

# STATEMENT OF ENVIRONMENTAL EFFECTS

FOR DEVELOPMENT APPLICATION  
FOR

**59 SQM Secondary Dwelling**

**61 The River Road, Revesby**

Prepared for

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## **1.0 Introduction**

This Statement of Environmental Effects (SEE) forms a part of Development Application for the development of a proposed 59SQM Secondary Dwelling at 61 The River Road, Revesby.

This property is owned by Alima Singh Dongol & Milan Rajbhandari, who have owned this property for over 1 year.

### **1.1 Proposed Development**

The Development Application seeks consent for a proposed single storey brick veneer Class 1a secondary dwelling comprising of 2 bedrooms, 1 bathroom with laundry facilities, a living / dining room, and kitchen.

Private Open Space for to the Secondary Dwelling is 24 sqm.

### **1.2 Application of the Planning Instruments**

State Environmental Planning Policy (Housing) 2021

The SEPP2021 – Housing does apply to this site, as the proposed development is within a residential zone.

The following two planning instruments are also assessed further to SEPP 2021 (H).

Canterbury Development Control Plan 2023

Canterbury Local Environmental Plan 2023

### **1.3 Is Development Consent Required?**

Development consent is required since the current proposed development does not completely comply with SEPP 2021 – Housing under complying development. Refer to **Section 3.6 Summary of Development Compliance** in this report for details

### **1.4 Consent Authority**

Canterbury Bankstown council is the consent authority for the proposed development.

## **2.0 The Site**

### **2.1 Site Description**

The real property description is Lot 3 in DP 358685.

The site slightly slopes to the back.



*Figure 1: 61 The River Road, Revesby*

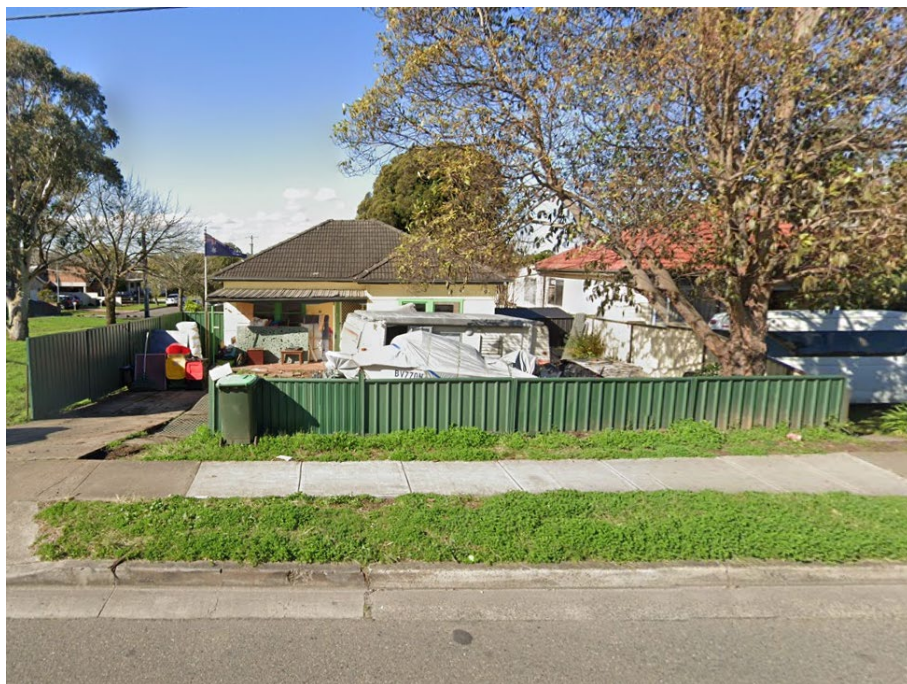
### **2.2 Site Uses & Neighborhood Context**

The proposed development is within an existing residential area. The existing dwelling and its neighboring properties are composed of brick and clad dwellings with concrete tiled roof to reserve the character of the street.

The dwelling has all site water, and electricity facilities running from the nearest power and council sewer lines through the property.



*Figure 2: View of Neighboring Property: 63 The River Road, Revesby*



*Figure 3: View of Neighboring Property: 59 The River Road, Revesby*

### **2.3 Access to Local Service**

At present, the nominated street branches off Henry Lawson Drive and Canterbury Road and Milperra Road. This road mainly services residential dwellings. The area is serviced by many parks and schools. With the main street being only a few hundred meters down the road, it is easily accessible by public transportation while also being relatively close to the train station.



### 3.0 Description of Development

The proposed development is documented on architectural drawings forming part of this Development Application, including floor plans, elevations, and sections.

