmental Effects has been prepared in support of a development application to Canterbury Bankstown Council for the Proposed Construction of Dwelling House , in ground pool and Associated works. The land is situated at 1 Queen Street, Revesby Lot C DP 401469.

The land is currently registered with LPI.

The conclusions of this report are that there will be minimal adverse environmental impact as a result of the proposed development. It is therefore recommended that the application be approved subject to appropriate conditions.

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1.0 INTRODUCTION

This application seeks the approval of a residential development comprising of Constructing a Dwelling House and Associated works. Plans are prepared by Mistry Designs.

The site is situated on Sabrina Grove, for the purposes of this application, Blacktown City Council is the consent authority.

The subject site is zoned **R2 Low Density Residential** under Bankstown LEP 2015.

The proposed development has been drawn up in accordance with the provisions of **Section 79C of the Environmental Planning and Assessment Act 1979** (the Act), including statutory and non-statutory provisions of Blacktown City Council.

The purpose of this report is to detail the particulars of the site, compliance of the application in relation to Council's policies and considers any impacts on the natural and built environment.

2.0 THE SITE

2.1 Location and Description

The land is known as 1 Queen Street, Revesby Lot C DP 401469

The existing site has an approximate total area of 516.40 m². The land has a frontage Queen Street over 18.3 m.

Access to the site is available from Queen Street, which accommodates two-way vehicular traffic flows. The current proposal has access provided from Queen Street.

The site is a vacant lot.

All relevant services are available to the site.

2.2 Site Context

The will be surrounded by a mix of one and two storey residential dwellings of different forms.

3.0 THE PROPOSED DEVELOPMENT

This application seeks approval for the Proposed Construction of a 2 Storey Dwelling House and associated works. Access to the site is via proposed Sabrina Grove. The proposed development is to be considered suitable for the area and adequately addresses the street frontage.

4. ENVIRONMENTAL PLANNING CONTROLS

4.1 Bankstown Environmental Plan 2015

The site is zoned Residential R2 under BLEP 2015

The objectives of this zone include;

- *To provide for the housing needs of the community within a low density residential environment.*
- *To enable other land uses that provide facilities or services to meet the day to day needs of residents.*
- *To allow residents to carry out a reasonable range of activities from their homes, where such activities are not likely to adversely affect the living environment of neighbours.*
- *To support the well-being of the community, by enabling educational, recreational, community, religious and other activities where compatible with the amenity of a low density residential environment.*

The proposed Dwelling Houses ensures that residential amenity is maintained within the locality as it does not adversely impact upon solar access, internally or externally. The proposed development is sympathetic to the streetscape of Grantham Road and will not result in excess traffic generation to area. Further, visual privacy is preserved and adequate levels of open space are provided.

Zone Objectives

The proposed development is consistent with the aims and objectives of the R2 Low Density

Residential zoning applying to the land as the proposed works:

- Are located in a context and setting that minimises impacts on the amenity of the residential environment;
- Include a building form that is in character with the surrounding built environment, and
- Are of a bulk and scale that maintains suitable residential amenity for adjoining sites.

Allotment size and site requirements

The site constitutes a total area of approximately 516.40 m². The proposed development complies with the objectives and requirements of council's DCP.

Density

The proposed Density for the application is 15 p/ha, which meets the requirements outlined in DCP.

Setbacks

The provided setbacks comply with the **Section 2 of Bankstown DCP 2015** provisions and achieves the objectives and requirements of this Clause. Please refer to table below for compliance check,

Element	Control	Provided
Front Setback (min)	5.5m on GF	No - Minor Variation Requested
	6.5m on FF	No - Minor Variation Requested
	1.0m Articulation Zone	Yes
Side Setbacks (min)		
	Ground Floor Side 0.9m	Yes
	Walls up to 7m	
	First Floor Side 0.9 m	Yes
Rear Setback (min)	0.9m (ground level)	Yes
	3m (upper levels)	Yes
Building height, massing and siting	2 Storey Maximum	Yes
Landscape Area	Min 25% of site	Yes
Principal Private Open Space	Min 80 sqm for primary Dwelling	Yes
Garage and Car space	Min 2 Car Spaces	2 Provided - Yes
	3 Bedroom or more dwellings will provide at least 2 car spaces	Yes

Variation to Setbacks

The Large portion of the Site is affected by Board Sewer line with 400mm dia VC pipes on Eastern and Southern Boundaries, this is having a major impact on the usability of the site. With this restriction, we would request Council to accept minor variation to the Front Setbacks.

Building Height

As per council's DCP requirement proposed max height of two storeys has been achieved.

Open Space

Overall, private open space is available for use by future residents. Appropriate fencing will be erected in order to provide a safe and attractive living environment and Minimum area of 80 m² of principal private open space with minimum 4m width The development is provided with 162 sqm of POS

Landscape Area and Deep soil

Minimum Landscape Area Required 45% of area between House and Street
Front Area: 101 m²
Proposed Landscape Area: 73.44 m² (72.70%)

Vehicle Access and Parking

Provision has been made for 2 car space in ways of a Garage and driveway parking.

Solar Access and Energy Conservation

The North-East and South-West facing allotment enables optimal solar access to the subject site, with minimal impact on surrounding development. Internally, the development is capable of receiving at least 3 hours of sunlight to habitable rooms and courtyard areas. Further, due to the optimal orientation of the sites and siting of the units to the North and West of the development, optimal energy efficiency during all seasons throughout the year is achieved.

Visual Privacy

Adjoining the site to the East and West are going to be mix of Single and Double Storey Dwellings, all windows facing the neighbouring lots are designed to be highlight windows therefore visual privacy impact along this elevation is not likely to occur, due to the location of proposed dwellings and window placements.

An adequate level of visual privacy is achieved and low traffic rooms are proposed along side elevations. In addition to landscaping, this will further

enhance the level of visual privacy. As such, a sufficient level of visual privacy is achieved.

Landscaping and Site Design

Landscaping of the proposed development will be carried out in accordance with the landscaping plans prepared.

Stormwater and Drainage

Stormwater and Drainage to the proposed development will be carried out in accordance with the stormwater plans.

5. HERITAGE IMPACT

Existing site is not heritage listed.

6.0 CONCLUSION

This application proposes the Proposed Construction of a Dwelling House, and associated works, located on land known as 1 Queen Street, Revesby Lot C DP 401469 Based on the plans prepared by Mistry Designs.

It is requested that consideration be granted to this application based on the individual merits of the proposal, including the suitability of the site for the development and the absence of any adverse impacts associated with the proposed development.