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URBAN PLANNING CONSULTANTS PTY LTD

STATEMENT OF ENVIRONMENTAL EFFECTS

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TO CONSTRUCT A TWO-STOREY DUAL OCCUPANCY (ATTACHED) DEVELOPMENT WITH TORRENS TITLE SUBDIVISION

85 ELY STREET, REVESBY
(LOT 22 SEC 7 DP 2343)

13/2/2025

D-Plan Urban Planning Consultants Pty Ltd

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ATTACHMENTS

1.0 EXECUTIVE SUMMARY

Canterbury Bankstown Council promotes well-designed residential development that does not intrude on the amenity of existing neighbourhoods. The proposed development satisfactorily achieves Council's objective in that it respects the characteristics of the immediate locality and incorporates best planning practice.

A trend for improvement is evident in the wider locality with older dwellings on large allotments being replaced with new development, including dual occupancies.

Dual occupancy development is an acceptable form of housing when good planning and urban design controls are established to guide the building industry. Council has comprehensive planning and urban design standards to ensure that this form of development complements existing residential areas.

Desired outcomes such as, large soft soil areas and streetscape amenity are more easily achieved with dual occupancy development than any other low to medium density form of housing.

The locality provides good opportunity for redevelopment because of existing infrastructure, including the availability of shops, schools and public transport.

The proposed development incorporates thoughtful design that satisfies Council's requirements, resulting in a high-quality development that will enhance the locality.

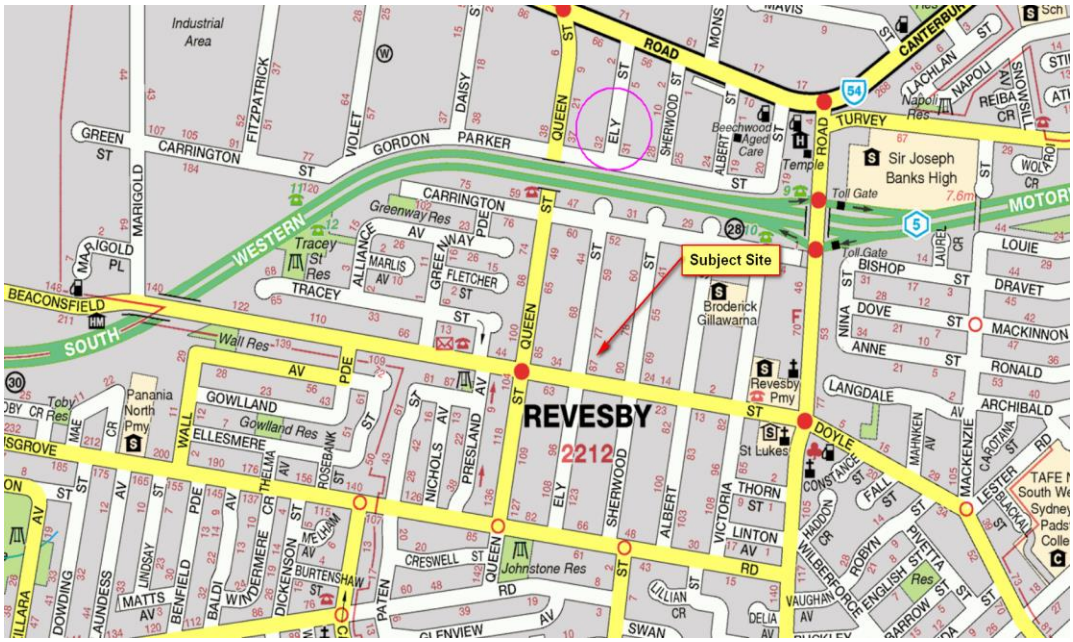
2.0 SITE/LOCALITY DESCRIPTION

The subject land, No. 85 (Lot 22 Sec 7 DP 2343) Ely Street, Revesby is located on the eastern side of the street, between Beaconsfield Street and Carrington Street. The site is rectangular in shape, with a frontage of 15.24m, a length of 60.96m and comprises a total site area of **929m²**.

