



**D-PLAN**  
URBAN PLANNING CONSULTANTS PTY LTD

# STATEMENT OF ENVIRONMENTAL EFFECTS

**D-PLAN URBAN PLANNING CONSULTANTS PTY LTD**

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**TO CONSTRUCT A TWO-STOREY  
DUAL OCCUPANCY (ATTACHED)  
DEVELOPMENT WITH TORRENS  
TITLE SUBDIVISION**

**98 MACKENZIE STREET, REVESBY  
(LOT A DP 416914)**

17/6/2025

D-Plan Urban Planning Consultants Pty Ltd

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# 1.0 EXECUTIVE SUMMARY

The subject site is located close to public transport links to Bankstown CBD as well as other infrastructure which provides good opportunity for redevelopment. This has been recognised through the current zoning of land in the general locality which allows various forms of residential development including dual occupancy development.

Dual Occupancy development is an acceptable form of housing when good planning and urban design controls are established to guide the building industry. Council has comprehensive planning and urban design standards to ensure that this form of development complements existing residential areas.

Desired outcomes such as, the block principal and streetscape amenity are more easily achieved with dual occupancy development than any other form of low to medium density housing which is why they are permitted in the R2–Low Density Residential zone.

The urban design qualities of the proposed development are complementary to the established character of Mackenzie Street and will substantially improve the streetscape amenity by incorporating the following:

- A well-articulated contemporary two-storey design;
- Aesthetically pleasing presentation to the street;
- Adequate setbacks from all boundaries;
- Adequate off-street parking;
- Functional internal arrangement;
- Usable private open space areas with adequate access to natural sunlight; and
- Passive surveillance opportunities from habitable room windows.

The proposed design promotes best planning practice and complies with Council's LEP and DCP requirements, resulting in a high-quality development that will enhance the amenity of the locality.

