

KATALYST CONSTRUCTION

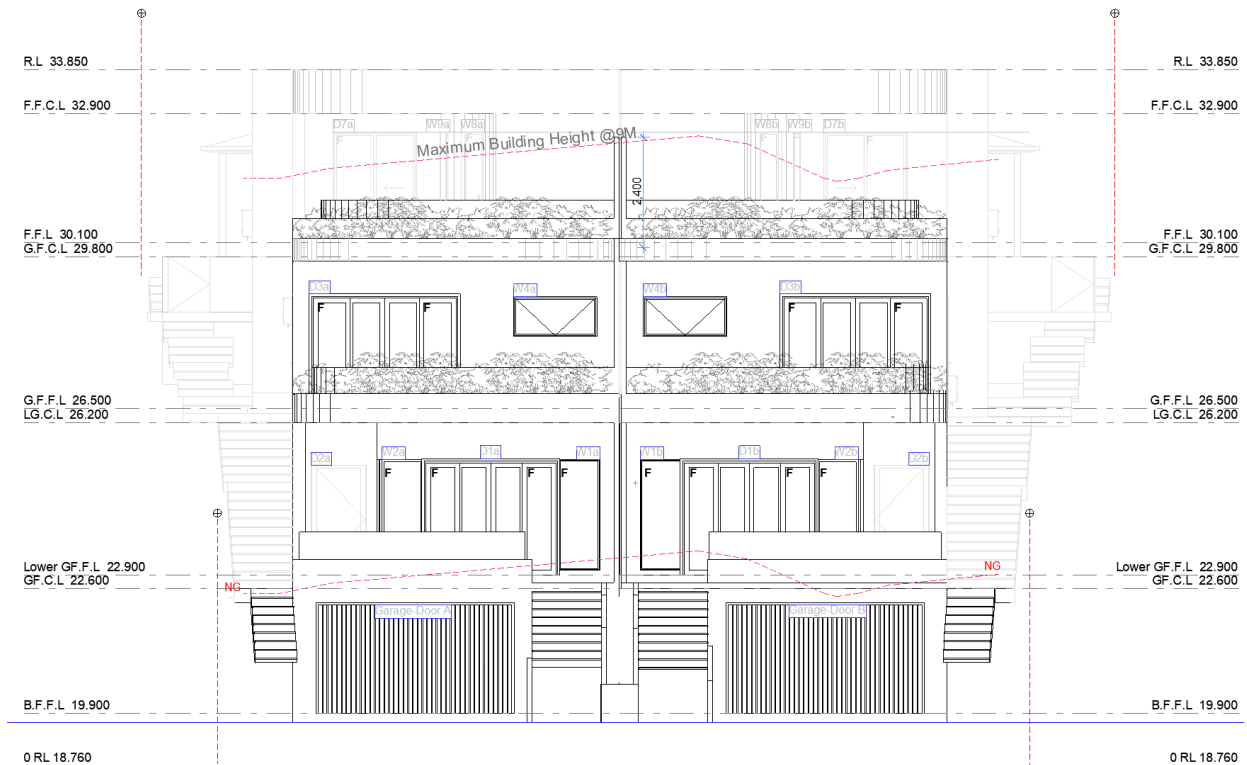


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2-East North Elevation

Image 1 – Proposed Front Elevation

Source: Katalyst Construction

1. INTRODUCTION

This Statement of Environmental Effects (SEE) is submitted in support of a Development Application (DA) for the proposed demolition of the existing dwelling, construction of a new attached dual occupancy with in-ground swimming pool, and Torrens title subdivision at 106 Sandakan Road, Revesby Heights.

The purpose of this SEE is to address the relevant environmental planning matters in accordance with the Environmental Planning and Assessment Act 2023, including compliance with the Bankstown Local Environmental Plan (BLEP) 2015 and the Bankstown Development Control Plan (BDGP) 2015.

