

**SITE ANALYSIS
AND
STATEMENT OF ENVIRONMENTAL
EFFECTS**

AT

16 Ely 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 16 Ely Street Revesby is located in a residential area. It has a street frontage of about 15.24 meters as shown in the attached survey plan. And has a total calculated area of about 929.0 meter square.

The lot has a natural side fall from the Front side to the Rear side of the property of about 05 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 attached dual occupancy to be erected on the allotment with granny flat for each 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 on the first floor. The dwelling will have tiled / metal sheets roof on timber frame, and attached tandem garage for two vehicles per 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.

Flood

According to Section 10.7 for the property, The land or part of the land is within the flood planning area

The Flood level at the front of the property is RL16.0 so the ground level is adjusted to RL16.5.

The flood level at the middle is RL15.70 so the ground level is dropped at the back of the duplex to RL16.20

The flood level at the rear of the property is RL 15.40 so the level of the granny flats was adjusted to the level RL 16.00

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.

SECTION 4–DUAL OCCUPANCIES

Subdivision		
4.1 For development that establishes a dual occupancy and a secondary dwelling on the same allotment, the two dwellings forming the dual occupancy may be subdivided provided the minimum lot size is 450m ² per dwelling.	Each lot area = 464.5 m ²	Comply
Storey limit (not including basements) 4.2 The storey limit for dual occupancies is two storeys.	To story proposed	Comply
4.3 The siting of dual occupancies, and landscape works must be compatible with the existing slope and contours of the site and any adjoining sites. Council does not allow any development that involves elevated platforms on columns; or excessive or unnecessary terracing, rock excavation, retaining walls or reclamation.	Proposed dual occupancy following the NGL and guided by the flood advice	Comply
4.4 Any reconstituted ground level on the site must not exceed a height of 600mm above the ground level (existing) of an adjoining site except where: the dual occupancy is required to be raised to achieve a suitable freeboard in accordance with Chapter 2.2 of this DCP; or the fill is contained within the ground floor perimeter of the dual occupancy to a height no greater than 1 metre above the ground level (existing) of the site.	Development is above than 600mm in some parts to comply with flood requirements	Comply
Setback restrictions 4.5 The erection of dual occupancies is prohibited within 9 metres of an existing animal boarding or training establishment.	Property is not close to any	Comply
4.6 The minimum setback for a building wall to the primary street frontage is: (a) 5.5 metres for the first storey (i.e. the ground	5.5m setback provided for ground floor and 7.0 for first floor	Comply

floor); and (b) 6.5 metres for the second storey.		
4.7 The minimum setback to the secondary street frontage is: (a) 3 metres for a building wall; and (b) 5.5 metres for a garage or carport that is attached to the building wall.	N/A	Comply
Side setbacks 4.8 For the portion of the building wall that has a wall height less than or equal to 7 metres, the minimum setback to the side boundary of the site is 0.9 metre. Council may increase the minimum setback to reduce any impact on the amenity of an adjoining dwelling or to avoid the drip line of a tree on an adjoining site.	Proposed side setback = 0.9m	Comply
4.9 For the portion of the building wall that has a wall height greater than 7 metres, the minimum setback to the side boundary of the site is 1.5 metres.	Maximum height = 7.0m	Comply
4.10 The minimum setback between a dual occupancy and the side boundary must be clear of obstacles such as a hot water unit, waste storage area, storage shed and the like.	No obstruction	Comply
4.11 The basement level must not project beyond the ground floor perimeter of the dual occupancy.	N/A	Comply
Private open space 4.12 Dual occupancies must provide a minimum 80m ² of private open space per dwelling behind the front building line. This may be in the form of a single area or a sum of areas per dwelling provided the minimum width of each area is 5 metres throughout.	POS = 104m ²	Comply
Access to sunlight 4.13 At least one living area of each dwelling must receive a minimum three hours of sunlight between 8.00am and 4.00pm at the mid-winter solstice. Council may allow light wells and skylights to supplement this access to sunlight provided these building elements are not the primary source of sunlight to the living areas.	Rear living area will receive more	Comply
4.14 At least one living area of a dwelling on an adjoining site must receive a minimum three	Adjoining will receive from rear	Comply

