

Statement of Environmental Effects

For a

Two Storey Dwelling House

at

**90 Beaconsfield Street
Revesby**

Prepared for

EDEN BRAE HOMES

**Planning Outcomes Pty Ltd
March 2025
0417 467509; 0403814650**

1. Description of Proposal

Development consent is being sought for the construction of a two storey dwelling house and associated works at 90 Beaconsfield Street Revesby 2212.

The dwelling house is proposed to contain:

Ground Floor:

Front porch, entry, double garage, guest with built-in-robe, bathroom, laundry, internal stairs, home theatre, family and dining with open kitchen with walk-in-pantry, outdoor Alfresco.

First Floor:

Master bedroom with walk-in-robe and ensuite, three (3) bedrooms with built-in-robos and ensuites, linen, games room.

Note: The site currently contains a single storey dwelling with ancillaries, which will be demolished under a separate application.

2. Site Analysis

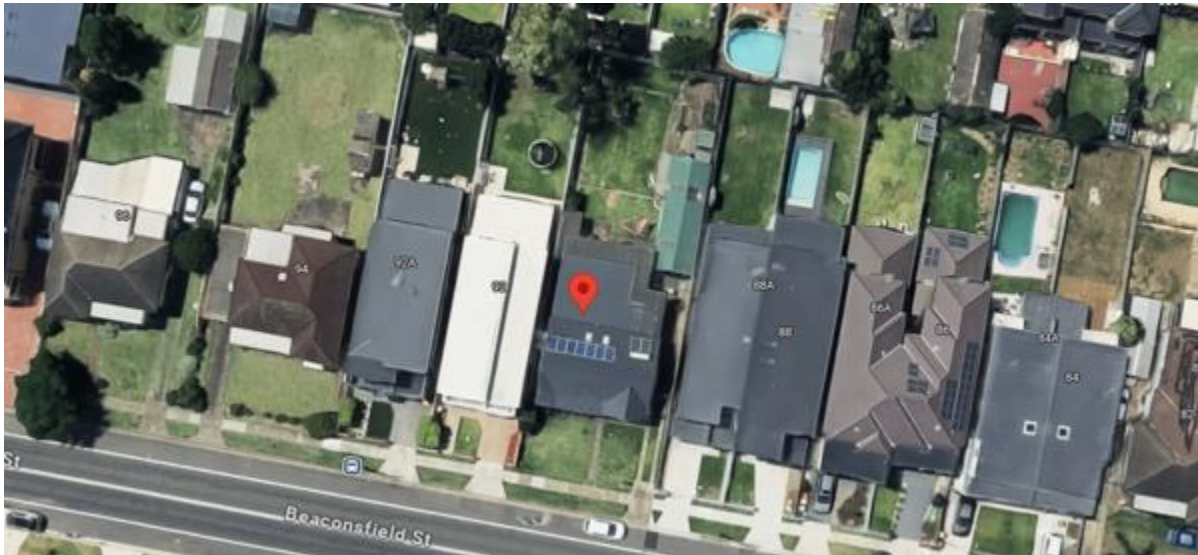
The subject site is legally known as Lot 6 in DP 31125. The site has a general north-south orientation and is located on the northern side of Beaconsfield Street.

The site has a rectangular shape, with a frontage to Beaconsfield Street of 15.24m and a depth of 45.72m. The site area is 696.7m².

The site slopes approximately 2.2m from the southern (front) to the northern (rear) boundary. There is no significant vegetation on the site.

The site is adjoined on both sides by detached two (2) storey dwelling houses.

The utility services available to the site, include electricity, sewer, stormwater, telecommunications. It is not anticipated that the proposal will have adverse impacts on the provision or availability of these services.



View of subject site from Beaconsfield Street - Google Maps



Streetscape

The site is not bushfire prone.

The land is not located within a flood planning area.

