

STATEMENT OF ENVIRONMENTAL EFFECTS

FOR

DEVELOPMENT APPLICATION

FOR

Construction of 60sqm Secondary

Brick Veneer Dwelling

REVISION 01

215 The River Road, Revesby

Prepared for

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By

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This SEE is part of a Development Application which includes Architectural, Hydraulics and Landscaping drawings.

1.0 *Introduction*

This Statement of Environmental Effects (SEE) forms a part of Development Application for the development of a proposed 58.82sqm(Internal) Secondary Dwelling at 215 The River Road, Revesby.

The property at 215 The River Road, Revesby, is owned by Mr. Mingyang Chen nd Ms. Chang Sun for over 1 year.

1.1 *Proposed Development*

The Development Application seeks consent for a proposed single storey brick veneer Class 1a secondary dwelling comprising of 2 bedrooms, 1 bathroom with laundry facilities in one of them, a living/ dining room, and a kitchen.

Private Open Space for to the Main Dwelling and Secondary Dwelling is122.75 sqm.

1.2 *Application of the Planning Instruments*

State Environmental Planning Policy (Affordable Rental Housing) 2009

The SEPP2009 – Affordable Rental Housing does apply to this site, as the proposed development is within a residential zone.

The following two planning instruments are also assessed further to SEPP 2009 (ARH)

Canterbury-Bankstown Development Control Plan 2023

Canterbury - Bankstown Local Environmental Plan 2023

1.3 Is Development Consent Required?

Development consent is required since the current proposed development does not fully comply with SEPP 2009 – Affordable Rental Housing under complying development. Refer to **Section 3.6 Summary of Development Compliance** in this report for details

1.4 Consent Authority

Canterbury Bankstown Council is the consent authority for the proposed development.

1.5 Structure of the report

This report is divided into 6 sections which are as follows: -

Section 1 Introduction

Section 2 Describes the site, its location, key issues, context to surrounding built form Vehicular access, local transportation

Section 3 Describes and evaluates the development proposal

Section 4 Describe the environmental impact for construction of proposed development

Section 5 Conclusion

2.0 *The Site*

2.1 Site Description

The subject property address is 215 The River Road, Vesby.

The real property description is Lot 3, in DP 225806.

The site area 556.4 m²

The site is flat.

The site has a frontage of 12.085 m and side boundaries of 46.33m. The rear boundary is 12.085m.



Figure 1 – 215 The River Road, Revesby – 1 storey Dwelling – Existing Vinyl Cladding Residence with tiled roof

2.2 Site Uses

The proposed development is within an existing residential area. The existing dwelling is a one storey Vinyl Cladding residence.

The dwelling has all site water, and electricity facilities running from the nearest power and council sewer lines at the middle of the property.

2.3 Neighborhood Context

The houses on River Road - near the dwelling also compromise of a mix of single storey brick or cladding dwellings.



Figure 2 – 217 The River Road, Revesby – 1 storey Dwelling – Existing Cladding Residence with tiled roof



Figure 3 – 213 The River Road, Revesby– 1 storey Dwelling – Existing Cladding Residence with tiled roof

Access to Local Service

At present, River Road branches off the Uranus Road. This street mainly services residential dwellings. The area is serviced by many local businesses, childcare centre, parks, retails, and restaurants. With Revesby Train Station being only a few hundred meters down the road, it is easily accessible by public transportation with many bus stops.

2.4 Site Analysis

A site plan, as required is attached to the DA application.

3.0 Description of Development

The proposed development is documented on architectural drawings forming part of this Development Application, including floor plans, elevations, and sections.

Reference: Architectural Drawings

A Storm water – Hydraulics concept plan has also been attached to the DA outlining how and where all storm water pits and run-offs will be allocated and managed, it also proposed the design of all retaining walls with regards to the site and sediment control.

3.1 Design Guidelines and Considerations and Reason for

Development Approval

Canterbury-Bankstown Development Control Plan 2023
Canterbury - Bankstown Local Environmental Plan 2023

The site at 215 The River Road, Revesby has a site area of 556.4m² which meets the 450m² minimum requirement.

3.2 Streetscape and Topography

The immediate existing Neighboring properties adjacent to 215 The River Road, Revesby consist of:

- 217 The River Road, Revesby – a single storey cladding residence
- 213 The River Road, Revesby – a single storey cladding residence

Bearing in mind the finished materials, cladding, tiling and landscape arrangements of all nearby properties beside and in front of the property, the proposal consists of materials and finishes to compliment the neighbouring properties within River Road.

