

Statement of Environmental Effects

96 Mackenzie Street Revesby



Lot 2 DP 23778

Canterbury -Bankstown Council

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Appendices

Appendix 1	Architectural plans	Issue A
Appendix 2	Bush Fire Report	NA
Appendix 3	Flood Report	NA
Appendix 4	Traffic Report	NA

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Introduction

Purpose of this Report

This report has been prepared to accompany a Demolition of Existing dwelling and Torrens title Subdivision of one lot into two with attached Dual Occupancy

The SEE consolidates the conclusions of expert reports and shows that the proposed development has been developed with due consideration to the current development regulations and the environmental characteristics of the site and its surrounding area.

Consent Authority

Proposed Development requires Consent in accordance with the Environmental Planning and Assessment ACT 1979.

Authority for Consent Granting Canterbury -Bankstown Council

Scope & Permissibility

The document describes the Proposal and Land to which the proposed development relates and surrounding neighbourhood. SEE also assesses the environmental impacts and its statutory planning framework.

The Proposal is permissible with Consent and compliance have been achieved relating to various DCP and LEP controls.

Site and Neighbourhood

Street Address	96 Mackenzie Street Revesby
Lot and DP Information	Lot 2, DP 23778
Zoning	R2
Total Site Area	777sqm
Demolition Required	Yes
Easements on Site	As per Section 88B
Vegetation Removal	NA
Bushfire	NA
Flood Prone	NA

Site Boundaries & Topography

The Allotment is Rectangular in shape with a Frontage 15.24m and a depth of 48m with a total land area of approximately 777sqm

Existing Buildings

Existing Buildings	Single Dwelling
Demolition Required	Yes

Neighbourhood

The Neighbourhood is intended to have a mix of One Storey and Two Storey Dwellings as anticipated within a residential area. All Services are Available in the area.



Located on the West of Street and is sloping towards Flat of the allotment.

There is approximately 0.5m slope on the land.

There is a Stormwater Access pit connection at the Kerb

Relevant Clauses

The Following Sections address the matters for consideration as listed in Part 4 Section 4.15 of the EPA Act(1999).

Relevant Environmental Planning Instruments

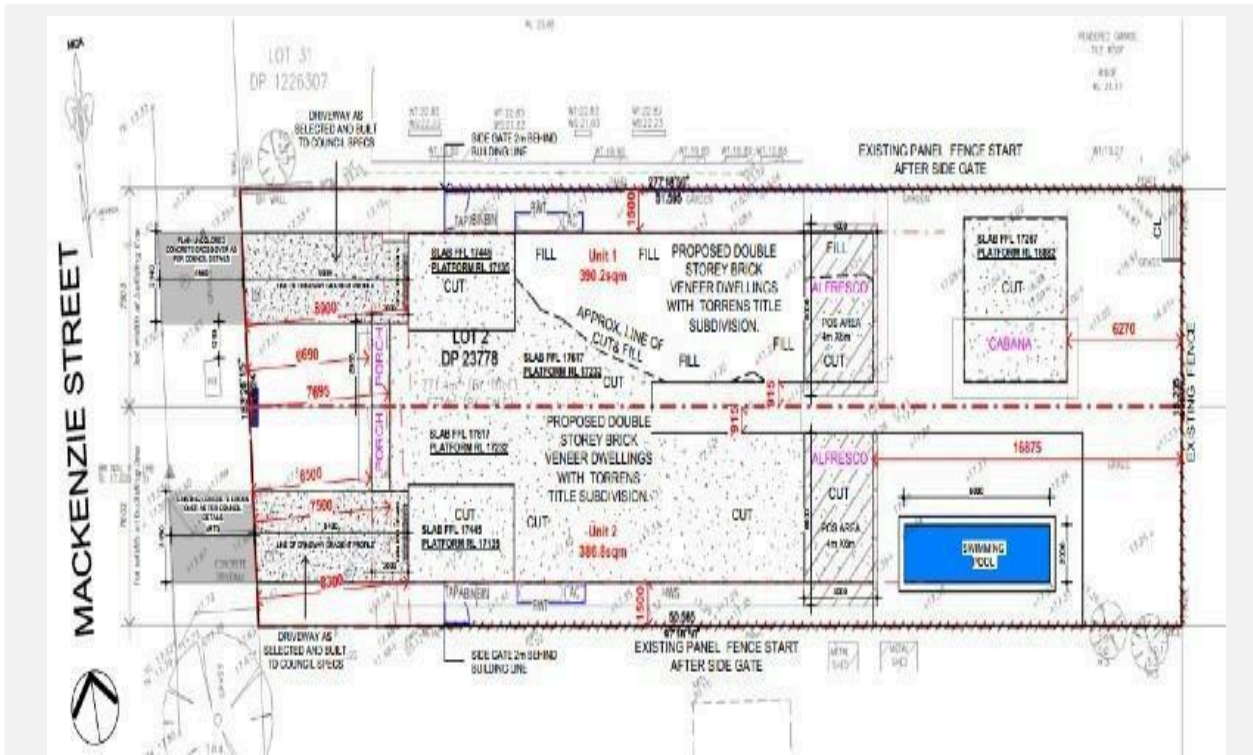
SEPP(Resilience and Hazards) (2021)

The Proposal

Summary

The proposal includes:

- Demolition of existing dwelling
 - Construction of an attached dual occupancy (2 x 2-storey dwellings)
 - Torrens Title subdivision into two lots (Lot 1: 390.2m², Lot 2: 386.8m²)
 - Private open space and landscaping
 - Single garage per dwelling with additional car space
 - Swimming pool on Lot 2, cabana on Lot 1 (not secondary dwellings)
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Site Plan - Showing All Setbacks

Front Setback to Building	7.5m
Front Setback to Articulation	1m
Front Setback to Garage	8.3m
Rear Setback to GF	16.8m
Rear Setback to FF	14.8m
Left Setback to Building	1.5m
Right Setback to Building	1.5m

Assessment Under Section 4.15(1) of the EP&A Act 1979

(a) Provisions of Environmental Planning Instruments

- The development complies with LEP and DCP 2023 provisions for height, FSR, setbacks, and amenity.
- Attached dual occupancy is permissible in the R2 zone.