This planning report has been prepared by Construction on behalf of the landowner and based on the plans and information supplied as part of this application. (Architectural plans and consultants' reports/drawings)

In respect of the assessment of the proposal, where impacts are identified environmental amenity has been addressed in this report.

2. PROPOSAL

This application seeks consent for the following works at 106 Sandakan Road, Revesby Heights, (Refer to the proposed architectural plans);

Demolition

In order to facilitate the development is necessary to demolish the existing dwelling and all associated structures as identified on the architectural plans.

Basement

- Provide off street parking for 2 vehicle garages
- Provide storage space

Lower Ground Floor

- Provide lounge room
- provide patio
- Provide potential lift and stairs

Ground floor

- Provide Kitchen, dining, living, bathroom, laundry
- Provide 1 master bedroom for each duplex
- Provide balcony off master bedrooms
- Provide Alfresco areas
- Provide outdoor shower and swimming pool

First floor

- Provide 4 bedrooms
- Provide 1 ensuite and 1 main bathroom
- Provide Family Retreat area

Landscape

- Provide driveway to each dwellings garage
- Provide above ground rainwater tank
- Provide new front boundary fence

Generally

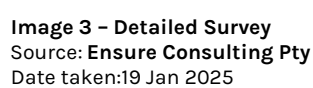
Present a variety of contemporary architectural dwellings within the guidelines of the BDCP 2015, offering a unique precedence to the changing surrounding modern streetscape.

3. SITE DESCRIPTION

CBLEP 2023 - R2 low density

The site is located between Hero's Hill Memorial and Gurawak Fire Trail. The site is referred to as 106 Sandakan Road, Revesby Heights and overlooks Little Salt Pan Creek at the front. The site is also known as Lot 4165 in DP 217130 with a site area of 1081.3 m² and a frontage of 15.24m. The site falls to the front from the rear by approx. 11.160m.

Source: Google Earth:
Date taken 01/05/2025



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Image 4 – Existing House Streetscape

Source: google maps

Viewer Date taken: 01 May 2025

Adjoining sites

The Northern property No.108 is a lot consisting of a double story split levels duplex with flat roof.



