

# **STATEMENT OF ENVIRONMENTAL EFFECTS**

Lot 4, DP 247267. No 102a Centaur Street Revesby  
Proposed Dual Occupancy (attached) Development

For  
Mr. Omar Hassoun



Prepared for Mr. Omar Hassoun  
Prepared by



**A** 1/45 Crosby St Greystanes 2145 **M** 0438 538 118 **E** [orhan@designniche.com.au](mailto:orhan@designniche.com.au)

## TABLE OF CONTENTS

<b>1.0</b>	<b>TABLE OF CONTENTS</b>	
<b>2.0</b>	<b>INTRODUCTION</b>	<b>3</b>
<b>3.0</b>	<b>SITE</b>	<b>3</b>
3.1	Site Details	3
3.2	Location and Context	3
3.3	Topography	3
3.4	Vegetation	3
<b>4.0</b>	<b>EXISTING DWELLING</b>	<b>7</b>
<b>5.0</b>	<b>PLANNING FRAMEWORK</b>	<b>7</b>
5.1	SEPP (SUSTAINABLE BUILDINGS) 2022	7
5.2	CUMBERLAND LOCAL ENVIRONMENTAL PLAN (LEP) 2021	7
5.3	CUMBERLAND DEVELOPMENT CONTROL PLAN (DCP) 2021	7
5.4	LOW RISE HOUSING DIVERSTY DESIGN GUIDE FOR DEVELOPMET APPLICATIONS.....	<b>Error! Bookmark not defined.</b>
<b>6.0</b>	<b>PROPOSAL</b>	<b>9</b>
<b>7.0</b>	<b>BULK, SIZE AND SCALE</b>	<b>9</b>
<b>8.0</b>	<b>VIEWS AND VISTAS</b>	<b>9</b>
<b>9.0</b>	<b>PRIVACY AND OVERSHADOWING</b>	<b>9</b>
9.1	Privacy	9
9.2	Overshadowing	10
<b>10.0</b>	<b>TRAFFIC GENERATION, VEHICULAR ACCESS AND CAR PARKING</b>	<b>10</b>
<b>11.0</b>	<b>UTILITIES – Water Supply, Sewer &amp; Electricity</b>	<b>10</b>
<b>12.0</b>	<b>DRAINAGE, SOIL AND WATER MANAGEMENT</b>	<b>10</b>
<b>13.0</b>	<b>ENERGY EFFICIENCY</b>	<b>10</b>
<b>14.0</b>	<b>WASTE MANAGEMENT</b>	<b>10</b>
<b>15.0</b>	<b>SITE MANAGEMENT PLAN/ EROSION AND SEDIMENT CONROL</b>	<b>10</b>
<b>16.0</b>	<b>HERITAGE CONSERVATION</b>	<b>11</b>
<b>17.0</b>	<b>LANDSCAPING</b>	<b>11</b>
<b>18.0</b>	<b>CONCLUSION</b>	<b>11</b>

## 2.0 INTRODUCTION

This statement accompanies a Development Application seeking consent to construct Dual Occupancy Dwellings (attached) with Torrens Title sub-division at No 104a Centaur Street Revesby.

The statement is intended to assist councils' assessment by providing full details of the application and considers the proposal against the *Canterbury-Bankstown Local Environmental Plan (LEP) 2023*; and the *Canterbury-Bankstown Development Control Plan(DCP) 2023*.

The proposal represents an appropriate response to site conditions, neighbouring development and planning controls. The architectural presentation is compatible with the character of new development within the area and provides an interesting and appealing façade to the Centaur Street streetscape.

The application is accompanied by the following supporting documents:

- Architectural plans by Designiche P/L
- Arboricultural Impact Assessment Report by Treehaven Environscapes
- Basix Certificate by GEC Design
- Landscape Plans by A Total Concept
- Quantity Survey by Duo QS
- Stormwater plans by Polaris Engineers
- Site Survey by Masri Survey Group Pty Ltd

## 3.0 SITE

### 3.1 Site Details

The site is addressed as 104a Centaur Street Revesby. It is legally titled as Lot 4, DP 247267, with a frontage of 16.46m; a depth of 42.67m and an overall area of 702.30m<sup>2</sup>.