hours of sunlight between 8.00am and 4.00pm at the mid-winter solstice. Where this requirement cannot be met, the development must not result with additional overshadowing on the affected living areas of the dwelling.		
4.15 A minimum 50% of the private open space required for each dwelling and a minimum 50% of the private open space of a dwelling on an adjoining site must receive at least three hours of sunlight between 9.00am and 5.00pm at the equinox. Where this requirement cannot be met for a dwelling on an adjoining site, the development must not result with additional overshadowing on the affected private open space.	More than 50% receive more than 3hrs	Comply
4.15 A minimum 50% of the private open space required for each dwelling and a minimum 50% of the private open space of a dwelling on an adjoining site must receive at least three hours of sunlight between 9.00am and 5.00pm at the equinox. Where this requirement cannot be met for a dwelling on an adjoining site, the development must not result with additional overshadowing on the affected private open space.	More than 50% receive more than 3hrs	Comply
Visual privacy 4.17 Where development proposes a window that directly looks into the living area or bedroom window of an existing dwelling, the development must: (a) offset the windows between dwellings to minimise overlooking; or (b) provide the window with a minimum sill height of 1.5 metres above floor level; or (c) ensure the window cannot open and has obscure glazing to a minimum height of 1.5 metres above floor level; or (d) use another form of screening to the satisfaction of Council.	Windows comply	Comply
4.18 Where development proposes a window that directly looks into the private open space of an existing dwelling, the window does not require screening where: (a) the window is to a bedroom, bathroom,	Widows complying	Comply

<p>toilet, laundry, storage room, or other non-habitable room; or</p> <p>(b) the window has a minimum sill height of 1.5 metres above floor level; or</p> <p>(c) the window has translucent glazing to a minimum height of 1.5 metres above floor level; or</p> <p>(d) the window is designed to prevent overlooking of more than 50% of the private open space of a lower-level or adjoining dwelling.</p>		
<p>4.19 Council may allow dual occupancies to have an upper floor side or rear balcony solely where the balcony is not accessible from a living area or hallway, and the balcony design:</p> <p>(a) does not have an external staircase; and</p> <p>(b) does not exceed a width of 1.5 metres throughout; and</p> <p>(c) incorporates a form of screening to the satisfaction of Council such as partially recessing the balcony into the building.</p>	A 1.5m balcony proposed with privacy screens	Comply
<p>4.20 Council does not allow dual occupancies to have roof-top balconies and the like.</p>	N/A	Comply
<p>Building design</p> <p>4.21 Development for the purpose of dual occupancies must demolish all existing dwellings (not including any heritage items) on the site.</p>	Demolition plan submitted	Comply
<p>4.22 The design of dual occupancies must ensure:</p> <p>(a) the street facade of dual occupancies (attached) adopt an asymmetrical design to provide each dwelling with an individual identity when viewed from the street; or</p> <p>(b) the street facade of dual occupancies (attached) or dual occupancies (detached) incorporate architectural elements that are compatible with the asymmetrical appearance of neighbouring dwelling houses, particularly where a pattern is established by a group of adjoining dwelling houses; and</p> <p>(c) the front porch and one or more living area or bedroom windows to each dwelling face the street; and</p> <p>(d) the garage, driveway and front fence do not</p>	Proposed design complies with the requirements	Comply

dominate the front of the building and front yard; and (e) the two dwellings on a corner site each face a different frontage.		
4.23 The maximum roof pitch for dual occupancies is 35 degrees.	Roof pitch 18 degrees for tiles and 7 degrees for metal	Comply
4.24 Council may allow dual occupancies to have an attic provided the attic design: (a) accommodates no more than two small rooms (for the purposes of a bedroom and/or study) and a bathroom plus an internal link to the storey below; and (b) ensures the attic does not give the external appearance of a storey.	N/A	Comply
4.25 The design of dormers must: (a) be compatible with the form and pitch of the roof; and (b) must not project above the ridgeline of the main roof; and (c) must not exceed a width of 2 metres; and (d) the number of dormers must not dominate the roof plane.	N/A	Comply
4.26 Development in the foreshore protection area (refer to map in Appendix 1) must use non-reflective materials that are compatible with the natural characteristics and colours of the area (such as olive green, grey and dark brown).	N/A	Comply
Building design (car parking) 4.27 Development on land bounded by Birdwood Road, Bellevue Avenue and Rex Road in Georges Hall must: (a) comply with the road pattern shown in Appendix 2; and (b) ensure vehicle access from Balmoral Crescent to land at 107–113 Rex Road in Georges Hall is provided for no more than 10 dwellings as shown in Appendix 3.	N/A	Comply
4.28 Development must locate the car parking spaces behind the front building line with at least one covered car parking space for weather protection. Despite this clause, Council may allow one car parking space per dwelling to	Single garage proposed with 60.m setback and driveway for second car	Comply