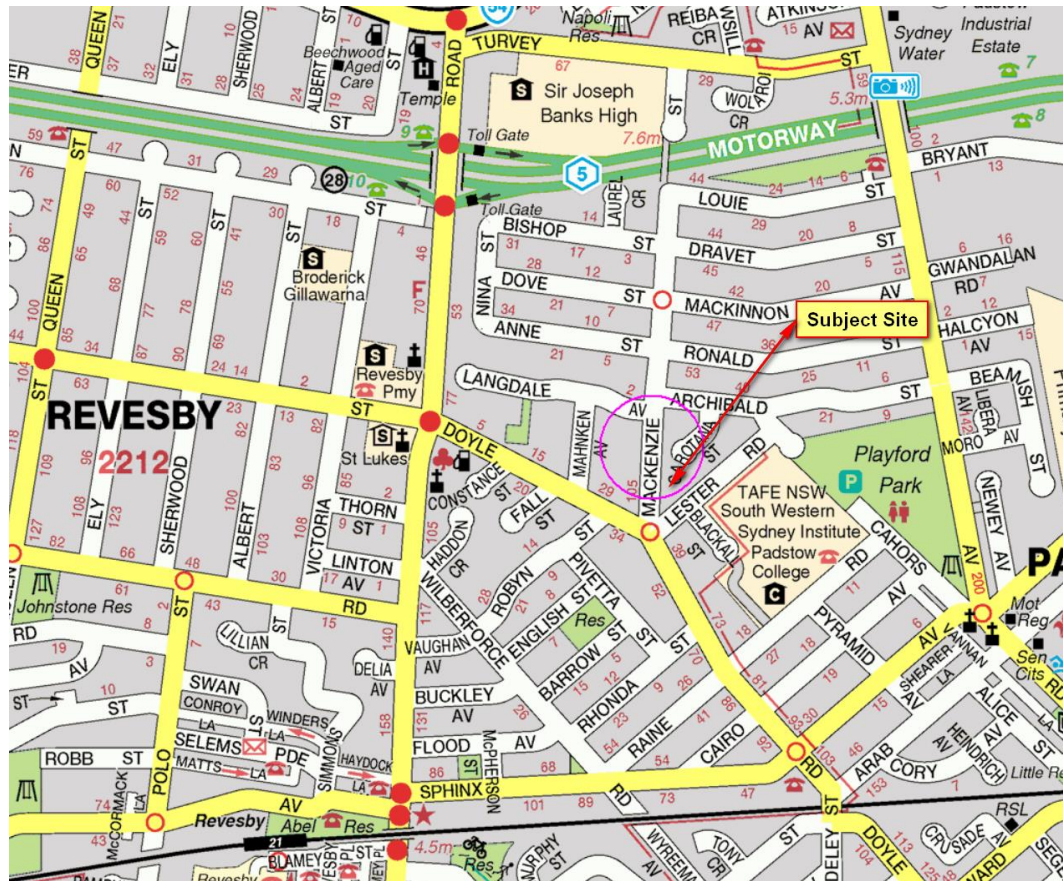
## 2.0 SITE/LOCALITY DESCRIPTION

The subject land is known as No. 98 (Lot A DP 416914) Mackenzie Street, Revesby and is located on the eastern side of the street, between Lester Road and Archibald Street. The site is an irregular shaped allotment, with a frontage of 16.08m and a minimum length of 50.565m, comprising a total site area of **908.3m<sup>2</sup>**.

There is a single storey clad dwelling with associated structures currently on the site, which will be demolished under a separate application.

The surrounding neighbourhood is characterised by:

- A mixture of residential development including detached single and two-storey dwellings with interspersed dual occupancy and multi dwelling housing development;
- Standard width road reserve with paved and unpaved nature strips;
- Relatively consistent street tree planting theme; and
- Low scale or no front fencing.



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**Locality Map**





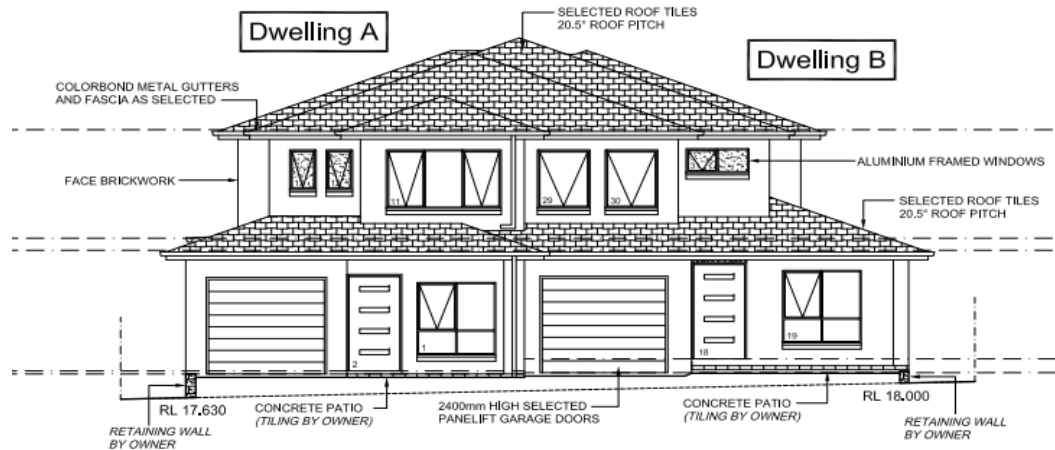
**Photo – Subject site**



**Photo – Streetscape (*Note: the locality comprises a variety of building forms, including one and two-storey dwellings with interspersed dual occupancy and multi dwelling housing development*)**

## 3.0 THE PROPOSAL

The proposal is to construct a two-storey dual occupancy (attached) development with Torrens Title subdivision.