Image 5 – 108 Sandakan Road, Revesby Heights

Source: Instant Street View Date taken: 21 Jan 2025

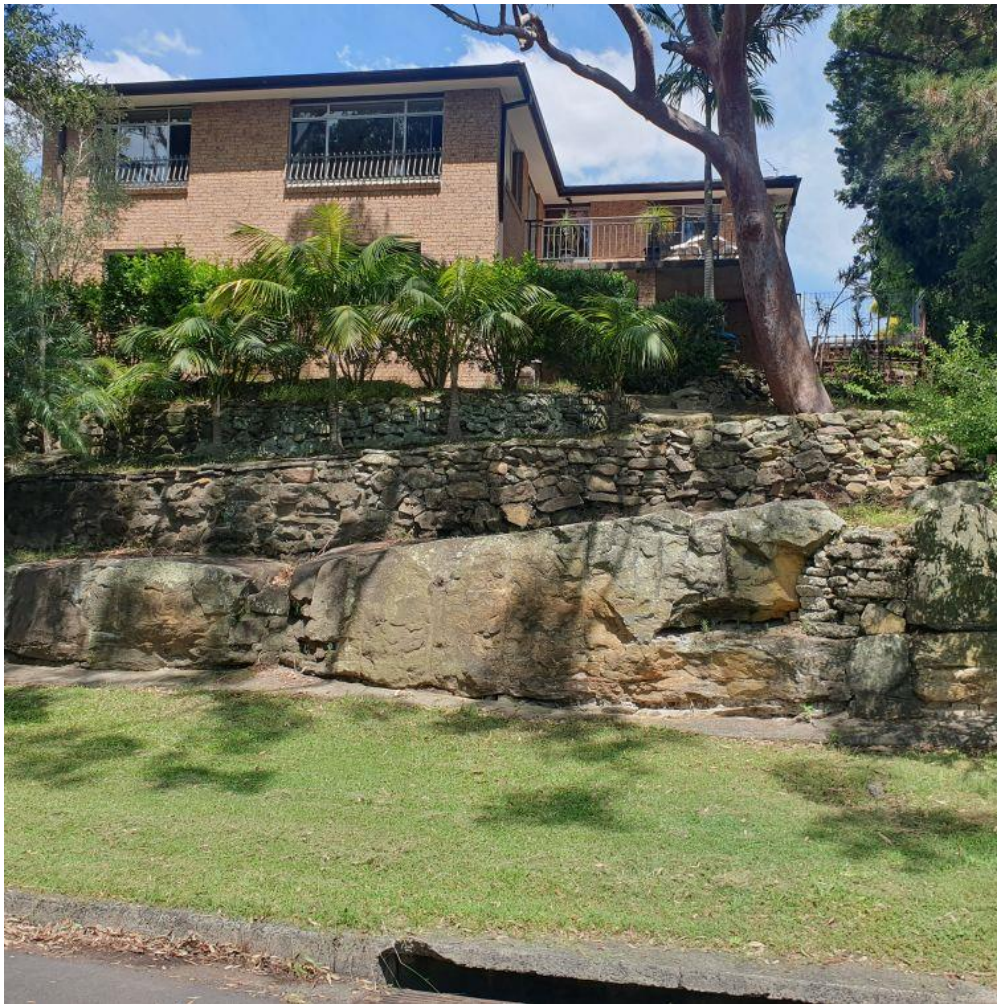


Image 6 – 104 Sandakan Road, Revesby Heights

Source: Instant Street

View Date taken: 23 Jan 2025

The eastern property No. 104 appears to be a double story brick house with a tiled roof.

4. SITE HISTORY

There is no relevant property history pertaining to this application.

5. ASSESSMENT

The following is a summary of the assessment of the application in accordance with Section 79C of the Environmental Planning & Assessment Act 1979.

(a)(i) Environmental Planning Instruments

The application has been assessed against the relevant Environmental Planning Instruments listed below:

[Canterbury-Bankstown Local Environmental Plan 2023](#)

[Bankstown DCP 2015 - as amended 13 Jul 2016](#)

6. STATEMENT OF COMPLIANCE

The statement of compliance below contains a summary of applicable development standards and a compliance checklist relative to these:

COMPLIANCE TABLE-DWELLING A&B			
CONTROL	REQUIRED	PROPOSED	COMPLIANCE
TOTAL SITE AREA 1081sqm	250SQM	LOT A-510.51sqm Lot B-570.77sqm	YES
FLOOR SPACE RATIO	0.5:1 540.5SQM	540.36sqm	YES
STREET FRONTAGE SETBACK	GROUND 5.5m FIRST 6.5m	GROUND 12m & about FIRST FLOOR 16m & about	YES
SIDE SETBACK	GROUND 0.9m FIRST 0.9m	GROUND 0.9-1.7m & about FIRST FLOOR 16m & about	YES
BUILDING HEIGHTS	MAXIMUM 2 STORIES 9M OVERALL	OVERALL, 9.206M	NO
LANDSCAPE PRIMARY SETBACK	45%	45%	YES
PRIVATE OPEN SPACE	80sqm	82.61m2 Lot A 88.75m2 Lot B	YES

6A. Clause 4.6 Variation Request – Building Height

This application seeks a variation to Clause 4.3 – Height of Buildings of the Bankstown Local Environmental Plan (BLEP) 2023, which limits building height to a maximum of 9.0 meters in the R2 Low Density Residential Zone.

Proposed Height and Variation

The proposed dual occupancy development has a maximum height of 9.206 meters, exceeding the control by 206mm (2.3%). This exceed is limited to a small portion of the roof form located directly above the main stair void. It is caused by the site's substantial front-to-rear slope of approximately 11.16 meters, which presents challenges in achieving full compliance while maintaining reasonable floor-to-ceiling proportions and limiting excavation.