The site is not biodiversity certified land within the meaning of Part 8 of the Biodiversity Conservation Act, 2016 and does not contain riparian land and is not subject to an approved property vegetation plan. The land is not biodiversity stewardship land.

The site is not in a heritage conservation area. The site does not contain a heritage item nor is it in the vicinity of any heritage items.

3. State Policies

This report has been prepared pursuant to Section 4.12 of the Environmental Planning and Assessment Act 1979 and pursuant to *Part 3 Division 1 Making development applications* of the *Environmental Planning and Assessment Regulation 2021* (2021 EP&A Regulation).

The purpose of this statement is to:

- provide a detailed description of the proposal,
- provide a description of the site context, including identification of the site, existing development on the site, and surrounding development,
- undertake an assessment of the proposal in terms of the matters for consideration as listed under Section 4.15 of the Act, *and*
- identify and assess the issues relevant to the proposed development.

This statement must be read in conjunction with the plans and the supporting information submitted separately.

3.1 State Environmental Planning Policy (Resilience and Hazards) 2021 - Chapter 4 - Land Remediation

State Environmental Planning Policy (Resilience and Hazards) 2021 applies to all land and aims to provide a State-wide planning approach to the remediation of contaminated land. This new consolidated SEPP includes in Chapter 4 the provisions of the repealed SEPP 55 - Remediation of Land.

Chapter 4 of SEPP (Resilience and Hazards) requires the consent authority to consider whether the land is contaminated prior to granting consent to carrying out any development on that land and if the land is contaminated, it is satisfied that the land is suitable in its current state or will be suitable after remediation for the purpose for which the development is proposed to be carried out.

As the site is currently used as residential, it is considered unlikely to be contaminated. For this reason, no further investigation is considered necessary.

3.2 State Environmental Planning Policy (Sustainable Buildings) 2022

Chapter 2 Standards for residential development - BASIX applies to the proposed development and aims to encourage sustainable residential development. A BASIX Certificate has been submitted with the development application to achieve compliance with the SEPP. The proposal achieves the minimum performance levels / targets associated with water, energy and thermal efficiency.

3.3 SEPP (Biodiversity and Conservation) 2021 - Chapter 6 - Water Catchments - Georges River Catchment

The subject site is located within the catchment of the Georges River.

It is considered that the proposed development will not have an adverse environmental impact on the catchment for the following reasons:

- the works do not involve deep excavation,
- sediment and erosion will be appropriately controlled during construction,
- stormwater will be appropriately controlled and managed on the site throughout the life of the project including water retention and re-use, and
- the site benefits from a reticulated sewerage system.

In conclusion, the proposed development is consistent with the relevant aims and objective of the plan.

4. Canterbury-Bankstown Local Environmental Plan 2023

The site is located in the R2 Low Density Residential Zone. Dwelling houses are permissible with consent in the R2 zone.



Zoning Map - R2 - 90 Beaconsfield Street Revesby

It is considered that the proposed development meets the objectives of the R2 Low Density zone, specifically:

- *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 for certain non-residential uses that are compatible with residential uses and do not adversely affect the living environment or amenity of the area.*
- *To ensure suitable landscaping in the low density residential environment.*
- *To minimise and manage traffic and parking impacts.*
- *To minimise conflict between land uses within this zone and land uses within adjoining zones.*
- *To promote a high standard of urban design and local amenity.*

The subject site is considered suitable to accommodate the proposed new two storey dwelling house. The new dwelling is consistent with the relevant objectives of the R2 Low Density Residential zone on the basis that:

- The proposal does not seek to modify the current land use of the site,
- The proposal responds to the specifics of the site and the current modern housing needs,
- Traffic and parking impacts are minimised as expected with any proposal for a single residential dwelling,
- The proposed configuration, design and finishes are of high quality, and proposal complies with landscaping requirements, and
- The amenity of adjoining neighbours and the character of Beaconsfield Street will be enhanced.
- The new dwelling is designed to provide a high standard of urban design and to enhance local amenity.

