

dbb / Design-Basix-Build

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12th April 2024

STATEMENT OF ENVIRONMENTAL EFFECTS FOR PROPOSED

Construction of an attached dual occupancy with detached secondary dwellings at the rear of each dual occupancy.

LOT 11 DP.2343

no. 63 Queen Street REVESBY

FOR :- Mr R Karwal & P Karwal

1.0 THE PROPOSAL

This proposal involves the demolition and removal of the existing weatherboard framed clad residence, detached garage and metal awnings, and the construction of a two storey attached dual occupancy and secondary dwellings housing development on Lot 11, DP 2343 No.63 Queen Street, Revesby.

2.0 THE SITE AND SURROUNDING AREA

The site (Lot 11) is located on the Eastern Side of Queen Street. The lot has a total site area of 929.0 m². The site is accessed via Queen Street.

Surrounding development consists of single storey older type housing and more recent brick-veneer Duplex housing developments.

3.0 STATUTORY/POLICY CONSIDERATIONS

The site is zoned Low density Residential R2, under the Canterbury Bankstown City Council Local Environmental Plan LEP 2023 & Development Control Plan DCP 2023, and Dual occupancy housing Developments are permissible with development consent under the zoning.

The following table has been prepared for quick analysis, of the proposal as it complies with Council development standards.

4.0 SUBDIVISION CLAUSE to be INCLUDED BY COUNCIL to CONSENT - Secondary Dwellings

Evidence of the registration of the two-lot subdivision with NSW Land Registry Services must be provided to the Certifier, **prior to the construction of the secondary dwellings** reaching a point where they could be considered habitable dwellings ready for occupation in accordance with the definition of a "dwelling" under the Bankstown Local Environmental Plan 2023 (i.e. prior to the installation of wet areas, kitchens and the like).

The construction of the secondary dwellings shall not proceed past that point described above, until evidence of the registration of the two-lot subdivision with NSW Land and Property Information has been provided to the Certifier.

Other issues relating to the compliance and non-compliance are discussed after the table

TABLE 1 – DEVELOPMENT STANDARDS

	REQUIRED	PROPOSAL	COMMENT
SITE AREA			
Lot '11'	500.0 m ²	929.00m ²	
ALLOTMENT WIDTH	15.00 m	15.24m	Complies
FLOOR AREAS (Gross Floor Area)	N/A	464.50m ²	No DCP standard
FLOOR SPACE RATIO	0.5 :1	Dwelling 1 (Duplex) GF : 95.80m ² FF : 76.20m ² Dwelling 2 (Duplex) GF : 95.80m ² FF : 76.20m ² Dwelling 3 (Sec. Dwelling) GF : 60.00m ² Dwelling 4 (Sec. Dwelling) GF : 60.00m ² TOTAL : 464.0m ²	Complies Ref. Arch plans Page 02
OPEN SPACE (minimum 5.0m x 5.0m dimensions)			
Dwelling '1'	Min 80 m ²	82.80 m ²	Complies
Dwelling '2'	Min 80 m ²	82.80 m ²	Complies
CAR PARKING			
Dwelling 1	Two space	Two Spaces	Complies
Dwelling 2	Two space	Two Spaces	Complies
MINIMUM SETBACKS			
Front	Min 5.5m	5.98 m	Complies
Side two storey	Min 0.9m -1.5	0.950/920/1190m	Complies
Rear Duplex	Min 5.0m	30.41 m	Complies
Garage	0.9m	0.950 m	Complies
MAX HEIGHT OVERALL	Max. 2 storey	Two Storey 8.275m	Complies
MAX HEIGHT WALL	Max. height 7m	Two Storey 6.335m Ref. Arch Plan Sheet 08	Complies
FRONT IMPERVIOUS AREA			
Dwelling 1/2	Max 55%	84.10M ² FRONT BUILDING LINE / 56.8 Iscape = 67.54%	Complies

OTHER DEVELOPMENT CONTROL PLAN ISSUES

Cut and Fill

The maximum level of cut will not exceed 500mm. The development proposes minimal excavation of each of the dwellings. The dwellings are to be constructed on waffle pod slabs so a level site is required so that the overall height of the development is not imposing on surrounding properties.

Fill and Floor Levels

All development on land not affected by an overland flow path shall have a floor level of not less than 150mm above the surrounding finished ground level. The new proposed residences will be constructed on a concrete raft slab with the floor level being 150 above finished ground level.

Stormwater

All stormwater can be disposed of via a charged line to the street or directly to council's trunk stormwater system. There is no need to create any stormwater easements over adjoining properties. A downstream easement letter has been provided with rear owners not consenting to a downstream easement via their property.

All rainwater tanks will comply with AS3500 (as amended) and will be sized in accordance with the basix requirements.

Fencing

All new side boundary fencing will be 1800 high bonded metal fencing. The existing colorbond fencing at the rear and side boundaries will be assessed at the time of construction and if required will be replaced with similar 'colourbond' fencing.

Retaining Walls

There are no retaining walls proposed with the development. Should retaining walls be required for the proposed new residence they will be limited in height to less than 600mm and do not require structural design and development consent.

Security

The development has been designed to maximise where possible, casual surveillance opportunities to the street and surrounding public places.

