

Statement of Environmental Effects

Proposed Residential Dwelling

113 Woolcott Street,
Earlwood, NSW 2206



Prepared By:

TACHARA GROUP

Nominated Architect Mina Mokhtarikondori 10694

42 Dudley Street, Pagewood, NSW 2035

E:info@tacharagroup.com.au

Prepared For:

Mr & Mrs Naguib

3 MARCH 2022

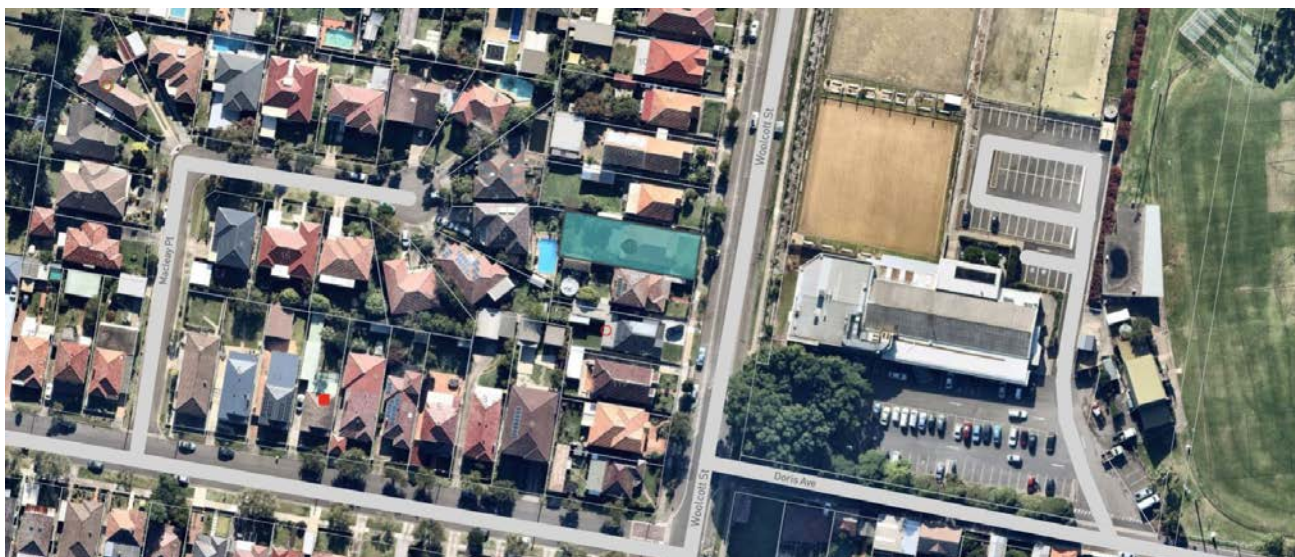
@TACHARA GROUP ARCHITECTURE

1. Reference Documents

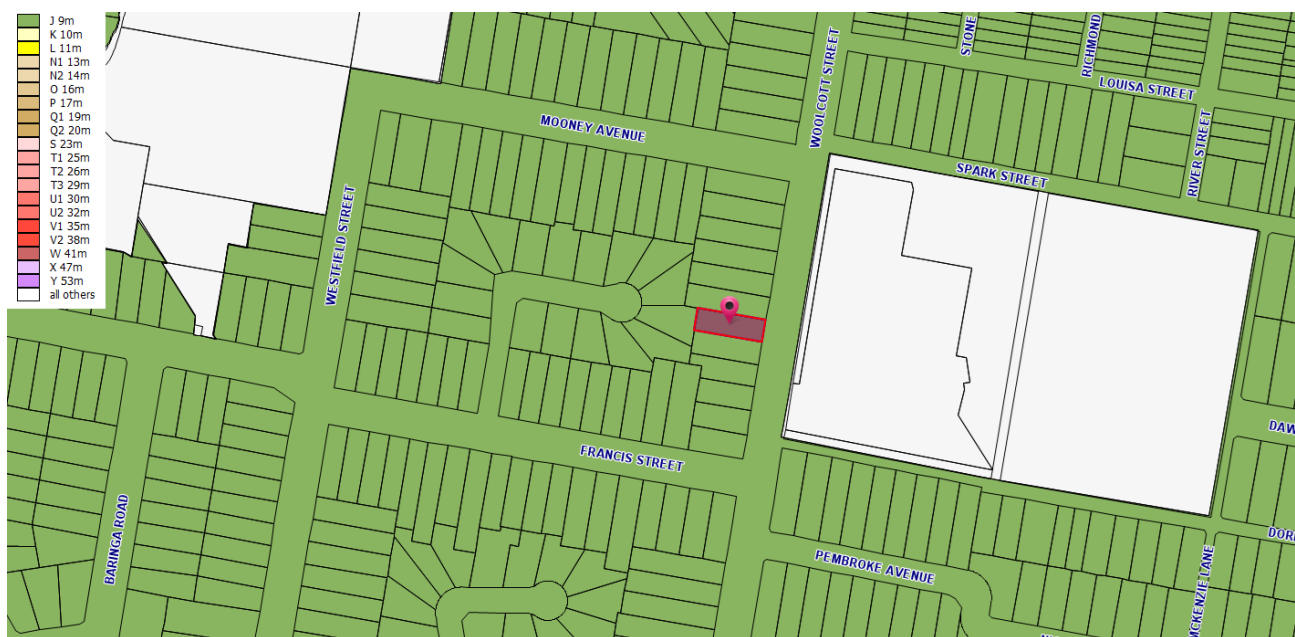
- Canterbury Development Control Plan 2012
 - Part B – General Controls
 - Part C – Residential Accommodation
 - Chapter C1 – Dwelling Houses and Outbuildings