Standard	Compliance
Zoning - R2 - Low Density Residential	A dwelling house is permissible in the zone
Lot size map - min 450m ²	Size of lot is 696.7m ² - No subdivision proposed.
Height - maximum 9m	Yes Ridge Level RL 30.6 Maximum height 8.1m

	<p>RIDGE LEVEL RL 30.6</p> <p>MAX BUILDING HEIGHT PERMISSIBLE = 9000 MM PROVIDED = 8100 MM</p> <p>Complies.</p>
FSR - 0.5:1 or 348.35m ²	<p>Yes - 0.373:1</p> <p>SITE AREA = 696.7 SQM</p> <p>FLOOR SPACE RATIO PERMISSIBLE = 50% or 348.3 SQM PROVIDED = 260 SQM</p> <p>Proposed 260m² FSR 0.373:1</p> <p>Complies.</p>
Flooding	n/a
Acid Sulfate Soils	n/a
Heritage	<p>n/a</p> <p>The site is not in a heritage conservation area. The site does not contain a heritage item nor is it in the vicinity of any heritage items.</p>

5. Canterbury-Bankstown Development Control Plan 2023

The *Canterbury-Bankstown Development Control Plan 2023* supports the LEP by providing additional objectives and development controls to enhance the function and appearance of development. The development controls include storey limits, setbacks, urban design, amenity, landscaping, access and parking.


The new dwelling at 90 Beaconsfield Street Revesby is compatible in form, design and landscape with the character of Revesby, provides appropriate amenity to future residents, and does not adversely impact the amenity of neighbours.

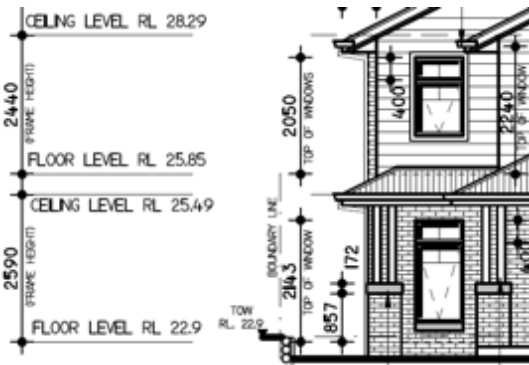



The site is large enough to allow for generous setbacks and Sufficient landscaping (64.2%), exceeding the control, is provided on site, with landscaping forward to the dwelling aimed at enhancing the landscape character of Beaconsfield Street.

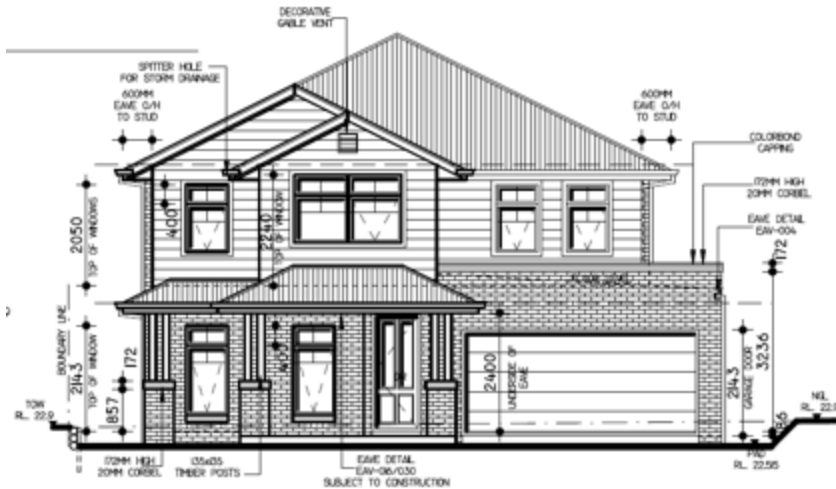


It is considered that the proposal meets the relevant objectives that apply to dwelling houses in *Chapter 5 Residential Accommodation in Canterbury-Bankstown Development Control Plan 2023*.

