

14th April 2025

City of Canterbury Bankstown
PO BOX 8
BANKSTOWN, NSW 1885

STATEMENT OF ENVIRONMENTAL EFFECT

Development

Application No: D-133/2019

Property Address: LOT 2 DP 802052
154 Dunning Avenue, Rosebery NSW 2018

Proposed Development: 4.55 Modification Application -
Demolition of Existing Structures, Tree Removal,
Proposed Construction of 2 Storey Detached Dual
Occupancy and Swimming Pools, Torrens Title
Subdivision and Front Fence

1.0 Introduction

This report forms part of a 4.55 Application submitted to Canterbury Bankstown Council in respect to the above-mentioned property, agreed DA approval.

The site is located at 84 Vega Street, Revesby NSW 2212. For the purposes of this application, Canterbury Bankstown Council is the consent authority.

The subject site is zoned **R2 Low Density Residential** under Canterbury Bankstown Councils Local Environmental Plan. The proposed development is permissible with development consent.

The proposed development has been drawn up in accordance with the provisions of **Section 79C of the Environmental Planning and Assessment Act 1979** (the Act), including statutory and non-statutory provisions of Canterbury Bankstown Council.

The purpose of this report is to detail the particulars of the site, the compliance of the application in relation to Council's policies and considers any impacts on the natural and built environment.

2.0 Itemized breakdown of all proposed modifications

The applicant is proposing the following items: -

Unit 2 modifications:

Item A:

- Unit 2 Fixed window 03 changed to bi fold

Item B:

- Unit 2 Terrace moved to the east

Item C:

- Unit 2 pool amended location to the east aligned with the terrace

Item D:

- Living area amended to be guest room and increased in size
- Approved unit 2 terrace removed and moved to the east aligned with the new terrace location

Item E:

- Roof over terrace amended to follow the new location of the terrace

Item F:

- Master bedroom size made smaller to accommodate the additional floor area on ground level (Guest room)

Unit 1 modifications:**Item G:**

- Awning above entry door is removed

Item H:

- Roof over terrace amended to be curved in shape

General modifications:**Item I:**

- Roof over both units is changed to be curved edges in shape

Item J:

- Windows shapes amended as per elevations

Item K:

- Max Roof ridge height amended to be lower than the approved roof ridge height

Overall:

- Amended BASIX is provided to reflect the new shape of windows proposed under S4.55 modification application.
- Elevations and façade amended
- No changes to any building footprints, FFL and setbacks
- Amended stormwater plans to reflect the new locations of unit 2 terrace and pool
- Amended landscape plans to reflect the new locations of unit 2 terrace and pool
- Modified color schedule

3.0 Justification for Modification

In relation to the above-mentioned application, the proposed modifications have been prepared to reflect all the façade modifications as requested by the owner.

(Please note: Changes are bubbled on the 4.55 Modified drawings).

4.0 Conclusion

This application proposes 4.55 Modifications to the Demolition of Existing Structures, Tree Removal, Proposed Construction of 2 Storey Detached Dual Occupancy and Swimming Pools, Torrens Title Subdivision and Front Fence located on land known as 84 Vega Street, Revesby NSW 2212. Plans have been prepared by idizin Sydney.

It is requested that consideration be granted to this application based on the individual merits of the proposal, including the absence of any adverse impacts associated with the proposed modifications.

For any further enquiries, please do not hesitate to contact our office to discuss.

Kind Regards,

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