Justification for Variation

This variation is justified in accordance with Clause 4.6 of BLEP 2023, on the following grounds:

The variation is minor, and 90% of the building is more than 1 meter below the maximum height limit. The breach is not visible from the public domain, and the visual impact is negligible. The variation does not result in adverse overshadowing, privacy loss or view obstruction to adjacent properties. Lowering the entire building to comply would require deeper basement excavation, increasing internal stairs and reducing accessibility.

The proposal meets all other development standards, including FSR, setbacks, landscaping and solar access.

The variation allows for better internal layout, practical floor heights, and overall improved amenity without undermining planning intent.

Consistency with Objectives

The proposed variation satisfies the objectives of both:

Clause 4.3 – Height of Buildings, by maintaining compatibility with surrounding built form and streetscape character, and

The R2 Low Density Residential zone, by delivering housing that is appropriate in scale, responsive to site constraints, and designed to maintain residential amenity.

Conclusion

In accordance with Clause 4.6, it is submitted that strict compliance with the building height development standard is both unreasonable and unnecessary in this instance. The requested variation is minor, site-responsive, and will not result in any planning or environmental harm. It is therefore requested that Council exercise its discretion to support this Clause 4.6 variation request.

The application satisfies the provisions of the above Environmental Planning Instruments.

Building Density

The proposed gross floor area of the proposed building is collectively 540.36sqm, against an allowed/permissible 540.50 sqm ensuring our development will be around & about 20 sqm below the permissible gross floor area.

The proposed subdivision is irregular in nature, due to the original site also being irregular as an entire parcel. At the frontage we have 15.24 meter, which tapers outwards towards the rear boundary, where the width becomes over 24 meters. The rear boundary is not perpendicular to the side boundaries, impacting the proposed future subdivision to also be of similar nature.

Solar Access

The proposed dual occupancy is designed so that reliance on artificial light sources is minimized via the orientation; shifting of dwelling location; and sizes and positions of windows.

The proposed development will provide a minimum of 3hrs of solar access to adjoining private open spaces and not result overshadowing of adjoining dwelling living areas and solar collectors, solar access to private outdoor recreation areas is maintained. The proposed POS also received minimum of 3 hours solar access, predominantly from 12 noon to 3pm. The site is facing north, resulting in the front lounge rooms obtaining a minimum 3 hours sunlight of a morning, with the rear portions receiving considerable volumes of light from 12 noon.

The rear half of the proposed dual occupancy is sunken into the ground by at least 1.0 meters, which results in favorable outcomes for all adjoining properties – namely, the property to the south, in obtaining an abundance of natural light.

Privacy & Views

The proposed development satisfies Council's objectives in that it maintains the acoustic and visual privacy of occupants within all built development and in private open spaces.

It ensures that new development incorporates architectural and building elements that contribute to guarding the acoustic and visual privacy of any adjoining residents by designing the rear section of the duplex without rear balconies.

The proposed development minimises direct overlooking of windows and private open spaces so that the amenity of neighbours and intended occupants is maximised. By ensuring all windows to the north and south elevations are high-light in nature (commencing from min 1.5 meters above slab level). Again, our excavation volume results minimum to no overlooking from both the rear ground and first floor balconies/terraces to adjoining properties.

Streetscape and Building Form

The proposed development will satisfy the Council objectives in that all elements of development remain visible from the street and public domain.

The proposed development ensures that it is compatible with the scale, character and landscape setting of the adjoining streetscape, natural setting and scenic quality.

The proposed development ensures the dual occupancy design responds to the opportunities and constraints of the site, delivering optimal solar orientation for both dwellings.

The Development is designed and sited so that it addresses the primary street frontage ensuring all main entries are clearly identifiable from the street, using good landscape design and feature gates and front fence that reflect the contemporary theme of the design.

