

Statement of Environment Effects

Proposed alterations and additions to the existing dwelling

A. Site suitability

The subject site is essentially a parallelogram-shaped allotment on the north eastern side of Fore Street and is presently occupied by a brick dwelling and a brick outbuilding close to the rear lane.

The site has a northeast-southwest orientation with a frontage to Fore street of 10.211m, a site depth of 40.234, and a total area of 404.7m².

The proposed development is **alterations and additions to the existing dwelling, including the 1st floor addition**. The site is located within residential R3 Zoning, the proposed site is suitable to carry out the proposed development under Canterbury Local Environmental Plan 2012.

B. Site and context analysis

The existing streetscape is part of a traditional suburban residential subdivision with generally medium sized allotments that have located on them about the single storey detached dwelling houses with grassed/landscaped front setbacks.

The single storey dwelling consist of face brick wall or rendered wall with hipped tile roof and tiled front verandas. The composition of two story dwellings are more consistent with having articulated facades, windows proportionate to the front façade, rendered wall and pitched roofs with tiles.

The most garages of properties on the north eastern side of Fore Street are located at rear Berna Lane.

The landscape character is generally consistent within the streetscape. Most of the dwellings have a grassed front setback, with minimal landscaping consisting of small

trees and shrubs. The street landscaping is characterised by large street trees on wide verges.

The site is to be used for residence at present and previous. There is no any a potentially contaminating activity at present on previous use of the site. At the future construction work must comply with council regulation and BCA.

C. Planning control

The proposal has been assessed in relation to compliance with the following relevant planning instruments:

- Environmental Planning and Assessment Act, 1979, as amended
- Canterbury Local Environmental Plan 2012
- Canterbury Development Control Plan 2012
- State Environment Planning Policy (Building Sustainability Index: BASIX) 2004

D. Canterbury Environmental Plan 2012(LEP)

The site is located within Zone R3 medium density residential under the provisions of Canterbury Local Environmental Plan 2012. The proposed development is permissible with Council's consent. Relevant State Environmental Planning Policies.

E. Compliance with Development Standard

Site calculation	Proposed	LEP & DCP requirement	Comply with(Y/N)
Site area	404.7m2		
Dwelling floor area	201.4m2	202.4m2	Yes
Floor space ratio	0.498:1	0.5:1	Yes
Front setback	Remain existing	5.5m	N/A
Side setback	Min. 1.115m	0.9m	Yes
Rear setback	17.155m	6m	Yes
Max. building height	8.095m	Max. 8.5m	Yes
Site coverage	48%	Max. 60%	Yes
Deep soil zone	27.8%	Min. 15%	Yes
Car space	2	2min.	Yes

The proposed development complies with Canterbury LEP 2012 and DCP 2012.

F. Privacy, Views and Overshadowing

The proposed dwelling side of windows is off set from existing windows in neighboring dwelling to avoid the direct overlooking of neighboring. Also the 1.8 high private screen will be applied to rear side of the rear balcony, so there is no privacy and view problem to affect neighbourhood.

Due to property has a northeast-southwest orientation, the proposal will create shadow to affect adjoining property (no.32) northwestern side windows, but these windows are no for living room. It shall note that there is no difference in the effect of the shadow on northwestern windows of No.32 from the 1st floor addition comparing with without the addition. According to shadow diagram, the proposed development demonstrates that the more than 50% of private open space at the adjoining property can receive more than 3 hours sunlight between 9am to 3pm on June 22. So the development has no significant overshadowing of neighboring properties and does not interfere with any views. The development it is therefore considered not to interfere with existing or any future amenity of the neighbourhood.

G. Drainage and Flooding

The proposed development all downpipes will be connected to existing storm water draining system which comply with council DCP requirement. It will not adversely affect flooding to other land or adjoining road.

H. Access and Traffic

The existing garage close to the rear lane is remained, it will not affect adjoining roads, public land. It will not involve any increase in the number of the car park on street. Thus the proposal will not affect street traffic.

I. Acid sulfate soils

In accordance with the acid sulfate soils map, the subject land is identified as Class 5 and the proposal does not involve excavation works more than 2m AHD. As such, and acid sulfate soil management plan is not required.

All earthworks will be carried out in accordance with the relevant standards and council requirements and will not result in any detrimental effect on existing drainage patterns

and soil stability in the locality. In addition, the proposed earthworks will not restrict the likely future redevelopment of the land.

J. Heritage

The subject site is no within the conversation area. There is no heritage item on the site.

K. Site Management

Noise control during the construction period - it is concern not to interfere to the neighbors with the limit of noise during the construction period. The issue will be incorporated into condition of the contract for the contractor. Working hour will strictly follow the council's instruction. No work will be allowed on Sundays and Holidays.

Air pollution during the construction period - it will be eliminated or minimal as contractor will be instructed to avoid the creation of dust / mist i.e. by means of water sprinkler to the dust if generated during the construction period and the site should always keep clean. Any burning waste timber or rubbish shall not be allowed.

L. Conclusions

The proposal is permissible with Council consent under the Residential Zone applying to the site under the Canterbury Local Environmental Plan 2012.

The proposal is in compliance with the relevant provisions of Council's DCP code. There are no specific issues of technical non-compliance with DCP code 2012.

The proposal will in a significant upgrading of this residential area and will enhance the general image of Fore Street, and should act as a catalyst for further residential development in this locality.

The design of the proposal represents a logical and appropriate response to the analysis of the site's constraints and its context.

The height, bulk and scale of the proposal are commensurate with that of existing and likely future dwellings development in the visible locality.

As demonstrated in this report, the proposal does not give rise to any significant adverse impacts on either existing or likely future development in the locality.

The site is capable of accommodating the type and intensity of development proposed.