Further details on compliance of the proposal with the DCP requirements are discussed below.

Design Element or Item	Minimum Standard or Control
Front Setback	<ul style="list-style-type: none"> Minimum 5.5m primary setback for first storey (ground floor). Minimum 6.5m primary setback for second storey. <p><i>NOTE: Front setback is measured to the wall of the dwelling.</i></p> <p><i>The minimum setback to the secondary street frontage is:</i></p> <ul style="list-style-type: none"> (a) 3m for a building wall; and (b) 5.5m for a garage or carport that is attached to the building wall.  <p>Proposed front wall setback to Beaconsfield Street is 6.501m and 5.421m to the articulation zone. Proposed front setback to garage is 7.5m.</p> <p>Further, the proposed front setback complies with the prevailing front building line.</p> <p>Complies.</p>
Side Setback	<p><u>1 or 2 storey</u></p> <p><i>For wall heights less than or equal to 7m:</i></p> <ul style="list-style-type: none"> Minimum 0.9m building walls; Minimum 0.45m eaves/gutter setback. <p>Wall height is less than 5.5m.</p> <p>The minimum side setbacks are 1.5m on one side and 3.55m on the other side, with minimum 2.08m to single storey garage.</p>

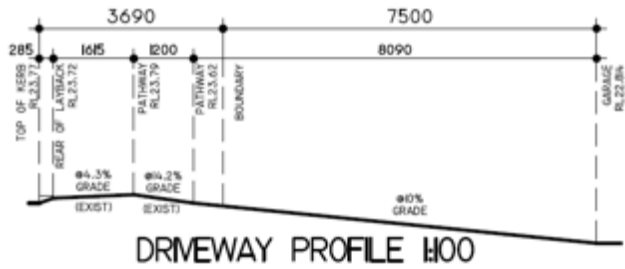
	 <p>Complies.</p>
Rear Setback	<p>The proposed rear setback is 18.719m to ground floor Alfresco and 24.869m to first floor.</p> <p>The proposed rear setback complies with the prevailing rear building line.</p> <p>Complies.</p>
Height Limit	<p><i>Maximum height is 2 storeys. The maximum roof pitch is 35 degrees.</i></p> <p>The proposed building is two (2) storeys with a 26.5 degrees roof pitch.</p> <div data-bbox="598 1205 1305 1727"> <p>SUMMARY OF MATERIALS</p> <ul style="list-style-type: none"> - 26.5° ROOF PITCH COLORBOND ROOF SHEETING TO UPPER ROOF - 20° ROOF PITCH COLORBOND ROOF SHEETING TO LOWER REAR ROOF - 3° ROOF PITCH COLORBOND ROOF SHEETING TO GARAGE ROOF - COLORBOND GUTTER & FASCIA - CHARGED PVC DOWNPIPES TO BE PAINTED - PRE-FABRICATED TERMITE RESISTANT HYBRID ADVANCED FRAMING SYSTEM & T2 TREATED PINE ROOF TRUSSES & FRAMES TO ENTIRE TOP FLOOR TO MANUFACTURES SPECIFICATIONS - DIMENSIONS ARE TO FRAME SIZES ONLY EXCLUDES GYROCK & SKIRTINGS THEREFORE THEY ARE NOT FINISHED ROOM SIZES - FACE BRICKWORK  - CLADDING FINISH  - RENDERED & PAINTED FINISH AS SELECTED  - TIMBER POSTS TO BE PAINT GRADE & FINISH - GABLE VENTS - ALUMINIUM WINDOWS & DOORS - FRONT ENTRY DOOR & FRAME TO BE PAINT GRADE & FINISH - SECTIONAL OVERHEAD GARAGE DOOR </div>