The proposed development is designed to enhance the front entrance to each dwelling and is the dominant element in each dwelling frontage. In this instance our proposal uses layers of elements towards the building entries (Unique Vertical screen Secondary Gate, landscaping, landings, porticos, patios etc) and the interest of the façade design to accomplish this.

The proposed development colour schemes and materials are harmonious with the natural attributes of the area and are integrated with the external design of the building.

The design of dual occupancy reduces the apparent bulk and scale of development such that it is not dominant in the streetscape. Articulation of facades and massing of elements are employed to reduce apparent bulk and scale from the street. Architecturally the design can read as a horizontal and vertical break-up of masses that draws an interest in its entirety, yet interprets each dwelling with its own individual identity.

Parking, General Accessibility

2 off street car parking space per dwelling is proposed which satisfy the parking controls for dual occupancy. The basement garages are behind the building line and go unnoticed due to building articulations, elements, overhangs and material finishes.

Fences & Gates

A new front boundary fence is proposed. The new front fence will add security while harmonising with the architecture of the proposed dwellings. The use of 1500mm high open form brick columns and walls will ensure streetscape visibility to the dwelling is maintained while remaining unintrusive. The openings and material finishes correlate with each dwelling respectively.

Energy Efficiency

A BASIX certificate has been prepared for each dwelling, the certificates confirms that the project achieves the minimum required scores and or pass for Water Use, Thermal Comfort and Energy Consumption.

Waste Management

A waste management plan/report has been prepared for the demolition, construction and ongoing waste of the proposed development. This plan identifies the method of demolition and disposal or method of recycling for the materials generated by the development of the site. Waste Management Plan is submitted with this application.

Sediment Controls

A Sediment Control plan has been provided as part of the drainage plans.

Colours & Materials

The external colours & finished are design to harmonise with the landscape and surrounding streetscape. The colours to the existing building are to remain. Refer to the separate colour finishes specification A3 sheet.

Waste & Recycling

The existing waste and recycling program through the use of recycling, organic and general waste will continue. Garbage bins are able to be stored on site, with the occupier of the house being able to bring their own bins out on each scheduled evening. Appropriate locations exist on the footpath to allow bins to be placed for collection by Council on the allocated days for collection

Utilities

The utility services currently available on or to the site include electricity, telecommunications, sewer & stormwater. It is anticipated that the proposed works will not have any adverse impact on the provision of the available services.

