

STATEMENT OF ENVIRONMENTAL EFFECTS TO CANTERBURY/BANKSTWON CITY COUNCIL

SITE: LOT 2 - DP 15574
241 THE RIVER ROAD, REVESBY, NSW 2212

PROPOSAL: **Modify DA -1528/2024 (Construction of a two-storey dwelling house and a detached single storey secondary dwelling)**

1. INTRODUCTION

This application seeks the approval of Modify the approval DA-1518/2024 for the Construction of a two storey dwelling -house and a detached single-storey secondary dwelling. The modification involving minimal environmental impact, where the development as originally approved remains substantially the same – DA to the approval as follows

Ground floor

1. Modify to the master bed ground floor
2. New windows to the front master room
3. New windows addition to the ground floor west side
4. New Ground bathroom and laundry layout

First floor

5. First floor layout been amended

The building setback remains the same as the DA approval

Only the internal layout has been amended, and a few windows have been amended

2. THE SITE

2.1 Location & Description

The subject allotment is land known as lot 2, in DP15574, located at 241 The River road, Revesby

The existing site has an approximate total area of 550.1m²

Access to the site is available from The River Road, which accommodates two-way vehicle traffic flow.

2.2 Site Context

The neighbourhood generally consists of a mix of detached dwellings of a single and two-storey nature as anticipated within an existing residential area.

3. THE PROPOSED DEVELOPMENT

This application seeks approval for the Modification of the DA-1528/2024 for the internal changes to the ground floor and first floor layout. Access to the site is via The River Road . The proposed development is to be considered suitable for the area.

4. ENVIRONMENTAL PLANNING CONTROLS

4.1 Council Local Environmental Plan & DCP Development in Residential Zone (addition and Secondary Dwelling)

The site is zoned **R2 Medium Density Residential** under **Cumberland Local Environmental Plan 2021**.

The objectives of this zone include;

Zone R2 Low Density Residential

1 Objectives of zone

- To provide for the housing needs of the community within a medium density residential environment.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.
- To provide a suitable low scale residential character commensurate with a low dwelling density.
- To ensure that a high level of residential amenity is achieved and maintained.

2 Permitted without consent

Home-based child care; Home occupations

3 Permitted with consent

Attached dwellings; Bed and breakfast accommodation; Boarding houses; Building identification signs; Business identification signs; Centre-based child

care facilities; Community facilities; Dwelling houses; Educational establishments; Environmental facilities; Environmental protection works; Exhibition homes; Exhibition villages; Flood mitigation works; Group homes; Home businesses; Home industries; Oyster aquaculture; Places of public worship; Pond-based aquaculture; Recreation areas; Respite day care centres; Roads; Secondary dwellings; Semi-detached dwellings; Tank-based aquaculture

4 Prohibited

Any development not specified in item 2 or 3

The proposed secondary dwelling ensures that residential amenity is maintained within the locality as it does not adversely impact upon solar access, internally or externally.

4.2 Development Control Plan

The objectives contained in the DCP include the following;

- (a) To ensure secondary dwellings are established in conjunction with the principal dwelling on the same allotment.
- (b) To ensure the building form and building design of secondary dwellings are compatible with the prevailing suburban character of the residential areas.
- (c) To ensure the building form and building design of secondary dwellings provide appropriate amenity to residents in terms of private open space, access to sunlight and privacy.
- (d) To ensure the building form and building design of secondary dwellings do not adversely impact on the amenity of neighbouring properties in terms of visual bulk, access to sunlight and privacy.
- (e) To ensure the building form of secondary dwellings in the foreshore protection area preserves the existing topography, land and rock formations, and the unique ecology of natural bushland and mangrove areas.

The development is of contemporary design that is sympathetic to the streetscape and site. The development is within reasonable access to commercial centres, employment and public transport services are provided within close proximity to the site.

Setbacks

The primary building setbacks comply with the provisions and achieve the objectives and requirements of this clause therefore enabling the amenity of adjoining sites to be maintained as well as providing adequate open space and landscaping.

Private Open Space

Overall, private open space is available for the use by future residents. Appropriate fencing will be erected in order to provide a safe and attractive living environment and an area of 60sqm is provided.

Solar Access and Energy Conservation

The Eastern and western and south facing allotment enables optimal solar access to

the subject site, with minimal impact on surrounding development. Internally the development is capable of receiving at least 3 hours of sunlight to habitable rooms and courtyard areas.

Stormwater and Drainage

All stormwater and drainage to the proposed development will be connected to the proposed rainwater tank and overflow water will be directed to the street.

Relevant control & environmental plans

Canterbury/Bankstown Development Control Plan 2023

The DCP & LEP are divided into several parts and the relevant provisions that apply to the subject development are listed, together with a comment with respect to compliance.

Part 5 of Section 2 and 3 – dwelling houses and Secondary Dwellings

Summary Type	Control	Proposed	Compliance
Height	The Main House 9m The storey limit for detached secondary dwelling is single storey and maximum wall height is 3 metres	1 storeys – under 3m height	Yes
Landscaping	The house and secondary dwellings landscaping works must be compatible with the existing slope and contours of the allotment and any adjoining property. Council does not allow any development that involves elevated platforms on columns; or excessive or unnecessary terracing, rock excavation, retaining walls or reclamation.	The proposed addition and secondary dwelling is 1m rear setback to provide 24m landscape between the main house	Yes
Setback	The setback for the house is retaining the same for front and side, The minimum setback for a building wall to the primary frontage is: (a) 5.5 metres for the first storey (i.e. the ground floor); and (b) 6.5 metres for the second storey.	N/A The proposed building is behind of the existing house.	N/A
Side setback	The minimum setback to the secondary road frontage is: (a) 3 metres for a building wall; and (b) 5.5 metres for a garage or carport that is attached to the building wall.	N/A	N/A
Wall height	For the portion of the building wall that has a wall height less than or equal to 7 metres, the minimum setback to the side and rear boundaries of the	1m side / rear setback	Yes