	<p>The external Summary of Materials submitted shows warm, earth-like chosen colours and finishes for the dwelling.</p> <p>Complies.</p>
Site Coverage	<p><i>For dwellings houses, site coverage (total impervious surfaces) is not to exceed 75%. If the site coverage (total impervious surfaces) is more than 75% then on site detention is required.</i></p> <p>Site coverage is 35.8% of the site area. Soft landscaping achieves 64.2%.</p> <p>Complies.</p>
Design Requirements	<p><i>A development must use architectural elements to articulate facades and minimise large expanses of blank walls and glazed areas.</i></p> <p>Proposal is of a scale, bulk and height appropriate to the desired character of the street and surrounding dwellings. It achieves an appropriate built form that addresses Beaconsfield Street, provides for internal amenity and minimises impacts on neighbours' amenity.</p>  <p style="text-align: center;">SOUTH ELEVATION 1:100</p>

	<p>The building is two storeys in height, with a double garage recessed 2.08m behind the front porch, no blank walls and no balconies at first floor.</p> <p>Colours, textures and finishes ensure the garage doors do not dominate the street elevation.</p> <p>The front façade utilises vertical windows and other vertical elements to mitigate the horizontal elements of the garage.</p> <p>The front porch is designed to be a balancing element in the façade.</p> <p>It is considered that the proposed dwelling has adequate articulation of the front elevation.</p> <p>Ground floor guest room and first floor bedrooms allow for casual surveillance.</p> <p>It is considered that the proposed dwelling has sufficient articulation to meet the requirements of Council's DCP.</p> <p>Complies.</p>
Sustainable Living	<p><u><i>Requirements for Dwelling Houses</i></u></p> <p><i>New dwellings are to provide:</i></p> <ul style="list-style-type: none"> • <i>capability for a safe and continuous path of travel from the street or car parking area into the dwelling;</i> • <i>internal doors with a clearance of 820mm and corridors with a clearance of 1000mm, that facilitate comfortable unimpeded movement between spaces;</i> • <i>a toilet at the ground floor level;</i> • <i>a bathroom that contains a hobless shower recess;</i> • <i>reinforced walls around the toilet, shower and bath to support safe installation of grabrails at a later date;</i> • <i>stairways that are designed with handrails and safe access.</i> <p><i>The above dimensions and clearances are to be demonstrated on a floor plan.</i></p> <p>The design includes requirements and dimensions and clearances for a comfortable and sustainable built environment.</p> <p>Additional requirements can be added at a later date should they be required by the occupants of the dwelling.</p>

	Complies.
Landscape and Open Space Requirements	<p><i>For a detached dwelling: 80m² minimum private open space. The private open space must be provided as a single space with a minimum width of 5m or as two separate spaces provided each space contains an area greater than 35m² and a minimum width of 5 metres throughout. The remaining open spaces must have a minimum width of 2m. A development must locate the private open space behind the building line.</i></p> <p style="text-align: center;">PRIVATE OPEN SPACE REQUIRED = 80 SQM PROVIDED = 354.3 SQM</p> <p>354.3m² of POS is provided at rear of the dwelling. Complies with the minimum dimension of 5m.</p> <p><u>Landscaping</u> <i>A minimum of 45% of the area between a building and the primary frontage (this does not include the car parking area, driveway and paths) and secondary frontage where applicable, must be landscaped by way of trees, shrubs, ground cover and grass planting (this does not include the car parking area, driveway and paths).</i></p> <p style="text-align: center;">LANDSCAPE AREA REQUIRED = 45% OR 313.5 SQM PROVIDED = 64.2% OR 447.5 SQM</p> <p>Approximately 64.2% of the site is soft landscaped area.</p> <p>Approximately 60% of the front setback comprises soft landscaping (apart from the driveway). The front setback is sufficient to include a landscaped front garden consistent with the prevailing character of the area.</p> <p>Complies.</p>
Energy Efficiency	BASIX certification required.