<p>locate forward of the front building line provided:</p> <p>(a) the car parking space forward of the front building line is uncovered and located in a stacked arrangement on the driveway in front of the covered car parking space; and</p> <p>(b) the covered car parking space is setback a minimum 6 metres from the primary and secondary street frontages.</p>		
<p>4.29 Where development proposes a garage with up to two car parking spaces facing the street, Council must ensure the garage architecturally integrates with the development and does not dominate the street facade. Council does not permit internal stacked or tandem garages.</p>	N/A	Comply
<p>4.30 Where development proposes a garage with more than two car parking spaces facing the street, Council must consider the architectural merit of the development and may allow the garage provided:</p> <p>(a) the building is at least two storeys in height, and</p> <p>(b) the garage is architecturally integrated with the upper storey by:</p> <p>(i) ensuring the garage does not project more than 3 metres forward of the upper storey street facade; and</p> <p>(ii) designing a covered balcony, rooms or other architectural features of the upper storey to extend over the garage roof.</p> <p>This clause prevails where there is a numerical inconsistency with another clause in this chapter of the DCP.</p>	N/A	Comply
<p>Landscape</p> <p>4.31 Development must retain and protect any significant trees on the site and adjoining sites. To achieve this clause, the development may require a design alteration or a reduction in the size of the dual occupancy.</p>	N/A	Comply
<p>4.32 Development must landscape the following areas on the site by way of trees and shrubs with preference given to native vegetation endemic to Canterbury-Bankstown (refer to the</p>	Landscape complies	Comply

<p>Landscape Guide for a list of suitable species):</p> <p>(a) a minimum 45% of the area between the dual occupancy and the primary street frontage; and</p> <p>(b) a minimum 45% of the area between the dual occupancy and the secondary street frontage; and</p> <p>(c) plant at least one 75 litre tree between the dual occupancy and the primary street frontage (refer to the Landscape Guide for a list of suitable trees in Canterbury-Bankstown); and</p> <p>(d) for development in the foreshore protection area (refer to map in Appendix 1), plant native trees with a mature height greater than 12 metres adjacent to the waterbody.</p>		
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SECTION 3–SECONDARY DWELLINGS

Lot size 3.1 A secondary dwelling is permissible on a site with a minimum lot size of 450m ² .	Each lot area = 464.5 m ²	Comply
Site cover 3.2 Council must not consent to development for the purpose of secondary dwellings unless: (a) the total floor area of the principal dwelling and the secondary dwelling is no more than the maximum floor area allowed for a dwelling house on the land under an environmental planning instrument; and (b) the total floor area of the secondary dwelling is no more than 60m ² or, if a greater floor area is permitted in respect of a secondary dwelling on the land under an environmental planning instrument, that greater floor area.	House and granny FSR = 50% and granny = 60m ²	Comply
Storey limit (not including basements) 3.3 The storey limit for attached secondary dwellings is two storeys.	Single story proposed	Comply
3.4 The storey limit for detached secondary dwellings is single storey and the maximum wall height is 3 metres.	Maximum wall height = 3.0m	Comply
3.5 The siting of secondary dwellings and landscape works must be compatible with the existing slope and contours of the site and any adjoining sites. Council does not allow any development that involves elevated platforms on columns; or excessive or unnecessary terracing, rock excavation, retaining walls or reclamation.	Secondary dwelling and landscape following the NGL	Comply
3.6 Any reconstituted ground level on the site must not exceed a height of 600mm above the ground level (existing) of an adjoining site except where: the secondary dwelling is required to be raised to achieve a suitable freeboard in accordance with Chapter 2.2 of this DCP; or the fill is contained within the ground floor perimeter of the secondary	Floor level less than 600mm above NGL	Comply

dwelling to a height no greater than 1 metre above the ground level (existing) of the site.		
Setback restrictions 3.7 The erection of secondary dwellings is prohibited within 9 metres of an existing animal boarding or training establishment.	N/A	Comply
Street setbacks 3.8 The minimum setback for a building wall to the primary street frontage is: (a) 5.5 metres for the first storey (i.e. the ground floor); and (b) 6.5 metres for the second storey.	Building is at the back	Comply
3.9 The minimum setback to the secondary street frontage is: (a) 3 metres for a building wall; and (b) 5.5 metres for a garage or carport that is attached to the building wall.	N/A	Comply
Side and rear setbacks 3.10 For the portion of the building wall that has a wall height less than or equal to 7 metres, the minimum setback to the side and rear boundaries of the site is 0.9 metre.	Rear setback = 0.9m	Comply
3.11 For the portion of the building wall that has a wall height greater than 7 metres, the minimum setback to the side and rear boundaries of the site is 1.5 metres.	N/A	Comply
Private open space 3.12 Secondary dwellings must not result in the principal dwelling on the site having less than the required landscaped area and private open space.	POS = 104m ²	Comply
Access to sunlight 3.13 At least one living area must receive a minimum three hours of sunlight between 8.00am and 4.00pm at the mid-winter solstice. Council may allow light wells and skylights to supplement this access to sunlight provided these building elements are not the primary source of sunlight to the living areas.	Living receives more than 3 hrs	Comply