2. Maps

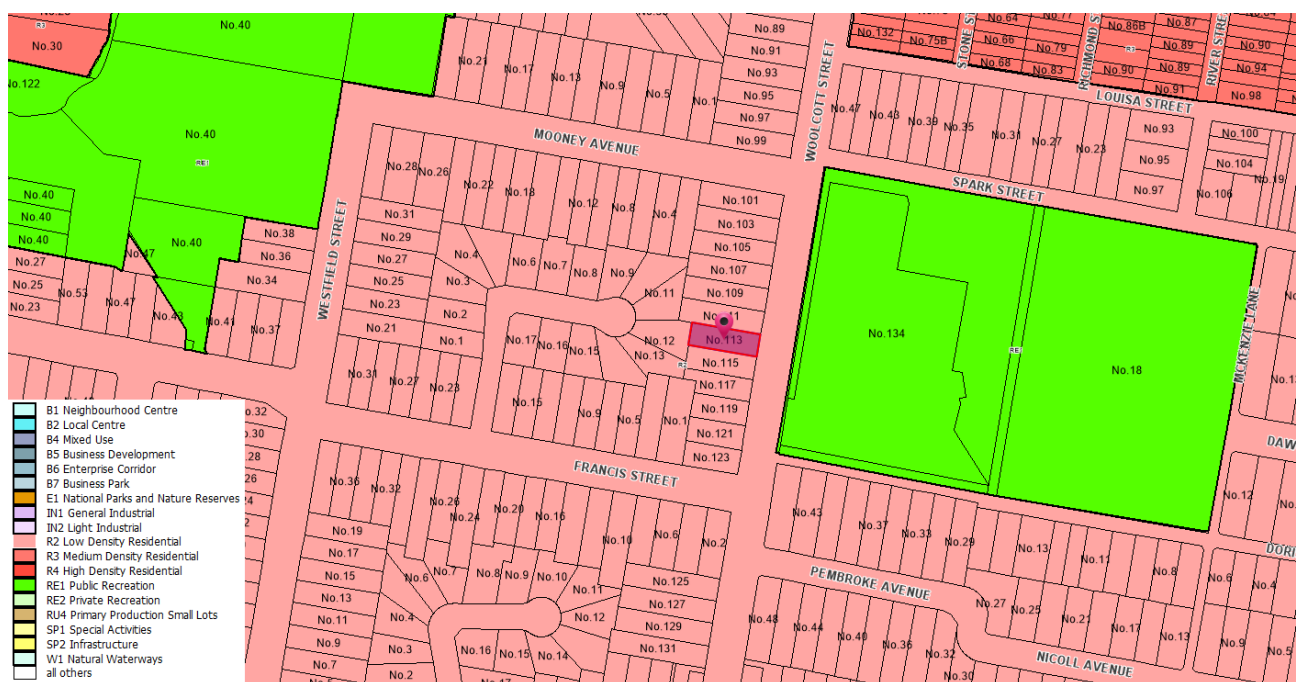
The subject property is located at 113 Woolcott Street, Earlwood, NSW, 2206



Location Map



Height of Buildings Map

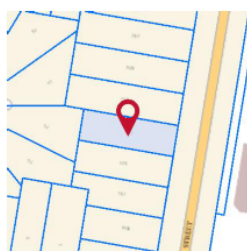


Land Zoning Map

3. Site Analysis

The site is rectangular in shape and has an area of 457.1m², a frontage of 12.19m to Woolcott Street and a depth of 37.49m.