	<p>The proposal complies with the Building Sustainability Index (BASIX) requirements. BASIX achievements are marked on the architectural plans.</p> <p>The internal spaces have been designed to respond to urban design rationale and dwelling efficiency in terms of energy use. Solar panels will be accommodated on the northern side of the roof (rear). The proposed development incorporates the principles of Ecologically Sustainable Development (ESD).</p> <p>Complies.</p>
Overshadowing	<p><i>The windows to at least one living area in adjoining dwellings must receive at least 3 hours of sunlight between 9am and 5pm on 21 June.</i></p> <p><i>A minimum 50% of the private open space for adjoining dwellings on an allotment must receive at least 3 hours of sunlight between 9am and 5pm on 21 June.</i></p> <p>The site has a general north-south orientation.</p> <p>Shadow diagrams have been provided showing that the proposed development will overshadow parts of the front yard of adjoining properties to east and west, however, the back yards (POS) remain unaffected in regard to overshadowing, for the entire day at mid-winter.</p> <p>It is expected that the adjoining properties will receive at least 3 hours of sunlight between 9am and 5pm on 21 June. The rear private open space of adjoining properties is unaffected by the proposed new dwelling in terms of access to sunlight.</p> <p>Complies.</p>
Stormwater	<p><i>If the site coverage (total impervious surfaces) is more 75% then on site detention is required.</i></p> <p>Site coverage is less than 75% of the site area (approx. 34.8%).</p>

	<p>A 3,000L slimline water tank is proposed for stormwater collection and re-use. The rainwater tank is located on the western side of the dwelling.</p> <p>A Stormwater Concept plan has been submitted. Excess stormwater is to be disposed of according to Council requirements.</p> <p>Complies.</p>
Parking	<p><u>Car parking spaces</u></p> <ul style="list-style-type: none"> • 2 car spaces must be provided for each detached dwelling; • All car parking spaces to be located behind the building line. <p>A minimum of two car parking spaces are provided within the double garage.</p> <p>The double garage recessed 2.08m behind the front porch.</p> <p>Complies.</p>
Access	<p><i>The maximum gradient of an internal driveway shall be generally 12% unless this is prohibited by the topography of the site. A maximum allowable grade of 20% is permitted on steep sites. Transition grades will be required for changes in grade in excess of 12.5%. Driveways with a grade in excess of 15% are to be constructed with a non-slip finish.</i></p>  <p>The existing vehicular crossing of the lot is proposed to be utilised.</p>

	<p>Car parking is designated in accordance with Australian Standard AS 2890.1–2004, Parking Facilities, Part 1: Off-street car parking and with Council controls.</p> <p>Complies.</p>
Privacy and Noise	<p><u>Privacy</u></p> <p><i>The windows of proposed dwellings that directly look into the living area/bedroom windows of an adjoining dwelling must:</i></p> <ul style="list-style-type: none"> • <i>Offset the windows to minimize overlooking;</i> • <i>Have a minimum sill height of 1.5m above floor level;</i> • <i>Have fixed obscure glazing to a minimum height of 1.5m above floor level; or</i> • <i>Use another form of screening to the satisfaction of Council.</i> <p><i>The outlook from a window of a proposed dwelling looking directly into the private open space of another dwelling does not require screening where:</i></p> <ul style="list-style-type: none"> • <i>The window is to a bathroom, bedroom, toilet, laundry, storage room or other non-habitable room;</i> • <i>Window has a minimum sill height of 1.5m above floor level or translucent glazing to a minimum height of 1.5m above floor level;</i> • <i>The window is designed to prevent overlooking of more than 50% of the private open space of a lower level or neighbouring dwelling.</i> <p>With development on small lots, a certain degree of mutual overlooking is expected. Notwithstanding this, the proposed side setbacks of the dwelling are sufficient to ensure that visual and acoustic impacts are minimised.</p> <p>Views from side facing living areas on the ground floor and from rear alfresco will be partially screened by boundary fences.</p> <p>No balcony is proposed at first floor.</p>