It is currently occupied with a single storey brick residence with garage under, setback approximately 10.5m from the front/street boundary; 1.08m from the RHS boundary; 1.29m from the LHS boundary and 17.3m from the rear boundary.

### 3.2 Location and Context

The site is located on the western side of the Centaur Street roadway, approximately 50m south of the Neptune Street intersection. It is approximately 1.8km to the south of Revesby railway station, shops and services.

The western side of Centaur Street is made up of detached, single storey, original brick dwellings with garages under and pitched roofs. Newer development consists of two (2) storey brick and render duplex dwellings with garages under and parapeted roof style construction.

The land falls away on the opposite side of the street and the dwellings are below street level with single storey dwelling roofs slightly above street level. Beyond the dwellings on the lower side of the street opposite is a large reserve which leads down to Little Salt Pan Creek.

See Figure 1 for Site Location and Context and Site Photos

Add location photos and photos of sport field and reserve/creek

### 3.3 Topography

The site is on the high side of Centaur Street, rising sharply up to the existing platform where the existing house has been constructed and then continuing to rise to the rear boundary. There is approximately 3-3.5m from the front boundary up to the existing house and approximately 8.5m over the entire site.

There is approximately 4.2m fall over the building platform at a grade of 19%.

### 3.4 Vegetation

There are 22 trees on the site of varying species, heights and significance, of which the majority require removal. An arborist report has been commissioned to report on the trees and accompanies the application. The report recommends the removal of 17 trees and the retention of 2. Others are privet or weeds.

Refer also to arborist report by *Arboricultural Impact Assessment Report by Treehaven Environscapes* accompanying the application.



**Figure 1 102A Centaur Street Revesby 30km radius**

**LEGEND:**

- ① SUBJECT SITE
- ② RESIDENTIALS
- ③ PARK/ RESERVE
- ④ LOCAL SHOPS & SERVICES
- ⑤ INDUSTRIAL DEPOT
- ⑥ HEALTHCARE CENTERS





Figure 2 Site Scale 102a Centaur Street Revesby

**LEGEND:**

- ① EXISTING DWELLING
- ② ACCESS POINT
- ③ VEGETATION
- ④ TOPOGRAPHY - SEE SITE SURVEY
- ⑤ NEIGHBOURING BUILDINGS/LOT
- ⑥ FRONT SETBACK DIMENSION
- ⑦ HEALTHCARE CENTER





**Figure 3 Neptune park/ Playground**



**Figure 4 Centaur Street Revesby looking north**



**Figure 5 & 6 102A Centaur Street Revesby – Site Subject**

## 4.0 EXISTING DWELLING

A single storey brick dwelling with attached garage currently occupies the site. The garage is stepped down approximately 1.7m from the floor level and the driveway has a very steep grade in order to counter the fall over the property. The house is setback approximately 10.5m from the front/street boundary; 1.08m from the RHS boundary; 1.29m from the LHS boundary and 17.3m from the rear boundary.

The house has a brick walls and a pitched tiled roof and is in fair condition. It is approximately 40-45 years and is proposed for demolition to make way for the development.

The existing dwelling and structures are not heritage listed items nor are they in a conservation area, accordingly no town planning issues arise from there demolition.

## 5.0 PLANNING FRAMEWORK

### 5.1 SEPP (SUSTAINABLE BUILDINGS) 2022

The State Environmental Planning Policy (Sustainable Buildings) 2022 repeals and replaces the Sepp BASIX 2004, with increased targets for Water, Thermal and Energy. The proposal has been assessed under the new SEPP and passes all the minimum targets.

The Basix certificate accompanies the application, and all the required measures have been implemented within the architectural plans.