There is a single storey brick dwelling with associated structures currently on the site, which will be demolished under a separate application.

The surrounding neighbourhood is characterised by:

- Detached single and two-storey dwellings with interspersed dual occupancy and multi dwelling housing development;
- Standard width road reserves with paved and unpaved nature strips;
- Inconsistent street tree planting theme along; and
- Predominately low scale or no front fencing.



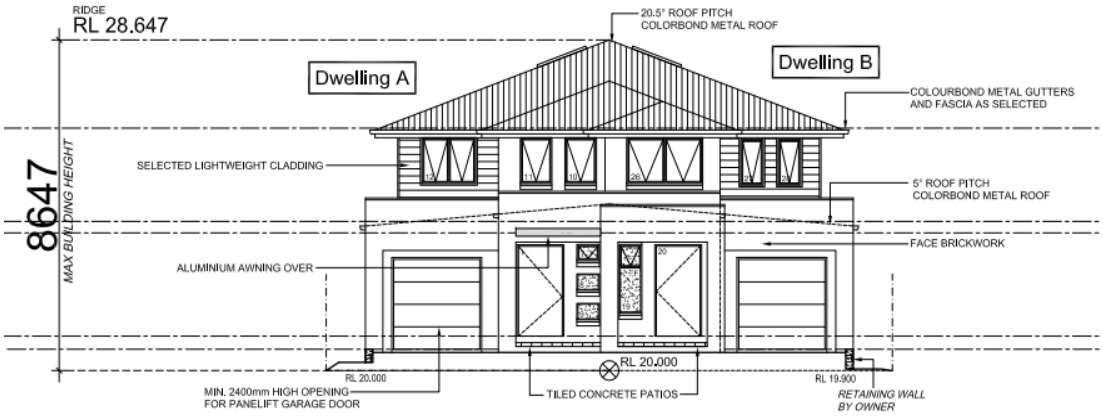
Locality Map

Photo – Subject site

Photo – Streetscape

3.0 THE PROPOSAL

The proposal is to construct a two-storey dual occupancy (attached) development with Torrens Title subdivision.