	<p>There is one side facing games room window at the first floor, setback 3.55m from side boundary, to prevent significant overlooking to adjoining properties.</p> <p>The impact of the proposed dwelling house on the privacy of adjoining dwellings is considered to be reasonable.</p> <p>Complies.</p>
Safety (security)	<p>The front porch, guest bedroom, bedroom and master bedroom face towards Beaconsfield Street.</p> <p>The proposal provides for casual surveillance of the street.</p> <p>Complies.</p>
Cut & Fill	<p><i>Any reconstituted ground level on the site within the ground floor perimeter of dwelling houses must not exceed a height of 1m above the ground level (existing). For the purposes of this clause, the ground floor perimeter includes the front porch.</i></p> <p><i>Any reconstituted ground level on the site outside of the ground floor perimeter of dwelling houses must not exceed a height of 600mm above the ground level (existing) of an adjoining site. For the purposes of this clause, the ground floor perimeter includes the front porch.</i></p> <p>The general landform on site is maintained, with cut and fill only on the footprint of the dwelling. The alteration of natural ground levels is proposed in a manner that will not compromise the structural stability, integrity or the amenity of adjacent developments.</p> <p>maximum cut 600mm maximum fill 450mm</p> <p>Complies.</p>

6. Matters for Consideration Pursuant to Section 4.15 of the Environmental Planning and Assessment (Amendment) Act, 1979

In determining a development application, a consent authority is to take into consideration such of the following matters as are of relevance to the development the subject of the development application—

(a) the provisions of—

- (i) any environmental planning instrument, and***
- (ii) any proposed instrument, and***
- (iii) any development control plan, and***
 - (iiia) any planning agreement, and***
- (iv) any matters prescribed by the regulations, that apply to the land to which the development application relates***

The subject site at 90 Beaconsfield Street Revesby is zoned R2 Low Density Residential and the proposed dwelling house complies with the development standards of the *Canterbury-Bankstown Local Environmental Plan 2023* and the *Canterbury-Bankstown Development Control Plan 2023*. Any departure from the numeric controls is considered to be minor and is justified in the table above.

(b) The likely impacts of the development, including environmental impacts on both the natural and built environments and social and economic impacts in the locality.

In summary, it is considered that the proposed new dwelling house with detached garage will have minimal impact on the environment due to the following reasons:

- The proposal recognized the characteristics of the site and the predominant qualities of the area and, contextually, the proposal is an appropriate fit for the subject site.
- The proposal is of a scale that is visually compatible with adjacent buildings, character of the area and the objectives of the zone.
- Traditional design features and proportions are reflected in the proposed architectural design.
- Regarding solar access, there will be adequate sunlight access to the proposed development and to the adjoining dwellings.

- Standard precautions will be implemented during the construction stage of the development, to ensure there are no adverse environmental impacts including the installation of erosion and sediment controls, and the provision of waste receptors and temporary construction exits that will be maintained in a condition that prevents tracking or flowing of sediment onto public or private property.
- Stormwater will be adequately disposed of according to Council's requirements.

(c)the suitability of the site for the development

- The site is considered suitable for the construction of a new dwelling house and has no major environmental constraints to development.

(d)any submissions made in accordance with this Act or the regulations

- The development will be subject to the Council's Notification Policy.

(e)the public interest

- The proposed development generally serves the public by making a positive contribution to Revesby, without imposing any significant or adverse impacts on the amenity of the surrounding land.

7. Conclusion

The relevant matters for consideration under section 4.15 of the *Environmental Planning and Assessment Act 1979* have been addressed in this report and the proposed development has been found to be consistent with the objectives of the relevant planning provisions.

The proposed development will achieve a very good standard of residential accommodation, highly functional and aesthetically pleasing when viewed from Beaconsfield Street, without imposing any unreasonable impacts on the amenity of surrounding lands or onto public domain.

For these reasons, the proposal is in the interest of the public and worthy of full support from Council.