3.3 Local Context

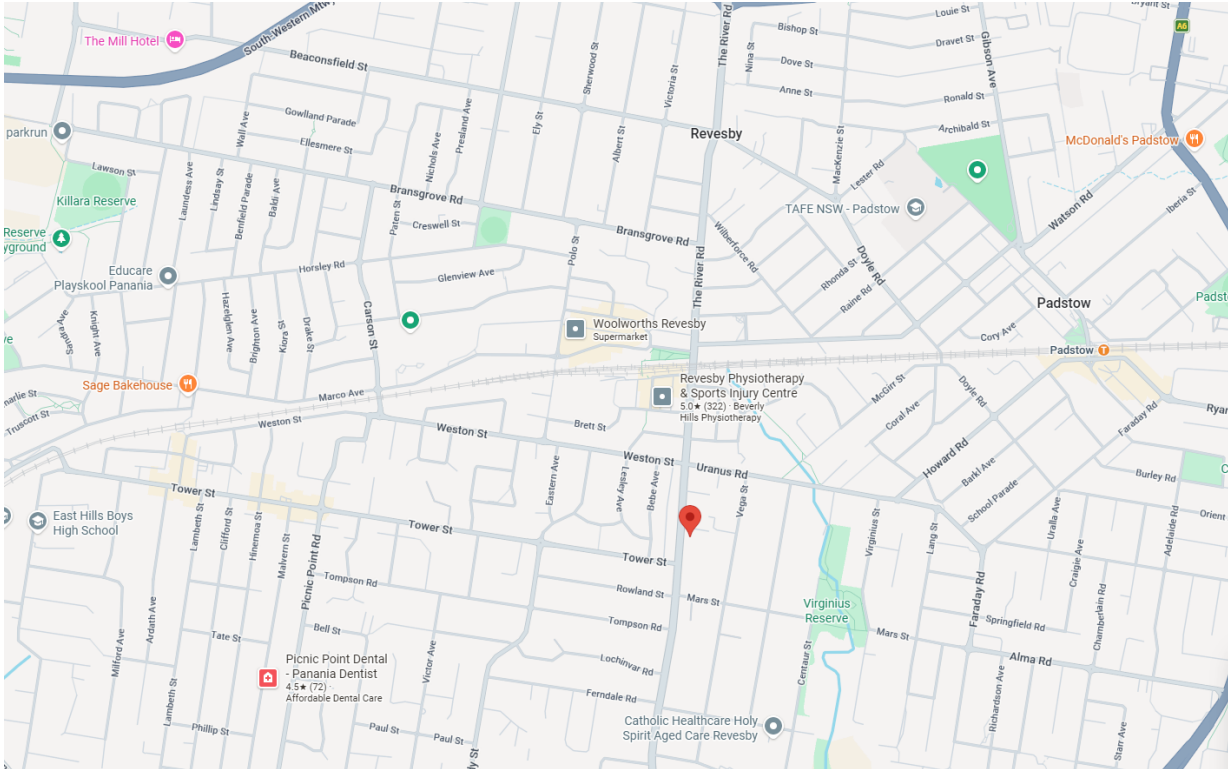


Figure 4 – 215 The River Road, Revesby – Local Context Aerial Map

3.4 Setbacks, Building Envelope and Urban Design

The rear setback to the secondary dwelling is 1m. The side setbacks are 1.126m and 0.9m.

The private open space for main dwelling and secondary dwelling is required 122.75sqm.

The total area to the secondary dwelling is 60 sqm (externally).

The secondary dwelling is brick veneer construction on suspended concrete slab with concrete tile roof.

The method of construction to the secondary dwelling is compatible with acid sulphate class 5 contamination to the site and flood affectations.

The ceiling height to the dwelling is 2.7 meters.

3.5 Balconies, Windows, Materials and Decorative Elements

Windows, balconies, and material selection and have been in places to bring about more harmony. Sun penetration, ventilation, and privacy to the dwelling, making the overall development of the dwelling consistent with existing developments on The River Road, and giving balance and uniqueness to the design of the secondary dwelling.

All external walls of the proposal will be face brick, and the roof will be tiled as per BASIX requirements.

The application contains a finished schedule in which contains the colour, finish and texture of all external materials.

3.6 Summary of Development Compliance

The following table summarizes development control compliance in relation to **Canterbury-Bankstown Development Control Plan 2023** **Canterbury - Bankstown Local Environmental Plan 2023** for further consideration.

DEVELOPMENT APPLICATION TABLE (BANKSTOWN DCP 2023)

CLAUSE	REQUIRED	PROPOSED	COMPLIES
3.1 MIN. LOT SIZE	- 450m ²	- 12.085m Frontage & Site Area 556.4m ²	Y
3.2 MIN. LOT SIZE/ MAX SITE COVERAGE	- Maximum Allowable Site Coverage 50% - 60m ² Floor Area of Secondary Dwelling	- 45.19% (total 251.49m ² / 556.4m ²) - Existing main dwelling: 135.15m ² - Existing Carport : 28.34m ² - Existing Awning : 28m ² - Proposed Secondary dwelling: 60m ²	Y
3.4 WALL HEIGHT	- Maximum Single Storey 3m	- 2.7m	Y
3.10 SIDE AND REAR SETBACKS	- Minimum 0.9m Side Setback - Minimum 0.9m Rear Setback for wall heights less than or equal to 7m	- 0.9m & 1.126m Side Setback - 1m Rear Setback	Y
			Y
3.12 PRIVATE OPEN SPACE	- Min. 80m ² Private Open space for Principal Dwelling and Secondary Dwelling	- 122.75m ²	Y
LANDSCAPED AREA (STATE OF ENVIRONMENTAL HOUSING SEPP 2021)	- 20% if the lot has an area of 450m ² - 600m ²	-Total Landscape Area: 33.40% (total 185.89m ² / 556.4m ²)	Y
	- 50% of landscaped area to be located behind building line <i>Development must retain and protect any significant trees on the site and adjoining sites. To achieve this clause, the development may require a design alteration or a reduction in the size of the secondary dwelling.</i>	- Landscaping Behind Building Line: 64.55% (120m ² / 185.89m ²)	Y

4.0 Environmental Impact

The method of construction to the secondary dwelling is compatible with acid sulphate class 5 contamination to the site and flood affectations.

The development of the dwelling will cause no impact to the surrounding environment. Certain procedures are in place during the construction phase to ensure this. These include how the site is run by the project manager as well as the way the material waste is managed and disposed of.

These procedures have been outlined throughout the waste management plan which has been attached to this application. They involve the steps taken whilst the materials are being used on site and how they are disposed of.

5.0 Conclusion

This proposal for a secondary dwelling at 215 The River Road, Revesby is a significant addition to the property and the owner.

It is intended to draw in positive rental income and increase the value of the property.

We hope to be working with Canterbury-Bankstown Council for this outcome and hope the result will be positive for all parties involved.

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