Front (Western) Elevation

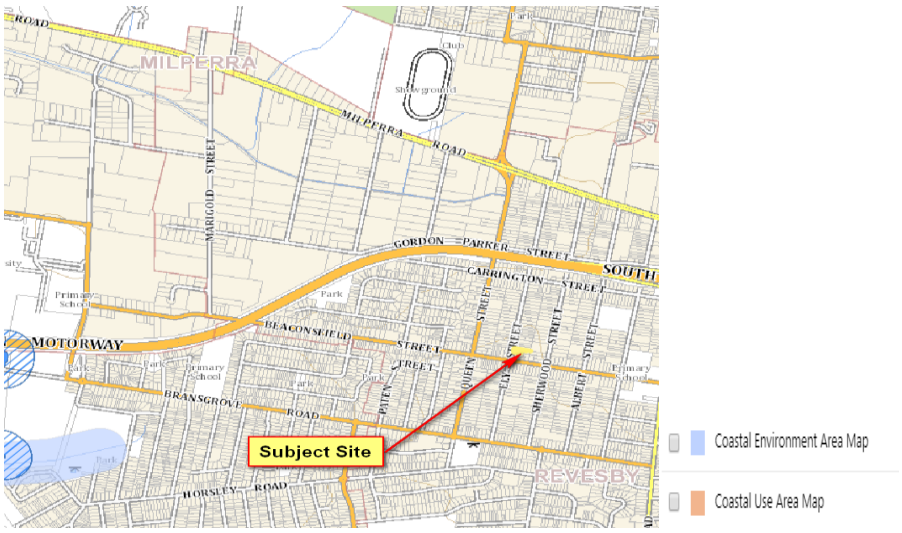
4.0 RELEVANT PLANNING CONTROLS

4.1 State Environmental Planning Policy (Resilience and Hazards) 2021

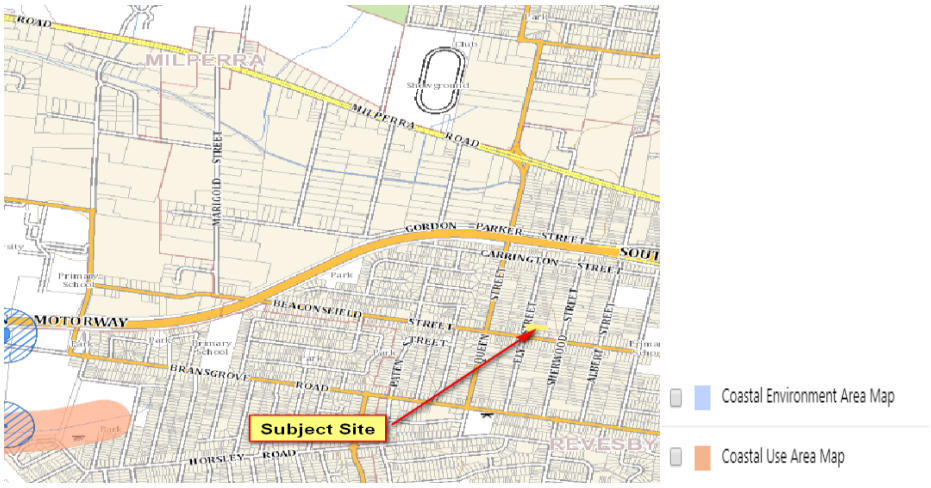
Coastal Management (Chapter 2)

The policy identifies sites within the coastal environment area and requires certain considerations for development applications under each respective heading/clause.

It is evident from the maps below that the site is not within any identified category.



Coastal Environment Area Map



Coastal Use Area Map

Remediation of Land (Chapter 4)

A consent authority must not consent to the carrying out of any development on land unless:

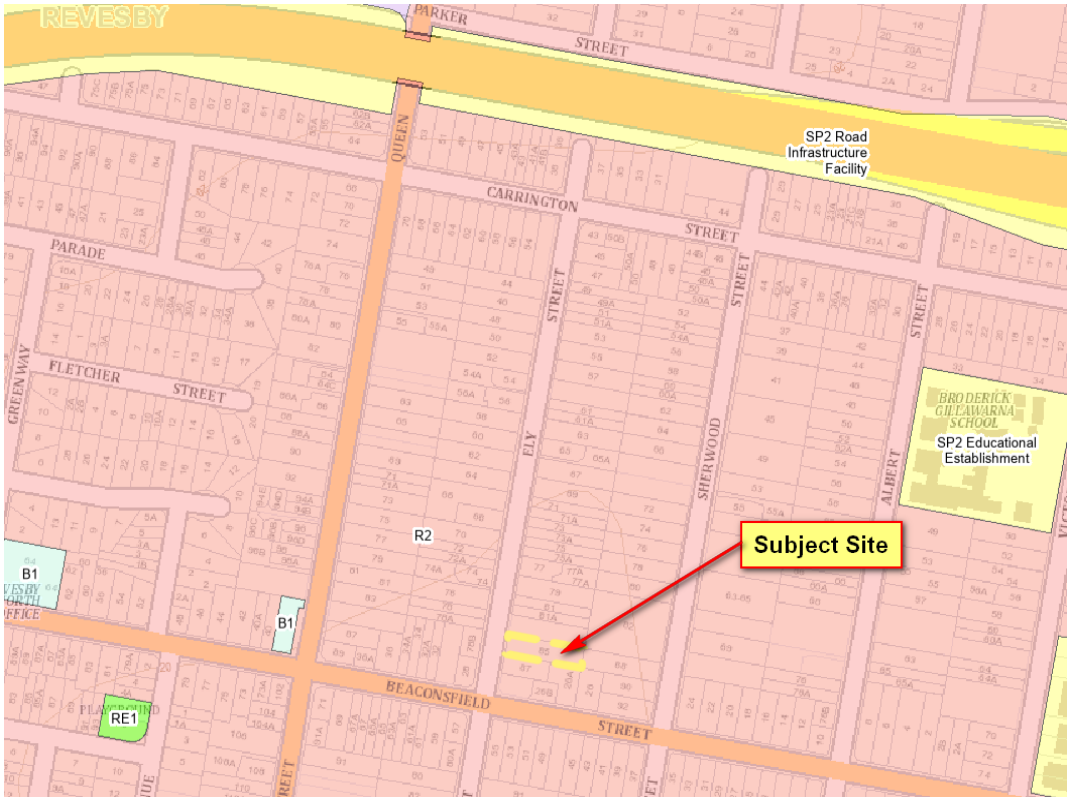
(a) it has considered whether the land is contaminated, and
(b) if the land is contaminated, it is satisfied that the land is suitable in its contaminated state (or will be suitable, after remediation) for the purpose for which the development is proposed to be carried out, and
(c) if the land requires remediation to be made suitable for the purpose for which the development is proposed to be carried out, it is satisfied that the land will be remediated before the land is used for that purpose.