Canterbury-Bankstown LEP 2023

Clause	Control	Proposal	Complies
2.1	Zoning	R2 Low Density Residential	Yes
4.1	Minimum Lot Size	450m ²	Lot 1: 390.2m ² , Lot 2: 386.8m ² (under CLAUSE 4.6 or site compatibility)
4.3	Height of Buildings	9m	8.6m
4.4	Floor Space Ratio	0.5:1	0.49:1
5.4	Dual Occupancy Controls	Adequate setbacks, POS, parking	Yes

Canterbury-Bankstown DCP 2023 (Part B1, B2, C2 - Dual Occupancy)

Control	Requirement	Proposal	Complies
Front setback	6m min	7.5m (main), 8.3m (garage)	Yes
Side setbacks	1.2m min	1.5m (both sides)	Yes
Rear setback	6m min	16.8m (GF), 14.8m (FF)	Yes
Site coverage	Max 55%	53%	Yes
Landscaped area	Min 30%	32%	Yes
Private open space	24m ² min	60m ² each	Yes
Parking	1 space per dwelling	1 garage + 1 driveway each	Yes

3. Relevant SEPPs:

- **SEPP (Housing) 2021:** Supports medium density housing in suitable areas. Proposal aligns with intent and provisions for attached dual occupancy.
 - **SEPP (Resilience and Hazards) 2021:** Site is not flood- or bushfire-affected.
 - **SEPP (Transport and Infrastructure) 2021:** No major transport corridors nearby.
 - **SEPP (Biodiversity and Conservation) 2021:** Site not identified as ecologically sensitive.
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(b) The likely impacts of the development

- **Amenity Impacts:**
 - Overshadowing impacts are minimal and within acceptable limits.
 - Adequate separation and landscaping reduce visual and acoustic privacy concerns.
 - Bulk and scale are compatible with surrounding development.
 - **Built Environment:**
 - The built form is consistent with the streetscape and maintains the low-density character.
 - Design and material use provide architectural interest and articulation.
 - **Traffic and Parking:**
 - Sufficient off-street parking provided (2 spaces).
 - Traffic increase is negligible and within capacity of local road network.
 - **Infrastructure and Servicing:**
 - Site can be adequately serviced with essential infrastructure.
 - Stormwater managed in accordance with Council's requirements.
-

(c) The suitability of the site for the development

- The site is regular in shape, of adequate size, and has appropriate frontage.
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- The site is located in a residential precinct with access to public transport, schools, and services.
 - The topography and lack of constraints support the proposal.
-

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

- The application will be notified in accordance with Council's requirements.
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(e) The public interest

- The proposal is in the public interest as it increases housing diversity while maintaining residential character.
 - It complies with relevant planning instruments and design standards.
 - No significant adverse impacts on the locality have been identified.
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General Controls

External Built Form and Materials

The Proposed House presents a mixed palette of materials and colors .

It includes Render with main Color and Accent Color, Brick and light weight clad. Visual quality and overall success rely on the care and attention given to building design at a detailed level.

Landscape Planting

Presented with good landscaping considered the positive impact of permeable surfaces, retaining mature trees, the relationship to the streetscape and ecological diversity.

A total area of approximately 210 sqm has been allocated for Soft Turf or planting.

Visual and Acoustic Privacy

Good visual contact between residents and the street helps to create safe and friendly neighborhoods. windows, doors and balconies are positioned carefully to achieve this.

Safety & Surveillance

Entry Door has been provided at the front with a living area looking towards the street. This Design has given active street surveillance for neighborhood watch and satisfies Council controls.

Energy Efficiency

Orientation and the position of windows, sunny courtyards and solar accessible clothes drying areas are basic measures for creating an energy efficient home.

Cut & Fill

The Development proposal complies with the cut & fill controls and has kept the cut & Fill within the allowed guidelines. Cut & Fill levels are mentioned on the four corners of the building footprint on Ground floor Plan.

Variation Clause

Variations to Development Controls

The council may grant consent to a proposal that does not comply with the controls, providing the intent of the controls is achieved. Similarly, Council may grant consent to a proposal that varies from the Indicative Layout Plan (ILP), where the variation is minor, and the proposal remains generally consistent with the ILP and the key development objectives of the DCP. As such, each DA will be considered on its own merits. Where a variation is sought it must be justified in writing indicating how the development meets the intent of the objectives of the relevant control and/or is generally consistent with the ILP.

Variations requested in this Development Application:

Nil

Swimming Pool has been Proposed on Proposed Lot 2 and a Cabana/Studio for Teenager has been Proposed on Proposed Lot 1(Please note that it is to be used by Future Resident only and it is not a separate Secondary dwelling - this is not for rental purpose and will not have a separate Ldry or living /Kitchen etc .

Conclusion

The proposed attached dual occupancy and subdivision at 96 Mackenzie Street, Revesby meets the objectives and controls of the CBLEP 2023 and CBDP 2023. The design is appropriate to site context and contributes positively to housing supply in the LGA.

Development consent is supported subject to conditions.

Recommendation: *Development approval is supported, subject to standard conditions of consent.*