### 5.2 CANTERBURY-BANKSTOWN LOCAL ENVIRONMENTAL PLAN (LEP) 2023

The site is zoned R 2 in Area 1, under the Canterbury-Bankstown LEP. Dual occupancy dwellings are a permissible use within the R 2 zone, see Land Use Zone extract below...

#### ZONE R2 LOW DENSITY RESIDENTIAL

##### 1. Permitted without consent Home occupations

2. Permitted with consent  
Bed and breakfast accommodation; Building identification signs; Business identification signs; Car parks; Centre-based child care facilities; Community facilities; **Dual occupancies**; Dwelling houses; Early education and care facilities; Environmental facilities; Environmental protection works; Exhibition homes; Flood mitigation works; Group homes; Health consulting rooms; Home businesses; Oyster aquaculture; Places of public worship; Pond-based aquaculture; Recreation areas; Respite day care centres; Roads; Secondary dwellings; Semi-detached dwellings; Tank-based aquaculture

##### 3. Prohibited Any development not specified in item 1 or 2

The below table indicates the major controls from the LEP and compares them to the proposal;-

Control	Requirement	Proposed	Complies
Height	9m	8.985m	Yes
FSR	0.5:1=351.15m <sup>2</sup>	351.12m <sup>2</sup>	Yes
Acid Sulfate Soils	Class 5	Details to be provided at CC	-
Min site area for dual occ. attached			
Zone R2, in Area 1	500m <sup>2</sup>	702.30m <sup>2</sup>	Yes
Lot width for dual occ. attached			
Zone R2, in Area 1	15m	16.46m	Yes
Min sub-division area for each lot, for dual occ. attached			
Zone R2, in Area 1	250m <sup>2</sup>	351.15m <sup>2</sup>	Yes

### 5.3 CANTERBURY-BANKSTOWN DEVELOPMENT CONTROL PLAN (DCP) 2023



The Canterbury-Bankstown DCP provides additional controls for the development of Dual Occupancy dwellings. The relevant controls are from *Chapter 5-Residential Accommodation; 5.1-Former Bankstown LGA*. The relevant controls from the DCP which do not defer to the Low Rise Housing Diversity Design Guide and are to be complied with are listed below, as well as a comparison to the proposal;