Being in a well-established residential area it is unlikely that the site is contaminated. A Preliminary Site Investigation is not considered necessary under the circumstances.

4.2 Canterbury Bankstown Local Environmental Plan 2023 (LEP)

The subject site is within Zone R2 Low Density Residential under Canterbury Bankstown Local Environmental Plan 2023 (LEP). The proposed development is permissible with the consent of Council provided that the proposal complies with all relevant clauses in the LEP.

dual occupancy (attached) *means 2 dwellings on one lot of land that are attached to each other, but does not include a secondary dwelling.*



Zoning Map

Relevant Clause	Comment	√/X
Clause 4.1A – Minimum lot size and special provisions for dual occupancy A minimum allotment size of **500m²** and width of **15m** at the front building line is stipulated for dual occupancy development in Area 1. The consent authority may grant development consent for the subdivision of: (a) a dual occupancy (attached), if the size of each lot to be created will be at least **250 square metres**	The subject site comprises an area of **929m²** and a width of **15.24m** at the front building line which complies with the requirements of this clause. It is proposed to subdivide the development (Torrens Title) to create separate titles for each dwelling and the proposed lot areas are: • Lot 100 – **464.5m²** • Lot 101 – **464.5m²** Both lots are identical in size and configuration and exceed the minimum lot size requirement.	√ √ √
Clause 4.3 – Height of Buildings The Height of Building Map categorises the site within the maximum **9m** building height limit. Sub-clause (2C) stipulates a Wall Height of **7m** (max)	The proposed development has a maximum height of **8.647m** which satisfies the requirements of the clause. A maximum wall height of **6.19m** is proposed which complies with the requirement.	√ √
Clause 4.4 – Floor Space Ratio The FSR Map indicates a maximum FSR of **0.5:1** for the subject site**.**	The proposal complies with this clause, having an FSR of **0.453:1**. Once subdivided each dwelling equates to an FSR of less than 0.5:1 on their respective allotment.	√
Clause 4.6 – Exceptions to development standards Consent may, subject to this clause, be granted for development even though the development would contravene a development standard imposed by this or any other environmental planning instrument.	In this regard, **NO** variation requests are required as the proposal complies with all development standards contained in CBLEP 2023.	√
Clause 5.10 - Heritage Conservation	The subject site is not listed as a heritage item or located in the immediate vicinity of any heritage-listed items.	√
Clause 5.21 - Flood Planning	The site is identified as being flood affected. According to the accompanying Stormwater System Report, a Flood/Overland Flow Study to determine the 100 year ARI water surface level is NOT necessary. The site is not affected by the Council, Sydney Water or Private stormwater system components.	√
Clause 6.1 - Acid Sulfate Soils	According to the Acid Sulfate Soils Map, the subject site is not within any category which may limit excavation of the kind proposed (i.e., the site works would not affect the structural viability of the building due to the existing soil conditions).	√