The site contains an existing single storey brick house with tiled roof.



Property Details

Address: 113 WOOLCOTT STREET EARLWOOD 2206
 Lot/Section /Plan No: 3/-/DP211306
 Council: CANTERBURY-BANKSTOWN COUNCIL

Summary of planning controls

Planning controls held within the Planning Database are summarised below. The property may be affected by additional planning controls not outlined in this report. Please contact your council for more information.

Local Environmental Plans	Canterbury Local Environmental Plan 2012 (pub. 1-1-2013)
Land Zoning	R2 - Low Density Residential: (pub. 1-1-2013)
Height Of Building	8.5 m
Floor Space Ratio	NA
Minimum Lot Size	460 m ²
Heritage	NA
Land Reservation Acquisition	NA
Foreshore Building Line	NA

4. Site Planning:

Minimum Lot Size and Frontage

Minimum subdivision lot size controls for dwelling houses are contained in the LEP. Minimum frontage controls in this DCP supplement the LEP provisions to ensure that sites have suitable dimensions, configuration and amenity for development.

Objectives

- To ensure that land is of an adequate size and shape to accommodate development whilst providing adequate amenity for occupants of the site and surrounds.
- To ensure there is adequate area for vehicle access and parking.
- To ensure sites have sufficient dimensions to accommodate adequate landscaped open spaces.

Controls

Design Element	Control	Proposed	Compliance
Minimum Lot Size and Frontage	C1 - The minimum primary street frontage width for dwelling houses is 15m. C2 - Lots must be generally rectangular. C3 - Internal and battle-axe blocks and lots with irregular dimensions or shallow depths must satisfy the objectives of the DCP. C4 - The minimum width of access corridors serving internal or battle-axe lots is: (a) 3m when serving single lot; (b) 4m when serving two lots; and (c) 5m when serving more than two lots. C5 - A right-of-carriageway is only permitted over an access corridor to an internal or battle-axe lot. C6 - The access corridor must be constructed in concrete, be unobtrusive in colour and be designed to enable vehicles to enter and leave the site in a forward direction:	A per Control	Yes

	(a) Where the access corridor serves only one lot, two concrete strips within the access corridor are permitted, each to be 1m wide and spaced 0.75m apart. (b) Where the access corridor is to serve two or more lots, it must be constructed with kerb and gutter on at least one side, with sealed pavement and drainage discharged. C7 Nothing in this section prevents Council giving consideration to the erection of a dwelling a. house on an allotment of land which existed as of 1/1/2013.		
--	---	--	--

5. Site Coverage

Site coverage in conjunction with building envelope controls determines the extent and location within which a building may be developed.

Objectives

- To ensure that the scale and mass of development achieves improved levels of residential amenity for new development and for existing dwellings.
- To ensure there is adequate unbuilt upon areas to allow for private open space, substantial landscaped areas and deep soil planting capable of supporting large trees.

Controls

Design Element	Control	Proposed	Compliance
Site Coverage	C1 - All development must comply with the numerical requirements contained in the table below:	A per Control	Yes

Site Area	Maximum Area of Building Footprint	Maximum Floor Area of all Outbuildings	Maximum Site Coverage of all Structures on a Site
Up to 449m ²	300m ²	30m ²	60%
450m ² to 599m ²	330m ²	45m ²	50%
600m ² to 899m ²	380m ²	60m ²	40%
900m ² or above	430m ²	60m ²	40%

Table C1.1: Maximum Building Footprint, Floor Area of Outbuildings and Site Coverage

Note: Refer to the definition of floor area in *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* for the purpose of calculating floor area for outbuildings.

The maximum area of building footprint control may be superseded on gazettal of an amendment to the LEP in relation to floor space ratios.

6. Landscaping

Objectives

- To ensure new development is appropriately landscaped to provide a pleasant outlook and contribute to the amenity of a property.
- To minimise stormwater run-off by retaining deep soil areas that facilitate rainwater infiltration.