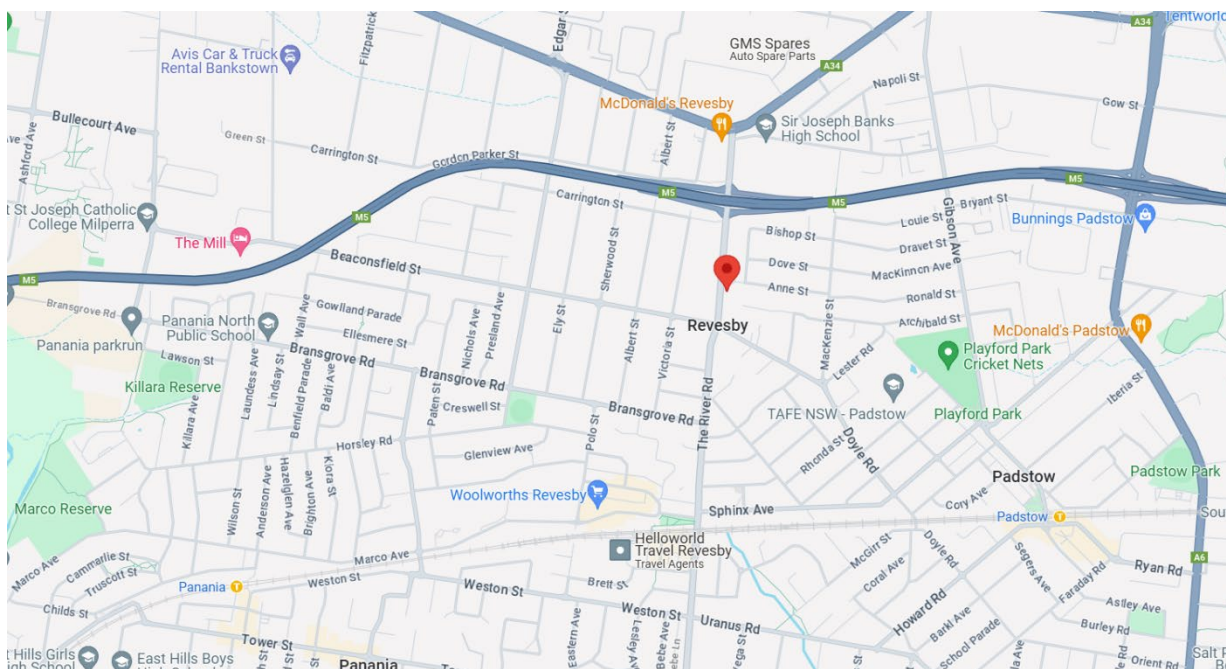
A Storm water – Hydraulics concept plan has also been Detached to the DA outlining how and where all storm water pits and run-offs will be allocated and managed, it also proposes the design of all retaining walls with regards to the site and sediment control.

#### 3.1 Streetscape and Topography

The proposal consists of materials and finishes to compliment the neighboring properties within the designated Street; brick veneer and concrete tiled roof.

#### 3.2 Local Context

Figure 4: Local Context Aerial Map



#### 3.3 Building Envelope and Urban Design

The total area to the secondary dwelling is 59m<sup>2</sup>, measured from external wall.

The secondary dwelling is brick veneer constructed on concrete suspended slab with concrete tiled roof, as per BASIX requirements.

The ceiling height of the dwelling is 2.7 meters.

Windows and material selection and have been located in places to bring about more harmony. Sun penetration, ventilation, and privacy to the dwelling, making the overall development of the dwelling consistent with existing developments on the same Street, and giving balance and uniqueness to the design of the secondary dwelling.

The application contains a finished schedule in which contains the finish and texture of all external materials.

### 3.4 Summary of Development Compliance

The following table summarizes development control compliance in relation to **SEPP 2021 (Housing)**.