### Mackenzie Street (Western) Elevation

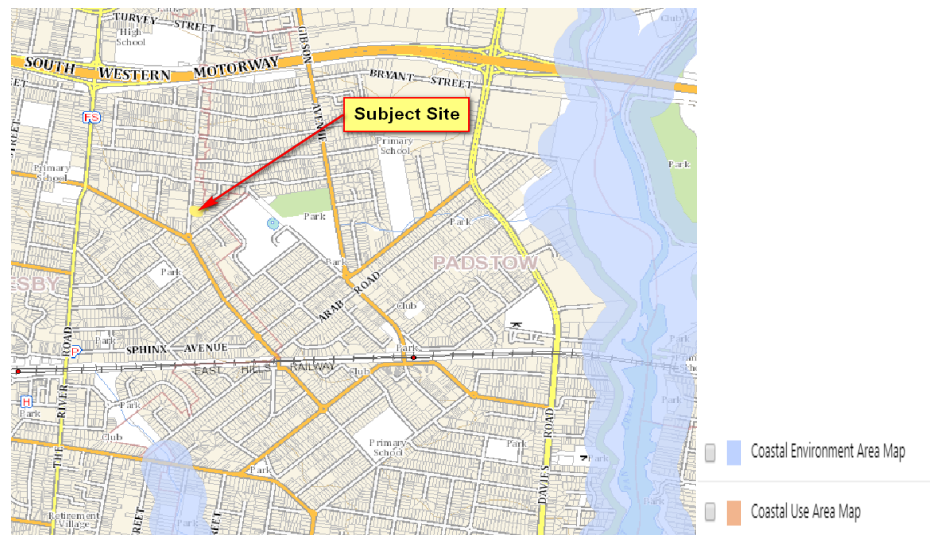
## 4.0 RELEVANT PLANNING CONTROLS

### 4.1 State Environmental Planning Policy (Resilience and Hazards) 2021

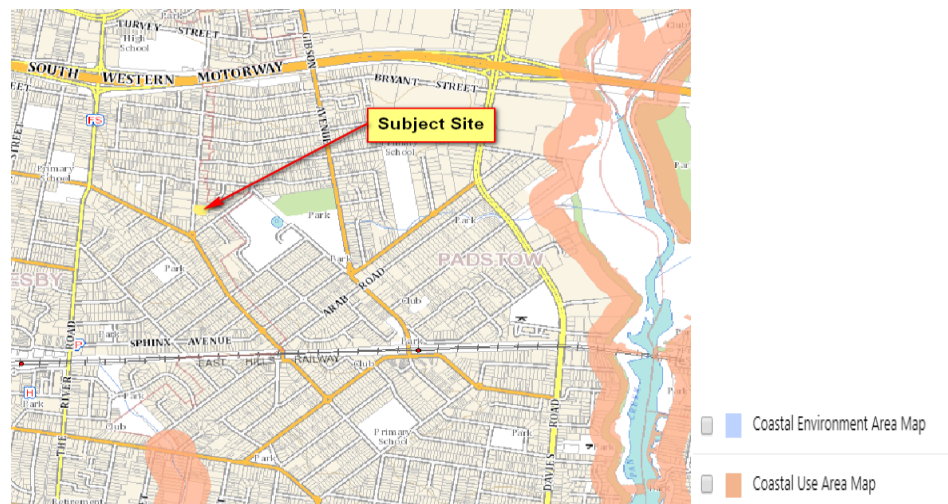
#### Coastal Management (Chapter 2)

The policy identifies sites within the coastal environment area and requires certain considerations for development applications under each respective heading/clause.

It is evident from the maps below that the site is not within any identified category.



**Coastal Environment Area Map**



**Coastal Use Area Map**



## **Remediation of Land (Chapter 4)**

A consent authority must not consent to the carrying out of any development on land unless:

- (a) it has considered whether the land is contaminated, and*
- (b) if the land is contaminated, it is satisfied that the land is suitable in its contaminated state (or will be suitable, after remediation) for the purpose for which the development is proposed to be carried out, and*
- (c) if the land requires remediation to be made suitable for the purpose for which the development is proposed to be carried out, it is satisfied that the land will be remediated before the land is used for that purpose.*

Being in a well-established residential area it is unlikely that the site is contaminated. A Preliminary Site Investigation is not considered necessary under the circumstances.

## 4.2 Canterbury Bankstown Local Environmental Plan 2023 (LEP)

The subject site is within Zone R2 Low Density Residential under Canterbury Bankstown Local Environmental Plan 2023 (LEP). The proposed development is permissible with the consent of Council provided that the proposal complies with all relevant clauses in CBLEP 2023.

**dual occupancy (attached)** means 2 dwellings on one lot of land that are attached to each other, but does not include a secondary dwelling.



