

STATEMENT OF ENVIRONMENTAL EFFECTS

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



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TABLE OF CONTENTS

TABLE OF CONTENTS

1. INTRODUCTION	3
2. SITE AND SURROUNDING CONTEXT	3
3. DESCRIPTION OF THE APPROVED DEVELOPMENT	3
4. PROPOSED MODIFICATIONS	4
5. STATUTORY CONSIDERATION	4
6. JUSTIFICATION FOR WALL HEIGHT VARIATION	5
7. ENVIRONMENTAL IMPACT ASSESSMENT	6
8. COMPLIANCE WITH PLANNING CONTROLS.....	7
9. CONCLUSION.....	7

1. INTRODUCTION

This Statement of Environmental Effects (SEE) has been prepared to accompany a Section 4.55(1A) application under the *Environmental Planning and Assessment Act 1979* to modify an approved duplex development at 102A Centaur Street, Revesby.

The proposed modification seeks consent for design changes primarily relating to the external façade treatment, along with a minor variation to the maximum wall height development standard. The modification does not alter the approved building footprint, gross floor area, or overall building envelope in any substantive way. The development remains substantially the same as originally approved.

2. SITE AND SURROUNDING CONTEXT

The subject site is located within a low-density residential zone in Revesby and is characterised by a mix of single dwellings and dual occupancies. The surrounding built form demonstrates a range of architectural styles and responses to topography.

The site is affected by **steep topography**, which slopes down the allotment, to the street boundary and has been a key driver in the building design. Surrounding development similarly exhibits varied finished floor levels and wall heights in response to the terrain.

3. DESCRIPTION OF THE APPROVED DEVELOPMENT

Development consent has been granted for....

Demolition of existing structures and construction of an attached dual occupancy, pools and cabanas with fencing and landscaping and Torrens title subdivision.

The approved design includes:

- Two attached dwellings
- Basement level to respond to site slope
- Split-level ground floor configuration
- Contemporary architectural façade
- Pool and Cabana
- Associated private open space and on-site parking

Original development consent details;-

-DA number: Da-1322/2024

4. PROPOSED MODIFICATIONS

This application seeks approval for the following amendments:

Architectural Changes:

- Revision of the building façade to incorporate a **modern Mediterranean architectural style**
- Introduction of updated materials and finishes, including:
 - Light-toned render
 - Feature textural elements
 - Refined window detailing and articulation
 - Softened façade forms and proportions to reflect a modern Mediterranean architectural style

Wall Height Variation:

- A minor exceedance of the maximum wall height control (7.0m)
- Proposed maximum wall height: **7.237m**
- The variation is limited to a **small portion of Unit 2 at the front elevation only**

No changes are proposed to:

- Building footprint
 - Overall height in terms of storeys
 - Overall height in terms of metres
 - Floor space ratio
 - Site coverage
 - Parking provision
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5. STATUTORY CONSIDERATION

5.1 Section 4.55(1A) Assessment

The proposed modification is appropriate under Section 4.55(1A) as:

- The development remains **substantially the same** as the approved scheme
- The changes are **minor and largely aesthetic**, with a limited numerical variation to wall height
- No additional adverse environmental impacts arise from the modification

6. JUSTIFICATION FOR WALL HEIGHT VARIATION

The applicable Development Control Plan specifies a maximum wall height of 7.0 metres. The proposal seeks a minor variation to **7.237 metres**, representing a departure of approximately **237mm**.

This variation is considered reasonable and justified for the following reasons:

6.1 Site Constraints and Topography

- The subject site is characterised by **steep natural topography**, which significantly influences building design.
- The proposal incorporates a **basement level** and **split-level ground floor** specifically to reduce the apparent bulk and height of the building.
- Despite these measures, a minor portion of the Unit 2 front wall marginally exceeds the control due to the need to reconcile floor levels across the sloping site.

6.2 Design Response and Minimisation Measures

- The building has been carefully designed to **step with the natural slope**, minimising excavation and excessive retaining walls.
- The wall height exceedance is **localised and limited**, not extending across the full façade.
- The architectural treatment, including articulation and material variation, reduces the perceived bulk of the wall.

6.3 Negligible Environmental and Amenity Impact

- The additional 237mm does not result in any measurable impacts in terms of:
 - Overshadowing
 - Privacy loss
 - Visual bulk when viewed from the public domain
- The total area of wall breaching the control is a **mere 0.51m²**, or **less than 0.5%** of the façade where it occurs.
- The variation is only to the wall height control, and it does not vary the overall height in metres control.
- The variation is unlikely to be perceptible within the broader streetscape context.

6.4 Consistency with Objectives of the Control

The objective of the wall height control is to:

- Ensure development is compatible with the scale of surrounding buildings
- Minimise visual bulk and overshadowing

- Respond appropriately to site conditions

The proposal satisfies these objectives as:

- The building scale remains consistent with new surrounding development
- Bulk has been mitigated through design articulation and level changes
- The variation arises directly from a **site-responsive design approach**

6.5 Planning Merit

- The variation is **minor (approximately 3.4%)**
 - It enables a more appropriate and functional design outcome for a constrained site
 - Strict compliance would result in a less responsive design with potentially greater environmental impacts (e.g., excessive excavation or bulkier forms), with no discernible benefit.
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7. ENVIRONMENTAL IMPACT ASSESSMENT

7.1 Built Form and Streetscape

The updated façade enhances the architectural quality of the development and contributes positively to the streetscape. The minor wall height variation does not alter the overall perception of scale.

7.2 Amenity Impacts

The proposed modifications, including the wall height variation, will not result in:

- Additional overshadowing
- Privacy impacts
- Loss of outlook

7.3 Traffic and Parking

No changes are proposed. The development continues to operate as previously approved.

7.4 Environmental Impacts

There are no additional environmental impacts associated with the proposal.

8. COMPLIANCE WITH PLANNING CONTROLS

The development continues to comply with all relevant planning controls with the exception of the minor wall height variation. The variation is well justified and consistent with the intent of the control.

9. CONCLUSION

The proposed Section 4.55(1A) modification to the approved duplex development at 102A Centaur Street, Revesby includes a revised façade and a minor wall height variation.

The proposal:

- Maintains the approved building form and function
- Responds appropriately to site constraints, particularly steep topography
- Results in improved architectural presentation
- Introduces only a negligible and well-justified variation to wall height
- Does not give rise to adverse environmental or amenity impacts

Accordingly, the application is considered to have merit and is recommended for approval.



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