Salinity

The proposed development is not within 50 metres of a water course and is therefore not expected to be affected by issues of salinity.

Bushfire

The development does not occur on land identified on the *Bushfire Prone Land Map*.

Waste Management

A detailed waste management plan accompanies this development application and covers the requirements for demolition and construction as well as the on-going waste management following completion of the project.

Streetscape

- (a) The building design (including façade treatment, massing, roof design and entrance features), setbacks and landscaping has been designed to compliment the scale of the development, character and qualities of the adjoining streetscape.
- (e) Garages facing a public street shall be no wider than 50% of the width of the dwelling (at its street façade).
- (f) No part of a front loaded garage shall be located forward of the primary building line. As can be seen from the submitted drawings the garages are in fact set back so that they are 8.220m from the front boundary.

Building Height

Residential development shall not exceed 2 storeys in height above natural ground level at any point. The floor level on the proposed new residences is such that it satisfies the requirements of this clause. Natural ground to ridge Height is 8.275m.

Car parking

The design requirements of providing a minimum internal dimension of an enclosed garage shall be 3.010m x 5.600m has been met with this proposal.

The minimum width of the driveway at the street kerb shall be 2.75 metres where the driveway provides access for one dwelling, the proposal has driveway width of 2.75 metres.

Visual Privacy

No window of a habitable room or balcony shall directly face a window or another habitable room, balcony or private open space of another dwelling located within 6 metres of the proposed window or balcony. Obscure glass windows are to be provided to the bathroom areas that are affected by this clause and are shown on drawings. The front balcony although not facing the private open space of the neighbouring residence is to be screened with timber slats as shown on the drawings.

Solar access principals

- (a) Living areas shall generally have a easterly and westerly orientation and are directly accessible to private open space. The design of the dwellings has taken into account this and placed all living areas accordingly.
- (d) At least 40m² or 50% of the private open space and all nominated outdoor clothes drying areas shall receive 3 hours of direct solar access on the 21 June between 9.00am and 3.00pm. The provided shadow diagram demonstrates compliance with this requirement.

Design requirements

No more than 55% of the area forward of the building alignment shall be surfaced with Impervious materials. Compliance with this clause is demonstrated in the above table.

4.0 ENVIRONMENTAL EFFECTS

4.1. The Site

Site dimensions, topography, services, structures and existing vegetation are described in the Site Survey which accompanies the Development Application.

Services

Adequate sewer, water, electricity and drainage services are available in the locality to serve the proposed development. No other easements encumber the land.

Microclimates – Northerly Aspect

The site is generally protected from the prevailing winter winds. Prevailing winds in the locality would be from the north east and east in summer and from the south and west in winter.

Over-shadowing

Shadow diagrams have been prepared for the proposal. The nature of the development is such that there will be relatively minor overshadowing of adjoining property to the south. The shadow impact of the proposal is considered to be acceptable and adjoining lot solar panels are unaffected.

4.2. The Surrounds

Surrounding development consists of single storey clad residences and Dual occupancies. The locality is characterised by residential development of a mixed single-storey timber framed residences and dual occupancies of varying periods of construction. The proposed development is in character with this existing development.

Privacy

Privacy conflicts between the proposed development and the adjoining buildings have been minimised by placement and design of the building and by boundary screening using fencing and planting.

Level differences between the site and adjacent properties.

The site of the proposed dwelling is generally on the grade with adjacent properties, this level relationship is considered to be acceptable in terms of privacy and site drainage.

Views and solar access

The proposal achieves an acceptable level of solar access into the private courtyards of each dwelling. Solar penetration onto the subject site and to adjoining properties is maintained and considered satisfactory. Solar access to adjoining properties is maintained by virtue of the set backs.

Major trees

There are no significant trees on the site; however one no. tree at street has been preserved. There are a number of shrubs that are intended to be removed to due to their location within or close to the area of the proposed building. The landscape plan indicates replanting on the site and it is considered that this replanting will adequately compensate the loss of the shrubs proposed to be removed.

Heritage features

There are not heritage items, and the site does not occur within a Heritage Conservation Area.

Adjoining bushland or environmentally sensitive land

The site does not adjoin bushland or any natural watercourse. It is considered that the proposal will have no impact on the nearby bushland area of Montgomery Reserve.

Sources of nuisance

No source of nuisance in the locality. No expected to be a significant problem.

4.3. Neighbourhood amenity

The development will not cause significant impacts upon the existing or future amenity of the neighbourhood in general or of the adjoining properties in particular. The siting and scale of the proposed buildings is in keeping with the character of the locality and nearby development.

4.4. Drainage

A stormwater drainage plan for the proposal has been prepared; it is proposed to drain stormwater generated from the development to the street via a charged line. The Design has been indicated on the drawings to demonstrate that this proposal is practical and possible.

5.0 CONCLUSION

The proposal generally complies with the standards and objectives of the Canterbury Bankstown City Council DCP 2023. The architectural design, character and scale of the proposal is consistent with the locality and the development will have an acceptable impact on the neighbourhood amenity.

Having regard to this assessment, it is considered the proposal warrants approval by Council.

Yours Faithfully Paolo Festa Mobile : 0417 458 886
Tertiary Educated & Practising Designer & Builder
29th Aug. 2025