**Zoning Map**

Relevant Clause	Comment	✓/X
<p><b>Clause 4.1A – Minimum lot size and special provisions for dual occupancy</b></p> <p>A minimum allotment size of <b>500m<sup>2</sup></b> and width of <b>15m</b> at the front building line is stipulated for dual occupancy development.</p> <p>The consent authority may grant development consent for the subdivision of:</p> <p>(a) a dual occupancy (attached), if the size of each lot to be created will be at least <b>250 square metres</b></p>	<p>The subject site comprises an area of <b>908.3m<sup>2</sup></b> and a width greater than <b>15m</b> at the building line which complies with the requirements of this clause.</p> <p>It is proposed to subdivide the development (Torrens Title) to create separate titles for each dwelling and the proposed lot areas are:</p> <ul style="list-style-type: none"> <li>Lot 100 – <b>457.9m<sup>2</sup></b></li> <li>Lot 101 – <b>450.4m<sup>2</sup></b></li> </ul> <p>Both lots are similar in size and configuration and exceed the minimum lot size requirement.</p>	<p>✓</p> <p>✓</p> <p>✓</p>
<p><b>Clause 4.3 – Height of Buildings</b></p> <p>The Height of Building Map categorises the site within the maximum <b>9m</b> building height limit.</p> <p>Sub-clause (2B) stipulates:</p> <p><i>Despite subclause (2), the following restrictions apply to development on land in Zone R2 Low Density Residential:</i></p> <p>(a) for a secondary dwelling that is separate from the principal dwelling—the maximum building height is <b>6 metres</b> and the maximum wall height is <b>3 metres</b>.</p> <p>(b) for a dwelling house or a dual occupancy—the maximum wall height is 7 metres,</p>	<p>The proposed dual occupancy development has a maximum height of <b>8.93m</b> which satisfies the requirements of the clause.</p> <p>A maximum wall height of <b>6.66m</b> is proposed which complies with the requirement.</p>	<p>✓</p> <p>✓</p>
<p><b>Clause 4.4 – Floor Space Ratio</b></p> <p>The FSR Map indicates a maximum FSR of <b>0.5:1</b> for the subject site.</p>	<p>The proposal complies with this clause, having an FSR of <b>0.41:1</b>. Once subdivided each dwelling also occupies an FSR of less than 0.5:1 on their respective allotment.</p>	<p>✓</p>
<p><b>Clause 4.6 – Exceptions to development standards</b></p> <p>Consent may, subject to this clause, be granted for development even though the development would contravene a development standard imposed by this or any other environmental planning instrument.</p>	<p>In this regard, <b>NO</b> variation requests are required as the proposal complies with all development standards contained in CBLEP 2023.</p>	<p>✓</p>
<p><b>Clause 5.10 - Heritage Conservation</b></p>	<p>The subject site is not listed as a heritage item or located in the visual context of any heritage-listed items.</p>	<p>✓</p>
<p><b>Clause 5.21 – Flood Planning</b></p>	<p>The site is identified as being flood affected, as such, a Flood Risk Management Report accompanies the application (Note: comments are provided further in the Statement with reference to the Stormwater System Report and Flood Risk Management Report).</p>	<p>✓</p>

<b>Clause 6.1 - Acid Sulfate Soils</b>	<p>According to the Acid Sulfate Soils Map, the subject site is not within any category which may limit excavation of the kind proposed (i.e., Class 5 - the site works would not affect the structural viability of the building due to the existing soil conditions).</p>	√
<b>Clause 6.2 - Earthworks</b>	<p>Suspended slab construction due to flood constraints and the crossfall of the site is required to establish the building platforms\ at the required level.</p> <p>The Hydraulic Detail Plan demonstrates that stormwater can be appropriately drained, as such, no detrimental impacts are envisaged.</p> <p>The proposal aims to achieve the highest and best use of the site, therefore, the future housing needs of the community are being accommodated for.</p> <p>Excavated material taken from the site is unlikely to be contaminated, therefore, reuse would be acceptable.</p> <p>The design of the proposed development takes into account the preservation of amenity to adjoining properties, particularly in relation to controlled stormwater drainage and reasonable ground floor levels.</p> <p>Being an established residential area, it is unlikely that any relics will be found on the site.</p> <p>There are no natural water courses in the immediate vicinity of the subject site.</p>	√
<b>Clause 6.3 - Stormwater Management</b>	<p>The accompanying Hydraulic Detail Plan, prepared by a suitably qualified practitioner, identifies the measures to be implemented so as to satisfy the considerations of this clause. Specific conditions of consent can be included to ensure compliance.</p> <p>The flood characteristics of the site have also been taken into account.</p>	√
<b>Clause 6.6 - Development in areas subject to aircraft noise</b> <p>Development consent must not be granted to development for the purposes of a dual occupancy... on land in the vicinity of the Bankstown Airport where the ANEF contour exceeds 25.</p>	<p>The subject site is not affected by aircraft noise.</p>	√