Controls

Design Element	Control	Proposed	Compliance
Landscaping	C1 - Deep soil permeable areas must be provided in accordance with the table below: C2 - Deep soil areas must have a minimum dimension of 2.5m.	A per Control	Yes

Site Area	Minimum Deep Soil Area (% of site area)
Up to 449m ²	15%
450m ² to 599m ²	20%
600m ² or above	25%

Table C1.2: Minimum Deep Soil Areas

7. Layout and Orientation

Objectives

- To encourage a more sustainable urban environment where energy efficiency is incorporated into the design, construction and use of buildings.
- To reduce consumption of energy from non-renewable sources, and reduced greenhouse gas emissions.

Controls

Design Element	Control	Proposed	Compliance
Layout and Orientation	C1 - Orientate development to maximise solar access and natural lighting, without unduly increasing the building's heat load. C2 - Site the development to avoid casting shadows onto a neighbouring dwelling's primary living area, private open space and solar cells. C3 - Coordinate design for natural ventilation with passive solar design techniques. C4 - Site new development and private open space to avoid existing shadows cast from nearby buildings. C5 - Site a building to take maximum benefit from cross-breezes and prevailing winds. C6 - Do not compromise the creation of casual surveillance of the street, communal space and parking areas, through the required orientation.	A per Control	Yes

8. Floor Space Ratio

Floor space ratio (FSR) is a measure that assists in controlling the mass, bulk and scale of a development. FSR functions in conjunction with building height, site coverage and setback controls to define the three-dimensional space within which a development may occur. This is referred to as the building envelope. FSR is expressed as a ratio of the permissible gross floor area to the site area, as defined under the LEP.

The maximum permissible FSR for any development is prescribed in the LEP.

Design Element	Control	Proposed	Compliance
Floor Space Ratio		0.55:1	Yes

9. Height

The maximum permissible height of a building is prescribed in the LEP and varies across residential zones. The definition of height of building is defined under LEP. Operating in conjunction with the LEP height of building control, external wall height and storey provisions in this DCP prescribe the maximum height for the external enclosing walls of a building.

Note: Development adjacent to, or in the vicinity of, a heritage item may preclude achievement of maximum building heights (refer to Chapter B8 Heritage of this DCP).

Objectives

- To ensure that development is of a scale that is visually compatible with adjacent buildings, character of the area, and the objectives of the zone.

Controls

Design Element	Control	Proposed	Compliance
Height	Development for the purposes of dwelling houses must not exceed the following numerical requirements:	A per Control	Yes
		Yes	Yes

	a. A maximum two storey-built form. b. A maximum external wall height of 7m where the maximum height of buildings standard under the LEP is 8.5m. c. A maximum external wall height of 8m where the maximum height of building standard under the LEP is 9.5m. d. Finished ground floor level is not to exceed 1m above the natural ground level. Note: Skillion and flat roof forms will be considered on merit.		
Basement and Sub-floor Projection	C2 - Any part of a basement or sub-floor area that projects greater than 1m above ground level comprises a storey.	Below 1m.	Yes
Attics and Roof Terraces	C3 - Attics and mezzanine floors do not comprise a storey. C4 Roof top terraces are not acceptable on any building or outbuilding in any residential zone.	N/A	N/A
Basement and Sub-floor Projection	C5 - Dwelling houses may provide basement or subfloor parking where site constraints warrant and it can be demonstrated that there will be no adverse impacts on amenity, streetscape or public domain. C6 - Basement and sub-floor parking is only suitable where compliance with Chapter B1 Transport and Parking of this DCP can be demonstrated.	Yes Yes	Yes Yes
Retaining Walls	C8 - Retaining walls that would be located along, or immediately adjacent to, any boundary: (a) Maximum 3m for steeply sloping land, but only to	Below 1m	Yes

	accommodate a garage that would be located at street level; and		
	(b) Maximum 1m for all other land.		

10. Setbacks

Objectives

- To establish the desired spatial proportions of the street and define the street edge.
- To limit the scale and bulk of development by retaining landscaped open space around.
- To contribute to the natural landscape by retaining adequate space for new trees and conserving existing visually prominent trees.
- To provide sufficient separation between buildings and adjacent land to limit the visual, environmental and likely potential amenity impacts of new development.