CANTERBURY-BANKSTOWN DEVELOPMENT CONTROL PLAN 2023-CHAPTER 5- RESIDENTIAL ACCOMMODATION-FORMER BANKSTOWN LGA-SECTION 4-DUAL OCCUPANCIES				
<b>SUBMISSION</b> Mn. lot size req'd where dual occ includes secondary dwellings	450m <sup>2</sup>			n/a <sub>2</sub>
<b>STOREY LIMIT</b> Storey limit for attached dwellings	2	2		YES <sub>2</sub>
<b>FILL</b> Max. height of reconstituted ground levels within gd flr perimeter	1.0m	< 1.0m		YES <sub>2</sub>
Max. height of reconstituted ground levels outside gd flr perimeter	600mm	<600mm		YES <sub>2</sub>
<b>SETBACK RESTRICTIONS</b> Dual occ's prohibited within 9m of existing animal boarding or training establishments		-		n/a <sub>2</sub>
<b>STREET SETBACKS</b> <b>MIN. SETBACK FOR A BLDG WALL TO PRIMARY ST. FRONTAGE:-</b> -For the first storey (i.e the ground floor) -For the second storey	5.50m 6.50m	7.0m 7.0m		YES <sub>2</sub> YES <sub>2</sub>
<b>MIN. SETBACK TO THE SECONDARY ST. FRONTAGE:-</b> -For a building wall -For a garage or carport attached to building wall	3.0m 5.50m	- -		n/a <sub>2</sub> n/a <sub>2</sub>
<b>SIDE SETBACKS</b> -Mn. setback of building wall to side setbacks	0.90m	RHS-0.95m LHS-0.95m		YES <sub>2</sub> YES <sub>2</sub>
-Side setbacks to be clear of hws, rwt, storage sheds, etc	To be clear	Clear		YES <sub>2</sub>
-Basement not to protrude beyond ground floor perimeter		Basement within gd flr envelope		YES <sub>2</sub>
<b>PRIVATE OPEN SPACE</b> -Minimum area required for Private Open Space	80m <sup>2</sup>	80m <sup>2</sup>		YES <sub>2</sub>
-Minimum dimension for calculating for Private Open Space	5.0m	5.27m		YES <sub>2</sub>
<b>ACCESS TO SUNLIGHT</b> -At least one living area to receive min 3 hrs sunlight between 8am & 4pm at mid winter solstice				YES <sub>2</sub>
-At least one living area of neighbouring dwellings to receive min 3 hrs sunlight between 8am & 4pm at mid winter solstice				YES <sub>2</sub>
-Mn. 50% of POS for each dwelling must receive min 3 hrs sunlight between 9am & 5pm at mid winter solstice				YES <sub>2</sub>
-Mn. 50% of POS of neighbouring dwellings must receive min 3 hrs sunlight between 9am & 5pm at mid winter solstice				YES <sub>2</sub>
<b>BUILDING DESIGN</b> <b>DESIGN OF DUAL OCCUPANCIES MUST ENSURE:-</b> -Design of facade to adopt an asymmetrical design		symmetrical design		NO <sub>2</sub>
-Design of facade must be compatible with neighbouring dwellings		Compatible with evolving nature of area		YES <sub>2</sub>
-Front porch & at least one living/bed window faces street		Porch & bed windows		YES <sub>2</sub>
-Garage, driveway and front fence should not dominate facade		Non-dominant garage & fence		YES <sub>2</sub>
-Each dwelling to face separate streets on corner lots		-		n/a <sub>2</sub>
<b>MAXIMUM ROOF PITCH:-</b> -Maximum roof pitch for dual occupancies	35°	2°-7° pitches		YES <sub>2</sub>
<b>ATTIC DESIGNS:-</b> -Attics allowed with 2 bedrooms, 1 bath with internal stair access only		-		n/a <sub>2</sub>
-Attics not to appear as a full extra storey		-		n/a <sub>2</sub>
<b>DESIGN OF DORMERS:-</b> -Attic dormer roof form & pitch must match main roof		-		n/a <sub>2</sub>
-Attic dormer must not extend above main roof ridge		-		n/a <sub>2</sub>
-Maximum width of attic dormers	2.0m	-		n/a <sub>2</sub>
-Number of dormers must not dominate the roof plane		-		n/a <sub>2</sub>
<b>CAR PARKING</b> -One covered car space must be located behind the building line	1	2		YES <sub>2</sub>
-However, one open car space in driveway is permitted		-		n/a <sub>2</sub>
-Mn. setback of covered space from primary & secondary roads	6.0m	7.3m		YES <sub>2</sub>
<b>FOR GARAGES WITH UP TO TWO PARKING SPACES FACING STREET:-</b> -Garage must be integrated and not dominate facade		Integrated into design		YES <sub>2</sub>
<b>FOR GARAGES WITH MORE THAN TWO PARKING SPACES FACING STREET:-</b> -Height of dual occupancy must be	2 storeys	2 storeys		YES <sub>2</sub>
-Max. projection forward of garage from upper storey facade	3m	Garage recessed 300mm		YES <sub>2</sub>
-Balcony, rooms or other arch feature to extend over garage		Balc & p/b o/hang garage		YES <sub>2</sub>
<b>LANDSCAPING</b> -Mn 45% landscaped area req'd between dwellings & frontage	51.75m <sup>2</sup>	52.19m <sup>2</sup>		YES <sub>2</sub>
-Mn 45% landscaped area req'd between dwellings & secondary frontage		-		n/a <sub>2</sub>
-Plant at least one 75 litre tree in primary street frontage	1 tree	1 tree		YES <sub>2</sub>

\*The application seeks variation to the control requiring that Duplexes adopt an asymmetrical design. Since the introduction of Low Rise Housing Diversity (LRHD) guidelines, many duplexes and in fact many within the Canterbury-Bankstown LGA have been constructed with symmetrical facades, as there is no control within the LRHD guidelines that requires duplexes to have an asymmetrical façade.