## 4.3 Canterbury Bankstown DCP 2023

### Chapter 2 - Site Considerations

#### **Site Analysis**

Site constraints and opportunities were carefully considered in the design of the development. It is evident that the design of the proposed development will not detract from the existing streetscape of Mackenzie Street.

The composite streetscape comprises a variety of building forms. The bulk and scale of the proposed development is reduced by accommodating a clearly defined **base** element.

The following design principles were incorporated to ensure that the proposed development fits in with adjoining development, viz:

- Consistent building line;
- Front doors face the street;
- Passive surveillance opportunities;
- Subservient garaged car parking accessed from Mackenzie Street; and
- New landscaping.

The size and shape of the subject site easily accommodates the building form with adequate land for landscaping, access and parking, outdoor recreation and clothes drying. The design provides for a good relationship between the indoor and outdoor living spaces. A reasonable portion of the site will remain as soft soil capable of accommodating landscaping.

Access to sunlight is available to the private open space areas of the proposed dwellings and the adjoining dwellings in accordance with the DCP requirement. Existing microclimate conditions will not be significantly affected as a result of the proposed development.

#### **Tree Management**

The Architectural and Landscape Plans indicate the trees being removed and retained. In this regard, an Arboricultural Impact Assessment, prepared by Treerepairs, accompanies the application. The proposal involves the removal of a Weeping Bottlebrush tree in the front yard and retention of the mature Lemon Scented Gums.

Formalised landscaping as indicated on the Landscape Plan will enhance the future amenity of the site and locality.

## **Chapter 3 - General Requirements**

### **Parking**

Two car parking spaces have been provided for each dwelling in the form of a single width garage with a tandem car space available on the driveway. A single driveway entry point assists in the preservation of the significant Lemon Scented Gum trees in the front yard.

The additional traffic generated by the proposed development will have a negligible impact on the existing traffic conditions and the servicing of intersections in the immediate locality.

### **Waste Controls**

A Waste Management Plan accompanies this application. The plan adopts the principles of ***Avoid Reuse Recycle and Dispose*** to minimise landfill waste.

### **Sustainable Development**

Consideration has been given to achieving ESD objectives at the design and development stages, viz:

- A Waste Management Plan accompanies the application;
- Each dwelling has been designed to achieve a satisfactory energy efficiency rating through orientation and the use of building materials with thermal properties. The BASIX Certificate demonstrates that the design is satisfactory in terms of this consideration;
- Public transport is readily available (Bus/Rail links within walking distance);
- Soft soil areas will be available to establish native landscaping; and
- Stormwater will be collected and disposed of in a manner that complies with Council's requirements.

## **Chapter 5 - Residential Accommodation**

All relevant numeric DCP requirements have been tabulated and are provided as ***Attachment 1 - Compliance Table***, with additional comments provided below:

### **Desired Character**

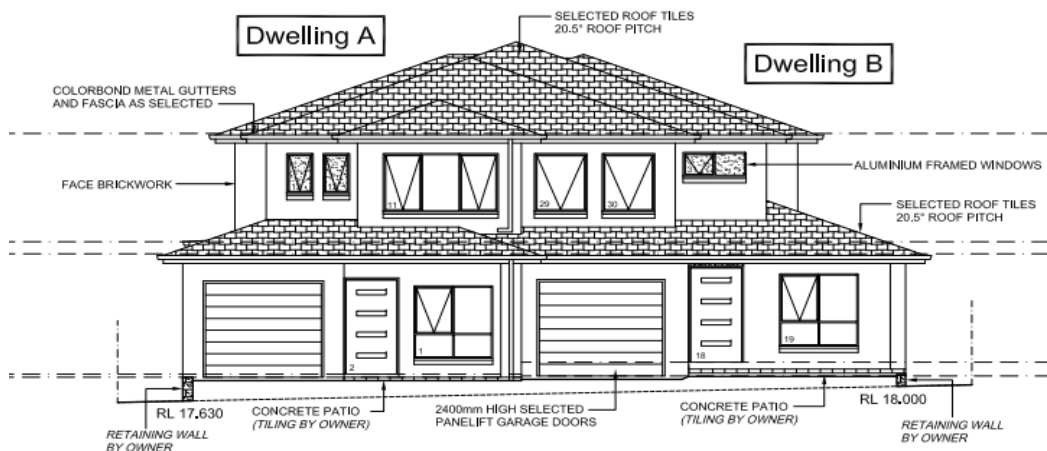
The surrounding neighbourhood is characterised by a mixture of residential development including:

- A mixture of residential development including detached single and two-storey dwellings with interspersed dual occupancy and multi dwelling housing development;
- Standard width road reserve with paved and unpaved nature strips;
- Relatively consistent street tree planting theme; and
- Low scale or no front fencing.

The proposed development will continue an already emerging trend for improvement with newer building forms and densities. The design incorporates simple contemporary architectural themes with articulation, single storey elements, design features and a pitched/hipped roof design.

Garage dominance issues are addressed through the provision of design features (i.e., clearly defined base element and front entry porches) and the use of subservient colouring.

The proposed development is two-storey construction with articulation and effective design features, including colours and textures. In terms of bulk and scale it is compatible with adjoining and nearby single and two storey building forms, whilst providing a large front setback and new landscaping will enhance the amenity of the streetscape.



## **Mackenzie Street (Western) Elevation**

## Dual Occupancies

### Subdivision

The subject site is an existing allotment comprising a site area which can accommodate a dual occupancy and complies with all numeric requirements for this type of development. As mentioned earlier, it is proposed to subdivide the development (Torrens Title) and the resulting lot configurations are provided in the table below, viz:

Lot	Frontage	Area
100	9.04m	457.9m <sup>2</sup>
101	7.04m	450.4m <sup>2</sup>

Both proposed lots are in excess of the minimum requirement of 250m<sup>2</sup> and are similarly configured which is consistent with the existing subdivision pattern in the locality.

### Height

The two-storey structure does NOT exceed a wall height of 7m as required and slab on ground construction with some cut/fill ensures that the height does not exceed the DCP requirement (**see Attachment 1 – Compliance Table**).

### Setbacks

The proposed development satisfies the objectives and numeric requirements stipulated in this section of the DCP (**see Attachment 1 – Compliance Table**) as follows:

- The proposed minimum front setback of 14.808m complies with the DCP requirement.
- The side setbacks also comply with the minimum requirement, being 1500mm and 1524mm.
- There is adequate space in the front and rear yards to provide landscaping, open space and privacy between adjoining dwellings.

### Private Open Space

Both dwellings have Private Open Space areas which comply with the minimum DCP requirement (i.e., Dwelling A – 99.28m<sup>2</sup> and Dwelling B – 80.16m<sup>2</sup>), with a Principle Private Open Space area adjacent to the Family/Dining Rooms and Outdoor Living (Alfrescos).



## **Access to Sunlight**

Access to natural sunlight will be available to habitable rooms and can be achieved by various means within the living areas of each dwelling. The provision of Alfresco areas, which are extensions of the internal living areas, also assist in this regard. Likewise, the Private Open Space areas also receive sunlight in accordance with the DCP requirement (i.e., minimum 50% of each yard receives direct access to natural sunlight for 3 hours between 8am and 4pm in mid-winter).

In regards to solar access reaching the adjoining property, the DCP states:

*“At least one living area of a dwelling on an adjoining allotment must receive a minimum 3 hours of sunlight between 8.00am and 4.00pm at the mid–winter solstice”*

From the shadow diagrams, it is evident that the front and rear elevations contain living area windows which will continue to receive solar access in accordance with the DCP requirement.

## **Visual Privacy**

Privacy concerns are addressed by limiting the number of first floor windows facing the side boundaries, raised/lowered sills and opaque glazing where required, positioning low impact rooms such as, bedroom and bathroom amenities on the upper floor level, together with adequate boundary offsets and landscaping. It should be noted that fencing and landscaping will effectively screen ground floor windows openings.