Clause 6.2 - Earthworks	Standard slab on ground construction with minimal excavation, due to the crossfall of the site, is required to establish the building platform at the required levels. The Stormwater Management Plan demonstrates that stormwater can be appropriately drained, as such, no detrimental impacts are envisaged. The proposal aims to achieve the highest and best use of the site, therefore, the future housing needs of the community are being accommodated for. Excavated material taken from the site is unlikely to be contaminated, therefore, reuse would be acceptable. The design of the proposed development takes into account the preservation of amenity to adjoining properties, particularly in relation to controlled stormwater drainage and reasonable ground floor levels. Being an established residential area, it is unlikely that any relics will be found on the site. There are no natural water courses in the immediate vicinity of the subject site.	√
Clause 6.3 - Stormwater Management	The accompanying Stormwater Management Plan, prepared by a suitably qualified practitioner, identifies the measures to be implemented so as to satisfy the considerations of this clause. Specific conditions of consent can be included to ensure compliance.	√
Clause 6.7 - Development in areas subject to aircraft noise Development consent must not be granted to development for the purposes of a dual occupancy… on land in the vicinity of the Bankstown Airport where the ANEF contour exceeds 25.	The subject site is not affected by aircraft noise.	√

4.3 Canterbury Bankstown DCP 2023

Chapter 2 - Site Considerations

Site Analysis

Site constraints and opportunities were carefully considered in the design of the development. It is evident that the design of the proposed development will not detract from the existing streetscape of Ely Street.

The composite streetscape comprises a variety of building forms. The bulk and scale of the proposed development is reduced by accommodating a clearly defined **base** element.

The following design principles were incorporated to ensure that the proposed development fits in with adjoining development, viz:

- Relatively consistent building line;
- Front doors face the street;
- Passive surveillance opportunities;
- Subservient garaged car parking; and
- New landscaping.

The size and shape of the subject site easily accommodates the building form with adequate land for landscaping, access and parking, outdoor recreation and clothes drying. The design provides for a good relationship between the indoor and outdoor living spaces. A substantial portion of the site will remain as soft soil capable of accommodating landscaping.

Access to sunlight is available to the private open space areas of the proposed dwellings and the adjoining dwellings in accordance with the DCP requirement (i.e., the required solar access is available to at least one living area window). Existing microclimate conditions will not be significantly affected as a result of the proposed development.

Tree Management

The proposal does not involve the removal of any significant trees.

Formalised landscaping will enhance the future amenity of the site and locality, as indicated on the Landscape Plan.

Chapter 3 - General Requirements

Parking

Two car parking spaces have been provided for each dwelling in the form of a single width garage with a tandem car space available on the driveway. There is sufficient sight distance along Ely Street for safe reverse manoeuvres from the site.

The additional traffic generated by the proposed development will have a negligible impact on the existing traffic conditions and the servicing of intersections in the immediate locality.

Waste Controls

A Waste Management Plan accompanies this application. The plan adopts the principles of ***A****void* ***R****euse* ***R****ecycle and* ***D****ispose* to minimise landfill waste.

Sustainable Development

Consideration has been given to achieving ESD objectives at the design and development stages, viz:

- A Waste Management Plan accompanies the application;
- Each dwelling has been designed to achieve a satisfactory energy efficiency rating through orientation and the use of building materials with thermal properties. The BASIX Certificate demonstrates that the design is satisfactory in terms of this consideration;
- Public transport is readily available (Bus/Rail links within walking distance);
- Soft soil areas will be available to establish native landscaping; and
- Stormwater will be collected and disposed of in a manner that complies with Council's requirements.

Chapter 5 - Residential Accommodation

All relevant numeric DCP requirements have been tabulated and are provided as ***Attachment 1 - Compliance Table***, with additional comments provided below:

Desired Character

The surrounding neighbourhood is characterised by a mixture of residential development including:

- Detached single and two-storey dwellings with interspersed dual occupancy and multi dwelling housing development;
- Standard width road reserves with paved and unpaved nature strips;
- Inconsistent street tree planting theme along; and
- Predominately low scale or no front fencing.