Controls

Design Element	Control	Proposed	Compliance
Front, Side and Rear Setbacks	C1 - Development, including basement and sub-floor areas, fronting a major road must have a minimum front setback of 9m. C2- Development must comply with the minimum front, side and rear setbacks as detailed in the following tables:	Front Setback: 5.56m Side Setback: 922mm and 950mm Rear Setback: 9.1m	Yes

Setback	Controls
Front Setback	• Minimum setback of 5.5m from the front boundary. • Maximum 2m recess for the main entrance from the front building line. • Where the existing front setback is less than 5.5m, further encroachments by alterations and additions are not acceptable.
Side Setbacks	• Minimum setback of 900mm from side boundaries. • Alterations and additions may be in line with the existing ground level walls.
Rear Setbacks	• Minimum setback of 6m from the rear boundary.

Table C1.3: Dwelling Houses with frontage of 12.5m or less

11. Building Design

Objectives

- To ensure that development is coordinated with, and complements, the public domain to enhance the character and the image of the streetscape.
- To ensure that development provides good amenity for occupants of new and existing development, including reasonable solar access, privacy, and natural ventilation.
- To ensure alterations and additions complement the architectural character of the existing building or is of a contemporary design that is appropriate in its context.
- To facilitate positive interaction between the private and public domain.
- To maximise passive surveillance to promote safety and security.
- To encourage effective articulation of building design to reduce the appearance of scale, enhance visual interest and ensure a diversity of built form.
- To ensure all elements of the façade and roof are integrated into the architectural form and detail of the building, and enhance streetscape appearance.
- To encourage high standards of amenity through appropriate dimensions and configurations of habitable rooms.

Controls

Design Element	Control	Proposed	Compliance
	C1 - Contemporary architectural designs may be acceptable if: (a) A heritage listing does not apply to the existing dwelling or to its immediate neighbours. (b) The proposed addition is not visually prominent from the street or from a public space. (c) Extensive remodelling of existing facades is proposed in accordance with controls of this DCP. C2 - New building forms and design features shall not mimic traditional features, but should reflect these in a contemporary design.		Yes

	C3 - Access to upper storeys must not be via external stairs. C4 - All dwellings must contain one kitchen and laundry facility. C5 - Retain and extend prominent elements of the existing roof (such as gables, hips or longitudinal ridges that run parallel to a street boundary). C6 - Contemporary roof forms may be acceptable on additions at ground floor level if concealed substantially behind the existing dwelling, and not visible from the street or other public space.		
--	--	--	--

12. Roof Design and Features

Objectives

- To ensure that roof design is compatible with the building style and does not visually dominate the building or other roofs in the locality.
- To promote roof design that assists in regulating climate within the building.
- To reduce the impact of large surfaces of roof when viewed from other buildings and public spaces.

Controls

Design Element	Control	Proposed	Compliance
Roof Design	C1 - Use a simple pitched roof that accentuates the shape of exterior walls, and minimises bulk and scale. C2 - Avoid complex roof forms such as multiple gables, hips and valleys, or turrets. C3 - Roof pitches are to be compatible and sympathetic to nearby buildings.	As per control	Yes

	C4 - Parapet roofs that increase the height of exterior walls are to be minimised. C5 - Use minor gables only to emphasise rooms or balconies that project from the body of a building. C6 - Mansard roofs (or similar) are not permitted. C7 - Pitched roofs should not exceed a pitch of 30 degrees. C8 - Relate roof design to the desired built form and context. C9 - Roofs with greater pitches will only be considered on merit taking into account matters such as streetscape, heritage value and design integrity.		
--	--	--	--

13. Solar Access and overshadowing

Objectives

- To ensure habitable rooms have reasonable daylight access.
- To minimise overshadowing of primary living areas, private open space and solar roof top systems.
- To enable occupants to adjust the quantity of daylight to suit their needs.

Controls

Design Element	Control	Proposed	Compliance
Solar Access to Proposed Development	C1 - Where site orientation permits at least primary living areas of dwellings must receive a minimum of 3 hours of sunlight between 8.00am and 4.00pm on 21 June. C2 - Principal areas of private open space must receive a minimum of 3 hours of sunlight between 8.00am and 4.00pm on 21 June to at least	Yes Yes	Yes