<p>3.14 At least one living area of a dwelling on an adjoining site must receive a minimum three hours of sunlight between 8.00am and 4.00pm at the mid-winter solstice. Where this requirement cannot be met, the development must not result with additional overshadowing on the affected living areas of the dwelling.</p>	<p>Proposed dwelling not affecting the adjoining</p>	<p>Comply</p>
<p>3.15 A minimum 50% of the private open space required for the principal dwelling on the site and a minimum 50% of the private open space of a dwelling on an adjoining site must receive at least three hours of sunlight between 9.00am and 5.00pm at the equinox. Where this requirement cannot be met for a dwelling on an adjoining site, the development must not result with additional overshadowing on the affected private open space.</p>	<p>More than 50% of POS receives more than 3 hrs</p>	<p>Comply</p>
<p>3.16 Where development proposes a window that directly looks into the living area or bedroom window of an existing dwelling, the development must:</p> <ul style="list-style-type: none"> (a) offset the windows between dwellings to minimise overlooking; or (b) provide the window with a minimum sill height of 1.5 metres above floor level; or (c) ensure the window cannot open and has obscure glazing to a minimum height of 1.5 metres above floor level; or (d) use another form of screening to the satisfaction of Council. 	<p>Proposed is ground and the fence provide the privacy</p>	<p>Comply</p>
<p>3.17 Where development proposes a window that directly looks into the private open space of an existing dwelling, the window does not require screening where:</p> <ul style="list-style-type: none"> (a) the window is to a bedroom, bathroom, toilet, laundry, storage room, or other non-habitable room; or (b) the window has a minimum sill height of 1.5 metres above floor level; or (c) the window has translucent glazing to a minimum height of 1.5 metres above floor level; or 	<p>Proposed is ground and the fence provide the privacy</p>	<p>Comply</p>

(d) the window is designed to prevent overlooking of more than 50% of the private open space of a lower-level or adjoining dwelling.		
3.18 Council may allow attached secondary dwellings to have an upper floor side or rear balcony solely where the balcony is not accessible from a living area or hallway, and the balcony design: (a) does not have an external staircase; and (b) does not exceed a width of 1.5 metres throughout; and (c) incorporates a form of screening to the satisfaction of Council such as partially recessing the balcony into the building.	N/A	Comply
3.19 Council does not allow secondary dwellings to have roof-top balconies and the like.	N/A	Comply
Building design 3.20 The maximum roof pitch for attached secondary dwellings is 35 degrees.	Roof pitch 18 degrees	Comply
3.21 Council may allow attached secondary dwellings to have an attic provided the attic design: (a) accommodates no more than two small rooms (for the purposes of a bedroom and/or study) and a bathroom plus an internal link to the storey below; and (b) ensures the attic does not give the external appearance of a storey.	N/A	Comply
3.22 The design of dormers must: (a) be compatible with the form and pitch of the roof; and (b) must not project above the ridgeline of the main roof; and (c) must not exceed a width of 2 metres; and (d) the number of dormers must not dominate the roof plane.	N/A	Comply
3.23 The maximum roof pitch for detached secondary dwellings is 25 degrees. An attic or basement is not permitted as part of the dwelling.	18 Degrees proposed	Comply

3.24 Development in the foreshore protection area (refer to map in Appendix 1) must use non-reflective materials that are compatible with the natural characteristics and colours of the area (such as olive green, grey and dark brown).	N/A	Comply
3.25 The change of use of outbuildings to secondary dwellings must comply with the National Construction Code.	Used for residential only	Comply
Building design (car parking) 3.26 Secondary dwellings must not result in the principal dwelling on the site having less than the required car parking spaces.	No carpark proposed	Comply
Landscape 3.27 Development must retain and protect any significant trees on the site and adjoining sites. To achieve this clause, the development may require a design alteration or a reduction in the size of the secondary dwelling.	Landscape design provided	Comply

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

The land will be subdivided from the middle and will result in two lots. The two lots will have area of 464.5 m². A Torrent title subdivision is proposed for the new two lots

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
20 January 2025