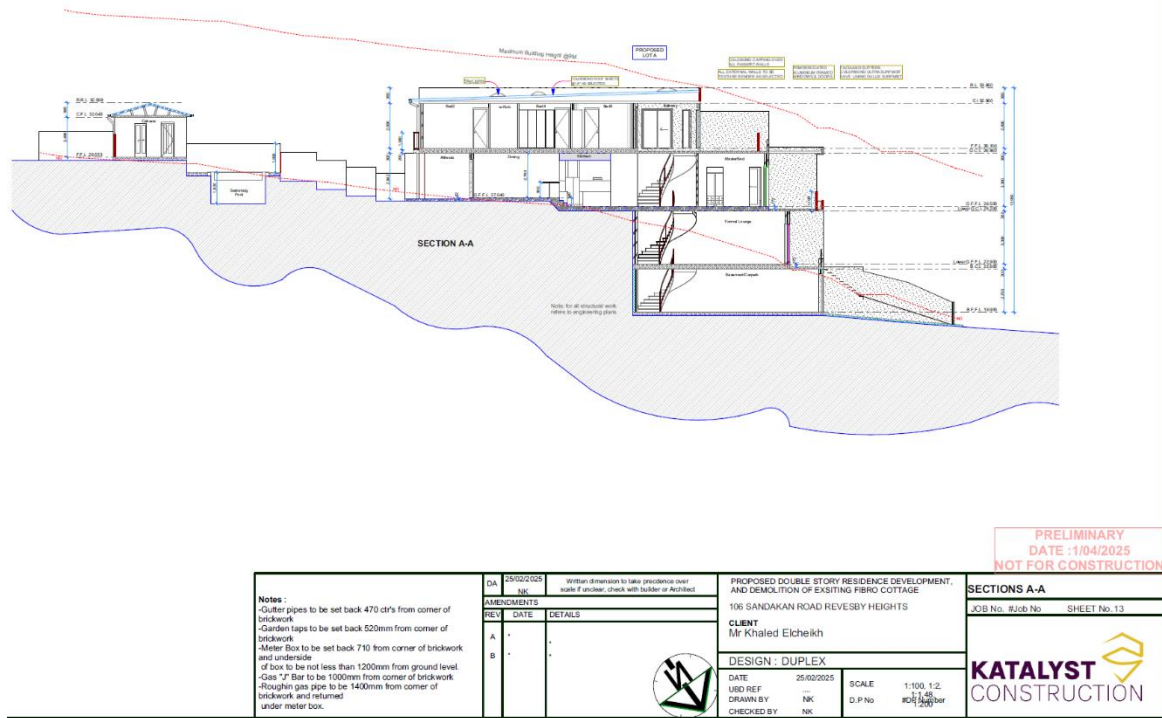
Non-compliance

The site has 1 non-compliance, as per noticed in the plans and on the compliance table. These have been detailed below:

- a. Maximum allowable building height – note that the section drawing is the most accurate with regard to building height and slab levels/roof levels etc. when the long section is examined closely, one notices that there is an encroachment in the centre of the development, located directly above the main stair void. Due to the extreme nature of the slope of the site, it has resulted in such a situation, where a small ‘tip/corner’ of the roof/parapet wall is encroaching on the maximum allowable ceiling height. This is for both the southern and northern unit, and only occurs to the vertical wall directly behind the front first floor balcony. However, our development apart from this, is 100% compliant for all parts, with respect to maximum roof height, and it must be noted that 90% of our development is at least 1.0 meters BELOW maximum wall and roof heights, as seen in sections and elevations.

The only way in which this minor noncompliance can be made to comply would be to lower the basement further, but this will then have the undesirable effect of increasing the number of stairs linking the basement to the ground floor, which are already extensive.

It must be noted that when the development is viewed from the street, the non-compliance is un-noticeable, as this part of the building is set-back considerably from the front setback. Furthermore, when the development is viewed from the rear, it is set quite low, and in no risk of obstructing the maximum heights allowed whatsoever.



7. CONCLUSION

The proposed dual occupancy development at 106 Sandakan Road, Revesby Heights will result in the following:

- The subject land is located within R2 – Low density Residential pursuant to the provisions of Bankstown Local Environmental Plan 2023. The proposed development, being a dual Occupancy is a permissible land use within the zone with development consent.
- The siting, design and external appearance of the proposed development are considered to be appropriate and to relate sympathetically to the intended scale and character of development in the locality.
- The proposal is considered not to reduce or negatively impact upon the visual or acoustic privacy to adjoining or nearby properties. Shadows cast by the proposed development are not likely to affect the amenity of surrounding residences.
- It will provide high quality architectural design & construction
- The proposal generally compiles with the regulations, controls, codes and objectives by the Council.
- The proposal will not result in any adverse environmental impacts to adjoining properties and the surrounding public domain, particularly in relation to overshadowing, privacy and overlooking.
- The proposal will maintain and improve natural light and natural ventilation.
- The proposal is consistent and matches the proportions of neighbouring development with the varying scale, density, streetscape, height, form of the adjoining properties, and will have minimal impacts to the amenity of neighbouring residents.
- The proposal to the property will improve the habitant's residential accommodation and amenity through practical use of space.

Overall it is considered that the proposed works are compatible with appropriate development within the area and should be considered to be given development consent subject to appropriate conditions.