	allotment is 0.9 metre.		
Landscaping	Secondary dwellings must not result in the principal dwelling on the allotment having less than the required landscaped area and private open space.	PPOS 204m2	Yes
Solar access	At least one living area must receive a minimum 3 hours of sunlight between 8.00am and 4.00pm at the mid-winter solstice. Council may allow light wells and skylights to supplement this access to sunlight provided these building elements are not the primary source of sunlight to the living areas.	Window of Living room facing north	Yes
Slope of roof	The maximum roof pitch for detached secondary dwellings is 25 degrees. An attic or basement is not permitted as part of the dwelling.	16 degree pitch roof	Yes
carparking	Secondary dwellings must not result in the principal dwelling on the allotment having less than the required car parking spaces.	Existing 2 car parking spaces	Yes

Cumberland Local Environmental Plan

Part 4 Principal Development Standards

4.3 Height of Buildings

<i>Requirement</i>	<i>Provides</i>	<i>Compliance</i>
Maximum height 8.5m	4.5m max	Yes

4.4 Floor Space Ratio

<i>Requirement</i>	<i>Provides</i>	<i>Compliance</i>
FSR = 0.5:1.0	275	Yes
Existing dwelling 275sqm		
Proposed gross area =275sqm		

Part 5 Miscellaneous provisions

5.4 Controls relating to miscellaneous permissible uses

Requirement	Provides	Compliance
If development for the purposes of a secondary dwelling is permitted under this Plan, the total floor area of the dwelling (excluding any area used for parking) must not exceed whichever of the following is the greater: (a) 60 square metres, (b) 10% of the total floor area of the principal dwelling.	89sqm	Yes

Policy / Waste Not

All waste disposal and location of waste receptacles will be within the site in an appropriate location to allow easy access and reduce spillage of material into the street. A Waste Management Plan has been provided.

Conclusion with respect to DCP requirements

The proposal is considered to generally satisfy all the relevant development standards and objectives relating to dwellings as contained within the relevant DCP.

(a) **Likely impacts of the development, including environmental impacts on both the natural and built environment of the locality.**

The following matters are considered relevant when considering onsite impacts:

Siting and Design

The proposed contemporary new development will be compatible with surrounding developments, and is considered consistent with a typical dwelling in a well-established suburban location. The siting of the secondary dwelling will provide generous boundary setbacks, contributing to spatial separation and openness between buildings.

Sedimentation Control

All disturbed areas will be provided with sedimentation controls in the form of geofabric fencing and/or stacked hay bales as specified on the site plan. Soil erosion control measures can easily be provided in accordance with Council's policy with compliance required as a condition of consent.

Noise and Vibration

All work will be undertaken during hours specified within the development consent and/or normal construction hours. No adverse impact in terms of vibration is envisaged as conventional slab construction techniques will be employed and no rock hammering or associated work is planned.

(b) The suitability of the site for the development

The proposed site is within an established residential precinct and is close to local commercial, retail and transport facilities. The existing road network provides easy access to all locations. The contemporary new development, the subject of the application can be constructed with all services necessary and has been designed to suit site constraints and the character of the surrounding locality.

The residential use of the site is permissible with development consent under the provisions of the Bankstown Local Environmental Plan and satisfies the objectives and provisions of the relevant development control plan as discussed above.

(c) Any submissions made in accordance with this Act or the regulations

Council will consider any submissions received during the relevant notification period for this development application.

(d) Public interest

As this proposal can reasonably satisfy the objectives of all relevant planning instruments and development control plans, approval of the subject dwelling is considered to be in the public interest.

(e) Likely impacts of the development, including environmental impacts on both the natural and built environment of the locality.

The following matters are considered relevant when considering onsite impacts:

(f) The suitability of the site for the development

The proposed site is within an established residential precinct and is close to local commercial, retail and transport facilities. The existing road network provides easy access to all locations. The contemporary new development, the subject of the application can be constructed with all services necessary and has been designed to suit site constraints and the character of the surrounding locality.

The residential use of the site is permissible with development consent under the provisions of the Parramatta Local Environmental Plan and satisfies the objectives and provisions of the relevant development control plan as discussed above.

(g) Any submissions made in accordance with this Act or the regulations

Council will consider any submissions received during the relevant notification period for this development application.

(h) Public interest

As this proposal can reasonably satisfy the objectives of all relevant planning instruments and development control plans, approval of the subject dwelling is considered to be in the public interest.

CONCLUSION

This application proposed to modify the DA for the construction of a double storey dwelling and new secondary dwelling, located on land known as lot 2, in DP 15574, located at No.241 The River Road, Revesby. Plans have been prepared by Transi Design.

It is requested that consideration be granted to this application based on the individual merits of the proposal, and the modify is within the setback and perimeter of the DA approval boundaries, including the suitability of the site for the development and the absence of any adverse impacts associated with the proposed development.

The residential use of the site is permissible with development consent under the provisions of Council Local Environmental Plan and can satisfy the objectives and design requirements of the DCP

It is considered that the modify shall be granted for the construction of the double storey dwelling and detached secondary dwelling will complement and blend with the existing, and likely future character of this section of B. The proposal is not expected to have an adverse impact on the natural or built environment.