CLAUSE	REQUIRED	PROPOSED	COMPLIES
<b>2</b> SITE & LOT REQUIREMENTS	- At least 12m frontage and between 450m <sup>2</sup> - 900m <sup>2</sup>	- 13.7m Frontage & Site Area 619.7m <sup>2</sup>	<b>Y</b>
<b>3</b> MAX SITE COVERAGE	- 50% of the area if the lot has an area between 450m <sup>2</sup> & 900m <sup>2</sup>	- 35.4% (total 219.35m <sup>2</sup> / 619.7m <sup>2</sup> ) - Existing main dwelling, shed, outbuilding and garage: 159.35m <sup>2</sup> - Secondary dwelling: 60m <sup>2</sup>	<b>Y</b>
<b>4</b> MAX FLOOR AREA OF PRINCIPAL & SECONDARY DWELLING	- 60m <sup>2</sup> floor area of secondary dwelling - Maximum floor area of Principal Dwelling, Secondary Dwelling, Carport/ Garage area: 380m <sup>2</sup> for lots 600m <sup>2</sup> - 900m <sup>2</sup>	- 99.09m <sup>2</sup> Existing Dwelling - 60m <sup>2</sup> Proposed Secondary Dwelling - <b>Total: 159.09m<sup>2</sup></b>	<b>Y</b>
<b>6</b> BUILDING HEIGHT	- 3.8m max from NGL	- 3.8m Proposed Building Height	<b>Y</b>
<b>9</b> SETBACKS FROM SIDE BOUNDARIES	- 0.9m if the lot has an area of 450m <sup>2</sup> - 900m <sup>2</sup>	- 1.9m & 3.8m	<b>Y</b>
<b>10</b> SETBACKS FROM REAR BOUNDARIES	- 3m if the lot has an area of 450m <sup>2</sup> - 900m <sup>2</sup>	- 0.9m	<b>N</b>
<b>16</b> LANDSCAPED AREA	- 25% if the lot has an area of 600m <sup>2</sup> - 900m <sup>2</sup> - 50% of landscaped area to be located behind building line	- Total Landscape Area: 35.95% (total 222.76m <sup>2</sup> / 619.7m <sup>2</sup> ) - Landscaping Behind Building Line: 87.13% (194.10m <sup>2</sup> / 222.76m <sup>2</sup> )	<b>Y</b>
<b>17</b> PRIVATE OPEN SPACE	- 24m <sup>2</sup> of P.O.S P.O.S to be directly accessible and adjacent from a habitable room other than a bedroom and is 4m wide and not steeper than 1 in 50 grade	- 24m <sup>2</sup>	<b>Y</b>



## **4.0    *Environmental Impact***

The method of construction to the secondary dwelling is compatible with flood affectations.

The development of the dwelling will cause no impact to the surrounding environment. Certain procedures are in place during the construction phase to ensure this. These include how the site is run by the project manager as well as the way the material waste is managed and disposed of.

These procedures have been outlined throughout the waste management plan which has been Detached to this application. They involve the steps taken whilst the materials are being used on site and how they are disposed of.

## **5.0 Justification Statement**

The proposed development includes a 900mm rear setback. This design decision has been made to address critical environmental and infrastructural considerations, particularly concerning the nearby sewer encasement and bridge footings. The following statement outlines the environmental effects and justifications for this setback.

### **Sewer Encasement**

#### **1. Protection of Sewer Infrastructure:**

- The proximity to the existing sewer infrastructure necessitates a setback to avoid interference. Encroachment upon the sewer line could lead to potential damage during construction or future maintenance activities, which would result in significant environmental and financial costs.
- Avoiding the sewer line ensures uninterrupted function, which is crucial for maintaining local environmental quality by preventing potential sewer leaks or failures.

#### **2. Maintenance and Access:**

- The setback provides sufficient space for maintenance access. This is vital for regular inspections, repairs, and emergency responses without disturbing the structural integrity of both the sewer and the new development.
- Adequate access minimizes environmental disruption during maintenance activities, ensuring that the ecosystem remains undisturbed.

### **Environmental Benefits**

#### **1. Minimized Disturbance:**

- The 900mm setback minimizes soil disturbance and vegetation clearance, preserving local biodiversity and reducing erosion risks.
- This setback helps maintain the natural landscape and ecosystem functions, contributing positively to the environmental sustainability of the area.

#### **2. Reduced Pollution Risk:**

- By avoiding the sewer encasement, the risk of accidental sewage leaks during construction is minimized, thereby protecting local waterways and soil from contamination.
- This proactive measure supports local wildlife habitats and ensures compliance with environmental regulations aimed at preserving water quality.

### **Conclusion**

The 900mm rear setback is a strategic decision that balances the need for development with the imperative of protecting critical infrastructure and minimizing environmental impacts. By avoiding interference with the sewer encasement and bridge footings, the project ensures long-term structural integrity, cost efficiency, and environmental sustainability. This setback is a responsible approach that aligns with best practices in environmental management and urban planning.

## **6.0 Conclusion**

This proposal for a secondary dwelling at 61 The River Road, Revesby is a significant addition to the property and the owner.

It is intended to draw in positive rental income and increase the value of the property.

We hope to be working with Canterbury Council for this outcome and hope the result will be positive for all parties involved.

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