Acoustic privacy is maintained by appropriately positioning the rooms in each dwelling, separation between adjoining development and the construction method of the party wall between the dwellings.

## **Building Design**

The proposed development incorporates simple contemporary design features, therefore, a pitched/hipped roof with ground floor base elements and front porches, complements the architectural style of the development. Articulation, window selection and roofline variations produce an aesthetically pleasing presentation.

### **Building Design (Car Parking)**

Two parking spaces have been provided for each dwelling in the form of a single width garage with a tandem car space available on the driveway. A single driveway entry point assists in the preservation of the significant Lemon Scented Gum trees in the front yard.

The additional traffic generated by the proposed development will have a negligible impact on the existing traffic conditions and the servicing of intersections in the immediate locality.

## Landscaping

The amount of open space available provides landscaping opportunities to achieve the objectives outlined in the DCP as follows:

- Front pervious area of **56%**;
- Screening between adjoining properties;
- Softening the visual impact of hard surface areas and car parking spaces;
- Appropriate species selection for the climate; and
- Enhancement of the streetscape amenity.

## 4.4 Other Requirements

### BASIX

The State Government introduced BASIX, which consolidates planning provisions relating to water consumption and greenhouse gas emissions. A BASIX Certificate is provided for the development demonstrating the applicant's commitments in achieving the objectives of the state government's policy.

Energy conservation principles will be achieved through the construction method and orientation of the buildings, together with thoughtful planting of trees and shrubs and the use of materials with thermal massing properties.

### Dwelling Entry and Security

Design guidelines outlined in the Crime Prevention through Environmental Design (CPTED) were considered and incorporated as follows:

- Provision of clearly visible entry porches;
- Passive surveillance treatment has been provided through the provision of habitable room windows with outlook towards the street;
- Suitable landscaping will produce a defensible open space at the front, resulting in some interaction with the public domain beyond; and
- Fencing will be provided to prevent intruders from accessing the rear courtyard areas.

### Drainage

Council's goal is to develop long term improvements to the health of waterways, which in turn enhances the ecological integrity of the system, whilst balancing the need to manage flooding, wastewater and stormwater. To achieve this goal the proposed development provides the following:

- A Hydraulic Detail Plan which demonstrates that stormwater will be collected, stored and discharged partially by absorption and partially to the street system;
- Rainwater harvesting also assists in reducing direct runoff from the site; and
- Erosion and sedimentation control measures will be implemented during construction.

The site is also affected by the following Council stormwater system components:

- *Overland flowpath for excess stormwater runoff from the upstream catchment to the south of the site.*

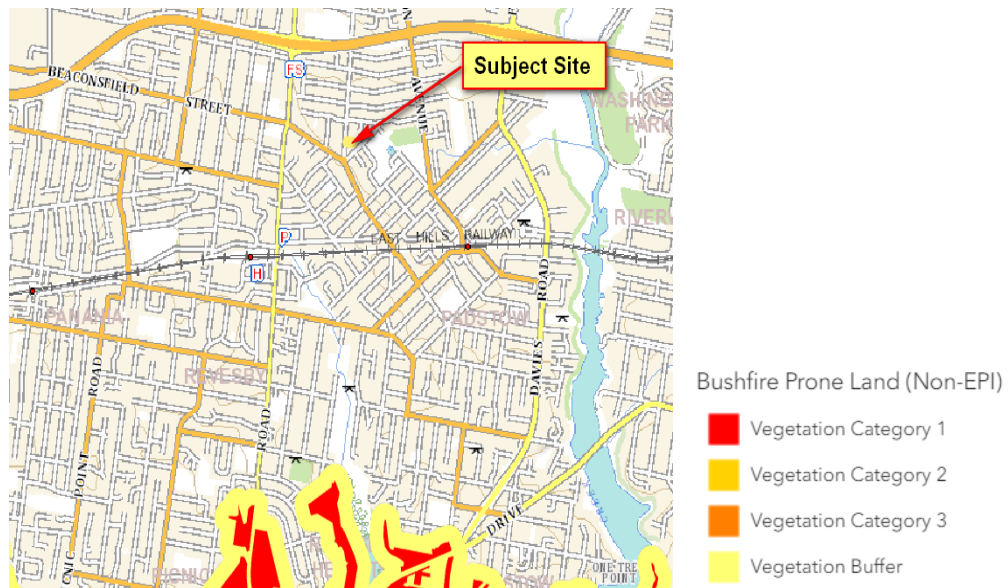
For this development, a Flood/Overland Flow Study to determine the 100 year ARI water surface level is NOT necessary, provided that the proposed development and stormwater design satisfies the terms stipulated in the Stormwater System Report, including:

- *Habitable floor levels are to be at least 500mm above the 100 year ARI flood level at the site*
- *Runoff from the dwellings is to be collected and disposed of to Council's requirements...*

Furthermore, NY Civil Engineering have provided a Flood Risk Management Report to accompany the application which has also been taken into account in the design and Hydraulic Detail Plan. A letter detailing failed easement negotiations is provided as **Attachment 2**).

## Bushfire

The subject site is not identified as being in a bushfire prone area.



## Bushfire Prone Land Map

### 4.5 Non-Compliance

The proposal complies with all LEP and DCP requirements.



## 5.0 CONCLUSION

It is considered that the current strategy of Canterbury Bankstown Council to promote a variety of housing choice in the locality is being achieved by the development. Council's DCP requirements and good planning principles have been incorporated in the design, which has resulted in a quality development that will enhance the locality.

Consideration has been given to matters listed in Section 4.15 (previously Section 79C) of the Environmental Planning and Assessment Act 1979, concluding that the proposed development warrants approval.

David Bobinac  
Town Planner

# ATTACHMENT 1

## COMPLIANCE TABLE

Control	LEP/DCP Requirement	Development Proposal	Complies
Site Area	500m <sup>2</sup>	908.3m <sup>2</sup>	Yes
Minimum Lot Size	250m <sup>2</sup>	Proposed Lot 100 – 457.9m <sup>2</sup> Proposed Lot 101 – 450.4m <sup>2</sup>	Yes Yes
Width (at front building line)	15m (min)	➤ 15m	Yes
Floor Space Ratio	0.5: 1	0.41:1 Dwelling A – 179.68m <sup>2</sup> or 0.39:1 Dwelling B – 189.06m <sup>2</sup> or 0.42:1	Yes Yes Yes
Building Height	2-Storey (max) 7m (wall height) 9m (max)	2-Storey 6.66m 8.93m	Yes Yes Yes
<b>Setbacks</b>			
Front	5.5m (ground floor) 6.5m (1 <sup>st</sup> floor)	14.808m	Yes
Secondary	3m	N/A	N/A
Side/Rear	Min 0.9m (Building Height < 7m) & Min 1.5m (Building Height > 7m)	1.5m and 1.524m N/A	Yes N/A
Private Open Space	80m <sup>2</sup>	Dwelling A – 99.28m <sup>2</sup> Dwelling B – 80.16m <sup>2</sup>	Yes Yes
Min Dimension of PPOS	5m x 5m (min)	> 5m x 5m	Yes
Landscaped Area	45% (min) within frontage	56%	Yes
Parking	2 spaces per dwelling	2 spaces per dwelling	Yes
Roof Pitch	35°(max)	20.5°	Yes

## ATTACHMENT 2

27 March 2025

Dear Mr & Mrs Nguyen,

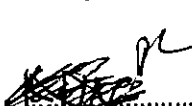
I, Francesco Manduca am proposing to redevelop our property at 98 Mackenzie Street, Revesby.

Before we can proceed with this proposal, Canterbury Bankstown Council has advised that we are required to obtain a drainage easement to convey the stormwater runoff from our property to Lester Road.

This would require you to grant us a drainage easement through your property at 14 Lester Road, Revesby all costs for the creation of the easement being borne by us, together with any consideration for the use of your property as may be determined by an independent valuation or later agreement. Alternatively, we are prepared to offer you \$10,000 as compensation for the right to drain our stormwater under your property.

Could you please indicate your position regarding this matter so that we can advise Council to enable our application to proceed.

**YES I/we are willing to grant you a drainage easement:**


  
.....  
Name

.....  
Address

**NO I/we understand that our property will be subject to some overland flow and that we do not want to accept any compensation for a drainage easement as we are not willing to grant you a drainage easement:**

KHAC NGUYEN  
Name

14 LESTER Road, Revesby 2212  
Address

  
29/3/25