Accordingly, whilst a number of duplexes with symmetrical facades exist within the Canterbury-Bankstown LGA it makes the control from DCP 2023 redundant.

Further, depending on design in many cases a symmetrical design has merit and can present as well as, and if not better than an asymmetrical design, so long as articulation, variation and visual interest have been integrated within the design.

## **6.0 PROPOSAL**

The proposal includes: -

- Demolition of existing single storey brick dwelling and ancillary structures on site; and
- Construction of 2 x 2 storey, 5 bedroom, attached dual occupancy dwelling with basement double garage; and
- Construction of a two inground swimming pools with Cabana; and
- Torrens title sub-division

The application seeks to construct 2 x two (2) storey attached dual occupancy dwellings, side by side, both with street frontage. The garaging is in the form of a basement with space for the parking of two (2) cars with direct access of Centaur Street. Each dwelling also has rear alfresco areas as well as an inground pool and cabana structure in their respective rear yards. The property is also proposed to be subdivided into two (2) allotments via Torrens-Title.

Both dwellings face and address the Centaur Street frontage. They are designed with the site topography, council controls, neighbouring development and owner requirements in mind. The site topography was a major factor in the design of the dwellings, and in this regard the design is separated over three main building platform.

Firstly, the garages are located in a basement, which provides a more 'car friendly' driveway as opposed to that which exists. Secondly, the main internal areas are located a full level above the garage, and have direct access to the principal outdoor area. This allows easy and practical transition from the internal living rooms to the external living areas; and lastly the pool and cabana are at a higher level closer to the natural ground level of the rear yard.

The basement accommodates the garages. The Ground floor accommodates, Living, Dining, Kitchen, Laundry, Powder, Entry and a bedroom. The first floor accommodates four (4) bedrooms, including bathroom, ensuite, robes and a void overlooking the ground floor.

The facades of the dwellings will be completed in a contemporary style architecture with varied finishes and colours, angled wall features, balconies, planter boxes and decorative parapet walls concealing the roofs. The design is in keeping with evolving style of Centaur and neighbouring streets.

## **7.0 BULK, SIZE AND SCALE**

The development maintains a, domestic scale and complies with height, floor space ratio and landscaped area requirements.

The size and scale is compatible with other new duplexes built in the general area and in Centaur Street itself. Similar style duplexes, in terms of double storey above basement garages have been built at 116/116a, 114/114a, 112/112a, 110/110a, 108/108a and 102/102b Centaur Street.

The style is a direct response to the steep sites to the western side of Centaur Street.

## **8.0 VIEWS AND VISTAS**

No views or vistas will be affected by the proposal.

## **9.0 PRIVACY AND OVERSHADOWING**

### **9.1 Privacy**

The design of the dwellings focuses the living rooms toward the private rear yards, and balconies to the front public spaces. First floor bedroom windows are also focused to the front and rear, and the bedrooms that have side facing windows have raised sills 1.63m above the floor level.

Further to the above, all boundaries to neighbours will be screened with 1800mm high fences and screen planting where required.

## 9.2 Overshadowing

Only one (1) neighbouring dwelling, No 104 to the south of the duplex, is affected by overshadowing from the proposal. The rear of 104 should receive solar access for the 3 hours from 4:00pm to 1:00pm to at least half of the rear dwelling during the winter solstice.

Its rear yard will receive solar access to most of its rear yard from at least 12.00-4.00pm during the winter solstice.

## 11.0 TRAFFIC GENERATION, VEHICULAR ACCESS AND CAR PARKING

The proposal provides double lock-up garages, as per the DCP, for each dwelling in the form of a basement. The garages in the basement allows a less steep grade in the driveways, as opposed to what exists. Both garages have direct access of Centaur Street with the option for extra parking on the driveway in front of the garages.