The proposed development will continue an already emerging trend for improvement with newer building forms and densities. The design incorporates simple contemporary architectural themes with articulation, single storey elements, design features and a pitched/hipped roof design.

Garage dominance issues are addressed by:

- Limiting the width of the garage doors to less than 50% of the façade width;
- Emphasis on design features i.e., entry porticos and roofline variations; and
- The use of subservient colouring.

The proposed development is two-storey construction with articulation and effective design features, including colours and textures. In terms of bulk and scale, it is compatible with adjoining and nearby single and two-storey building forms, whilst design elements provide articulation and new landscaping will enhance the amenity of the streetscape.

Dual Occupancies

Subdivision

The subject site is an existing allotment comprising a site area which can accommodate a dual occupancy and complies with all numeric requirements for this type of development. As mentioned earlier, it is proposed to subdivide the development (Torrens Title) and the resulting lot configurations are provided in the table below, viz:

Lot	Frontage	Area
100	7.62m	464.5m^2
101	7.62m	464.5m^2

Both proposed lots are in excess of the minimum requirement of 250m^2 and are identical in configuration, which is consistent with the existing subdivision pattern in the locality.

Height

The two-storey structure does NOT exceed a wall height of **7m** as required and slab on ground construction with minimal cut/fill ensures that the height does not exceed the DCP requirement.

Setbacks

The proposed development satisfies the objectives and numeric requirements stipulated in this section of the DCP (see ***Attachment 1 – Compliance Table***) as follows:

- ***Front*** - the proposed minimum (front) setback of **8.3m** (GF) and **10.66m** (FF) complies with the DCP requirements.
- ***Side/Rear*** - the side setbacks comply with the minimum requirement, being **1055mm** and **1055mm** and a rear setback of **21.38m** accommodates the private open space areas. There is adequate space in the front, side and rear yards to provide landscaping, open space and privacy between adjoining dwellings.

Private Open Space

Both dwellings have Private Open Space areas which comply with the minimum DCP requirement (i.e., Dwelling A – **162.9m^2** and Dwelling B – **162.9m^2**), with a Principle Private Open Space area adjacent to the Alfresco and Family/Meals Rooms.

Access to Sunlight

Access to natural sunlight will be available to habitable rooms within each dwelling. Likewise, the Private Open Space areas also receive sunlight in accordance with the DCP requirement (i.e., minimum 50% of each yard receives direct access to natural sunlight for 3 hours between 8am and 4pm in mid-winter).

In regards to solar access reaching the adjoining property, the DCP states:

"At least one living area of a dwelling on an adjoining allotment must receive a minimum 3 hours of sunlight between 8.00am and 4.00pm at the mid–winter solstice"

From the shadow diagrams, it is evident that the proposed development does not significantly impact the adjoining dwelling, with shadows falling mainly across the side elevation. It should be noted, however, that single storey elements through the rear portion of the development ensure that solar access is retained. The front elevations contain living area windows which will continue to receive solar access in accordance with the DCP requirement.

Visual Privacy

Privacy concerns are addressed by limiting the number of first floor windows facing the side boundaries, raised/lowered sills and opaque glazing where required, positioning low impact rooms such as, bedroom and bathroom amenities on the upper floor level, together with adequate boundary offsets and landscaping. It should be noted that fencing and landscaping will effectively screen ground floor windows openings.

Acoustic privacy is maintained by appropriately positioning the rooms in each dwelling, separation between adjoining development and the construction method of the party wall between the two dwellings.

Building Design

The proposed development incorporates simple contemporary design features, therefore, a pitched/hipped roof with ground floor base elements and front porches, complements the architectural style of the development. Articulation, window selection and roofline variations produce an aesthetically pleasing presentation.

Building Design (Car Parking)

As mentioned earlier, two parking spaces have been provided for each dwelling in the form of a single width garage with a tandem car space available on the driveway. There is sufficient sight distance along Ely Street for safe reverse manoeuvres from the site.

