



Statement of Environmental Effects

LGA: Canterbury Bankstown Council – Formerly Canterbury City Council

Property Address: 88 Remly Street, Roselands NSW 2196

Lot Number: 101

DP Number: 11802

Section: N/A

Site Area: 809.4 sq. m By Title

Site Frontage: 15.24 m

Site Zoning: R2

Existing Use: Residential Dwelling

Proposed Use: Residential Dwelling

Development Proposal:

Partial demolition of rear portion of existing dwelling on site. Proposed additions to the existing dwelling and landscape design.

Site Summary:

The site is currently occupied by a two-level dwelling with a pitched roof the yard is currently a mix of pavers and turf. The site falls 3.5m from the front boundary to the rear but levels out across the middle with fairly even blocked areas, the falls are gradual.

Written By: GVP – Hassan Sleiman

Date: 06/06/2025

DCP/LEP - Compliance Table

Canterbury Bankstown DCP – 2023 – Chapter 5 – Amended April 2025

Total Site Area
809.4m ²

Controls	DCP	Proposed	Compliant
Zoning	R2	Alterations & Additions	YES
Minimum Lot Size	NA	NA	YES
Street Frontage	15.24m	EXISTING	YES
Maximum Building Height	8.5m	8.4m	YES
Maximum Storeys	2	2	YES
FSR	0.5:1 (404.75m ²)	355.3m ²	YES
Min. Front Setbacks	EXISTING	8.683M Balcony Extension	YES
Min. Side Setback	1m	1.155m Extension Remainder as existing in excess of 1.773m & 2.639m	YES
Min. Rear Setback	6m	22.276m Balcony & Dwelling	YES
Parking	EXISTING	EXISTING	YES
Landscaping	202.35m ² (25%)	38% = 308m ²	YES

Construction Type:

The proposed additions are to be constructed of the following materials to match the existing dwelling:

1. Concrete slab – GF
2. First floor timber structural floor framing
3. Brick veneer external wall
4. Timber + clad external wall
5. Pitched and tiled roof
6. External existing brickwork to be rendered

Landscaping Koi Pond:

The application proposes an inground koi pond as part of the curated landscape design proposed, the pond will have a maximum depth of 0.6m and will be fenced off as per the pool act.

Over-shadowing:

The block is orientated Northwest and as such the resulting over-shadowing caused by the proposal will be of minimal negative effect on the neighbouring properties, both properties affected being No.86 & No.90 Remly St, achieve more than the required 3 hours of natural sunlight. The blocks are affected by 1 timeframe per solstice and will be over-shadowed to a minimal degree for less than 2 hours per day.

Privacy Impacts:

The proposed dwelling has been designed to minimise privacy impacts on the neighbouring properties via the use of the below listed elements:

- Proposing deeper balcony setback from rear boundary
- High sill heights for first floor windows
- Proposed privacy screens 1.8m high for all side sections of the balcony and timber deck.
- Opaque glazing to lower sill windows
- Reducing the over-all height of the dwelling FL RL's.

Noise Impacts:

The proposal will not increase the existing surrounding noise impacts.

Environmental Impacts:

There are no known environmental impacts affecting the site or surrounding sites.

View Vistas:

The development will not impact on any current view vistas.

Rainwater Tank:

- Refer to the BASIX & Stormwater concept plan designed by Amity Engineers.

Stormwater System:

The stormwater concept plans have been designed & certified by Amity Engineers.

Acid Sulphate Soils Class:

NA.

BASIX:

There is a current BASIX attached to this application – A1799100.

Design Suitability:

The design proposed meets the council criteria and maintains the existing façade values within the current streetscape, the simple façade upgrade proposed is based merely on mouldings and differing of textures from face brick to render.

Parking:

Existing to remain unchanged currently 3-4 parking spaces.

Natural Light:

The rear extension proposed to the dwelling will propose minimal impacts on the neighbouring property's ability to receive natural light as it proposed a minor extension to the existing envelope which surpass the neighbouring properties dwellings.

Materials & Colour Scheme:

The selected materials and colour scheme are simple and soft with landscaping incorporated as part of the façade design to reflect the natural material selection listed below:

1. Rendered walls
2. Flat concrete roof tiles
3. Architectural moulding to windows and doors
4. Arched window tops
5. Render lines to facade

Waste Management:

The proposal will double the general household waste output from the property given it is proposing two dwelling.

Landscaping impacts:

A landscape architect has completed a detailed design with supporting documentation detailing the following items:

1. Design layout
2. Materials incorporated
3. Compliance
4. Schedule and horticultural details

Bush fire Affectation:

The site is not affected.

Flood Affectation:

The property is NOT affected by flooding.

Aircraft ANEF:

NA

Estimated cost of works:

The estimated cost of works for this proposal has been set at \$243,650.00

Soil Excavation & Retention:

The development proposes the following works:

- Minimal site levelling

Access & Traffic:

NILL EFFECT

Non-Confirming – Variations:

NIL

Conclusion:

In summary the proposed development is of minimal impact and will not cause any negative effects to the surrounding locality, it meets all of councils listed design criteria within the DCP 2023 and proposes no variations.

*Kind Regards,
Hassan Sleiman
Designer*

A handwritten signature in dark ink, appearing to read 'Hassan Sleiman', written in a cursive style.

06/06/2025