## 11.0 UTILITIES – Water Supply, Sewer & Electricity

The site has access to essential utilities including water, sewer, telecommunications, gas and electricity.

## 12.0 DRAINAGE, SOIL AND WATER MANAGEMENT

All stormwater drains to the street gutter in Centaur Street via gravity feed. Full details of the drainage system by Polaris Engineers, are included with the application.

## 13.0 ENERGY EFFICIENCY

The dwellings have been assessed to comply with the targets for Basix Certification and the measures required for that certification are implemented within the design.

Passive energy efficiency design measures include insulation to external walls and roofs, north-north/easterly oriented living rooms windows, skylights and internal breeze paths for air circulation.

The air conditioning will be zoned between living and bedroom areas and LED lighting will be utilized throughout the house. The results of the Basix Certification includes:-

- Water	Score 40	Target 40
- Thermal Performance	Pass	Target Pass
- Energy	Score 73	Target 72
- Materials	Score -19	Target n/a

Refer also to the Basix Certificate by GEC consulting accompanying the application.

## 14.0 WASTE MANAGEMENT

All waste from the site will be re-used or disposed of in accordance with Australian Standards and the accompanying Waste Management Plan.

## 15.0 SITE MANAGEMENT PLAN/ EROSION AND SEDIMENT CONROL

The site will be managed during construction in accordance with the Site Management Plan that accompanies the application. In this regard the site is to be fenced during construction with filter fabric to avoid dust spillage. Entries to the site are to be provided with gravel truck shakedown areas and kerb inlet pits are to be protected from the entry of silt and waste by the placement of geo textile fabric bags filled with gravel. Soil erosion and sediment control barriers are also to be installed during construction to the low end of the site.

Material and waste storage, site offices and toilets are also to be located as per the accompanying Site Management Plan. They will also be locked and restricted from public entry by site fencing and gates which will be locked outside working hours.

## 16.0 HERITAGE CONSERVATION

The site is not within a heritage/conservation area, nor is it adjacent any heritage items.

## 17.0 LANDSCAPING

The sites landscaping and scenic quality will be improved by the development.

The site will be landscaped with turfed yards, native planting, and screen plantings.

*Refer also to Landscape Plans by A Total Concept Landscape Architects & Swimming Pool Designers.*

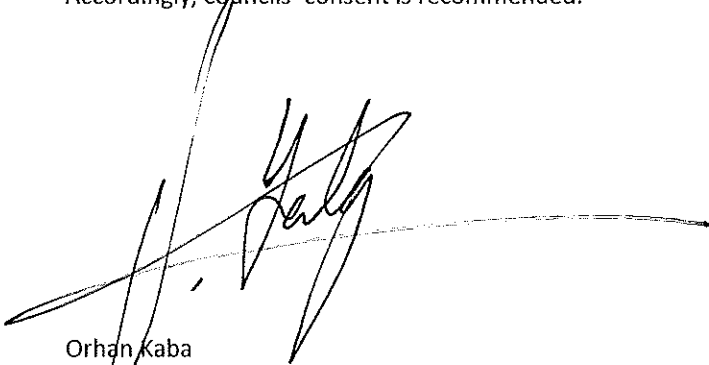
A Landscape Maintenance Plan is also included as part of the application.

## 18.0 CONCLUSION

The proposed development has been designed in accordance with Council LEP and DCP design guide controls, site conditions, neighbouring development and owner requirements. The design solutions chosen are well considered and an appropriate response to site conditions.

It will have no adverse effect on the amenity of the area in respect of privacy, bulk, scale, noise or traffic issues and is in keeping with the character of new developments within the street and general area.

Accordingly, councils' consent is recommended.

A large, stylized handwritten signature in black ink, appearing to read 'Orhan Kaba', is written over the text of the conclusion section.

Orhan Kaba

Managing Director | Building Designer | Full Member Building Designers Association of Australia | Accredited Building Designer No. 6890

**Designiche P/L**