The additional traffic generated by the proposed development will have a negligible impact on the existing traffic conditions and the servicing of intersections in the immediate locality.

Landscaping

The amount of open space available provides landscaping opportunities to achieve the objectives outlined in the DCP as follows:

- Front pervious area of **45.1%;**
- Screening between adjoining properties;
- Softening the visual impact of hard surface areas and car parking spaces;
- Appropriate species selection for the climate; and
- Enhancement of the streetscape amenity.

Livable Housing

The dwellings achieve the required standards of the “Livable Housing Design Guidelines” manual.

4.4 Other Requirements

BASIX

The State Government introduced BASIX, which consolidates planning provisions relating to water consumption and greenhouse gas emissions. A BASIX Certificate is provided for the development demonstrating the applicant's commitments in achieving the objectives of the state government's policy. Energy conservation principles will be achieved through the construction method and orientation of the building, together with thoughtful planting of trees and shrubs and the use of materials with thermal massing properties.

Dwelling Entry and Security

Design guidelines outlined in the Crime Prevention through Environmental Design (CPTED) were considered and incorporated as follows:

- Provision of clearly visible entry porches;
- Passive surveillance treatment has been provided through the provision of habitable room windows with outlook towards the street;
- Suitable landscaping will produce a defensible open space at the front, resulting in some interaction with the public domain beyond; and
- Fencing will be provided to prevent intruders from accessing the rear courtyard areas.

Drainage

Council's goal is to develop long term improvements to the health of waterways, which in turn enhances the ecological integrity of the system, whilst balancing the need to manage flooding, wastewater and stormwater. To achieve this goal the proposed development provides the following:

- A Stormwater Management Plan which demonstrates that stormwater will be collected, stored and discharged to the street system;
- Rainwater harvesting also assists in reducing direct runoff from the site; and
- Erosion and sedimentation control measures will be implemented during construction.

According to the accompanying Stormwater System Report, a Flood/Overland Flow Study to determine the 100 year ARI water surface level is NOT necessary. The site is not affected by the Council, Sydney Water or Private stormwater system components.

4.5 Non-Compliance

The proposal complies with all LEP and DCP requirements.

5.0 CONCLUSION

It is considered that the current strategy of Canterbury Bankstown Council to promote a variety of housing choice in the locality is being achieved by the proposed development. Council's DCP requirements and good planning principles have been incorporated in the design, which has resulted in a quality development that will enhance the locality.

Consideration has been given to matters listed in Section 4.15 (previously Section 79C) of the Environmental Planning and Assessment Act 1979, concluding that the proposed development warrants approval.

David Bobinac
Town Planner

ATTACHMENT 1

COMPLIANCE TABLE

Control	LEP/DCP Requirement	Development Proposal	Complies
Site Area	500m^2 (min)	929m^2	Yes
Minimum Lot Size	250m^2	Lot 100 – 464.5m^2 Lot 101 – 464.5m^2	Yes Yes
Width **(at front building line)**	15m (min)	15.24m	Yes
Floor Space Ratio	0.5:1 (max)	0.453:1 **Dwelling A – 209.6m^2 or 0.451:1** **Dwelling B – 211.12m^2 or 0.455:1**	Yes Yes Yes
Building Height	2-Storey (max) 7m (wall height) 9m (max)	2-Storey 6.19m 8.647m	Yes Yes Yes
Setbacks Front Secondary Side/Rear	 5.5m (ground floor) 6.5m (1st floor) 3m Min 0.9m (building height < 7m) & Min 1.5m (building Height > 7m)	 8.3m 21.38m N/A 1055mm & 1055mm N/A	 Yes Yes N/A Yes N/A
Private Open Space	80m^2	Dwelling A – 162.9m^2 Dwelling B – 162.9m^2	Yes Yes
Landscaped Area	45% (min) within frontage	45.1%	Yes
Parking	2 spaces per dwelling	2 spaces per dwelling	Yes
Roof Pitch	35°(max)	20.5°	Yes