	50% of the open space surface area. C3 - Dwellings must comply with the following: (a) At least one living room window and at least 50% or 35m² with minimum dimension of 2.5m (whichever is the lesser), of ground level private open space. (b) Receive a minimum of 3 hours sunlight between 8:00 am and 4:00 pm on 21 June. (c) Where existing overshadowing by buildings and fences is already greater than this control, sunlight is not to be reduced by more than 20%.	Yes Yes Yes	
Solar Access to Neighbouring Development	C4 - Proposed development must retain a minimum of 3 hours of sunlight between 8.00am and 4.00pm on 21 June for existing primary living areas and to 50% of the principal private open space. C5 - If a neighbouring dwelling currently receives less than 3 hours of sunlight, then the proposed development must not reduce the existing level of solar access to that property. C6 - Sunlight to solar hot water or photovoltaic systems on adjoining properties must comply with the following: (a) Systems must receive at least 3 hours of direct sunlight between 8.00am and 4.00pm on 21 June. (b) If a system currently receives less than 3 hours sunlight, then the proposed development must not reduce the existing level of sunlight.		Yes

14. Visual Privacy

Objectives

- To ensure reasonable levels of visual privacy is achieved for residents, inside a building and outside within the property, during the day and at night.
- To ensure visual privacy is not compromised whilst maximising outlook and views from main living areas and private open space.
- To promote passive surveillance of public and semi-public areas.

Controls

Design Element	Control	Proposed	Compliance
Visual Privacy	C1 - Locate and orient new development to maximise visual privacy between buildings, on and adjacent to the site. C2 - Minimise direct overlooking of rooms and private open space through the following: (a) Provide adequate building separation, and rear and side setbacks; and (b) Orient living room windows and private open space towards the street and/or rear of the lot to avoid direct overlooking between neighbouring residential properties. C3 - If living room windows or private open spaces would directly overlook a neighbouring dwelling: (a) Provide effective screening with louvres, shutters, blinds or pergolas; and/or (b) Use windows that are less than 600mm wide or have a minimum sill height of at least 1.5m above the associated floor level. C4 - Screening of bedroom windows are optional and dimensions are not restricted.	As per control	Yes

15. Acoustic Privacy

Objectives

- To ensure reasonable levels of acoustic privacy are available for residents, externally and internally, during the day and at night.
- To minimise the effect of excessive ambient noise through siting and architectural design and detailing.
- To minimise the impact of rail and road noise and vibration for dwelling occupants.
- To protect new and existing dwellings from intrusive noise.

Controls

Design Element	Control	Proposed	Compliance
Acoustic Privacy	C1 - Protect sensitive rooms, such as bedrooms, from likely sources of noise such as major roads and neighbouring' living areas.	Yes	Yes
	C2 - Bedroom windows in new dwellings that would be located at or close to ground level are be raised above, or screened from, any shared pedestrian pathway.	Yes	Yes
	C3 - Screen balconies or windows in living rooms or bedrooms that would face a driveway or basement ramp.	Yes	Yes
	C4 - Address all requirements in 'Development Near Rail Corridors and Busy Roads - Interim Guideline (2008)' published by the NSW Department of Planning.		

16. Summary

Design Element	Control	Proposed	Compliance
Site Coverage			

450m ² to 599m ²	Max. area of building footprint: 330m ² Max. floor area of all outbuildings: 45m ² Max. Site Coverage of all Structures on Site 50%	204m ² -40m ² 35%	Yes Yes Yes
Landscaping Deep Soil Areas	20% for site area 450m ² to 599m ²		Yes
Height	Max. 2-storey	2-storey	Yes
Setbacks	Front: min 5.5m Sides: min 0.9m Rear: min 6.0m	Front: 5.56m Sides: 0.92 and 0.95m Rear: 9.1m	Yes
Roof Pitch	Max roof pitch: 30 degrees	22.5 degrees	Yes
Internal Dwelling Layout	Min. dimension of primary living and principal bedroom: 3.5m	Living: 6.3m Bedroom: 4.7m	Yes

17. Stormwater Drainage

The stormwater system will be connected to the easement to council requirements.

A rainwater tank is provided and connected to the toilet, it can also be used for gardening purposes.

18. Heritage and Conservation

The site is not a heritage item, is not a contributory item and not within a heritage

conservation area. In the event of any heritage item or artefact being recovered during

excavation the item will be immediately preserved and its exact location recorded. Canterbury Bankstown City Council will be notified, and the artefact or heritage item will be passed to the council's heritage committee.

19. Amenity

The design has been conceived to maintain the privacy of this site and the adjoining sites.

20. Conclusion

This development appears to be consistent with the current planning in place for this area. We see no unexpected negative impact from this development and recommend it to council as a project consistent with developments within the area.