

Statement of Environmental Effects

**For a
Two Storey Dwelling House
at
7 Sirius Place
Riverwood**

Prepared for Eden Brae Homes

**Planning Outcomes Pty Ltd
June 2021
0417 467 509**

Statement of Environmental Effects
7 Sirius Place Riverwood
Lot 7 DP228467
Canterbury Local Environmental Plan 2012
Canterbury DCP

1. Description of Proposal: Two storey dwelling house.

Ground Floor: Double garage, front porch, entry, lounge room, guest bedroom with built-in robe, powder room, linen press, internal staircase, laundry, kitchen with walk-in pantry, dining room, living room and alfresco.

First Floor: Master bedroom with walk-in-robe and ensuite, two bedrooms with built-in-robos, bathroom with separate toilet, storage and games room with front balcony.

2. Site Analysis

The site is located on the western side of Sirius Place and has an east-west orientation. The site has a rectangular shape with a frontage to Sirius Place of 13.655m and a depth of 33.63m. The site area is 459.5m².

The site has a fall of approximately 400mm from the front boundary to the rear boundary. There is tree on the road reserve in front of the subject site and a few scattered trees on and adjoining the site.

The S10.7 Planning Certificate indicates that the site or part of the site is affected by flood related development controls.

The subject site contained an existing dwelling house and detached garage that will be demolished as part of a separate application. The site is adjoined by detached dwelling houses.

3. State Policies

3.1 SEPP (Resilience and Hazards) 2021 - Chapter 4 - Land Remediation

As the site has a history of residential use, it is considered that the site is unlikely to be contaminated. For this reason, no further investigation is considered necessary.

3.2 BASIX

A BASIX Certificate has been lodged with the development application.

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Location Plan - 7 Sirius Place Riverwood

4. Canterbury LEP 2012

4.1 Zoning and Compliance Table

The site is located in the R3 Medium Density Zone. A dwelling house is a permissible use in the R3 zone. The objectives of the R3 zone are:

Zone R3 Medium Density Residential

1 Objectives of zone

- *To provide for the housing needs of the community within a medium density residential environment.*
- *To provide a variety of housing types within a medium density residential environment.*
- *To enable other land uses that provide facilities or services to meet the day to day needs of residents.*

It is considered that the proposed development meets the objectives of the R3 Medium Density zone.

Standard	Compliance
Zoning - R3 - Low Density Residential	A dwelling house is a permissible use in the zone.
FSR - 0.55:1 or 252.725m ²	Yes - 0.48:1 or 221.6m ²
Heritage	The site is not in a heritage conservation area. The site does not contain a heritage item nor is it in the vicinity of any heritage items.
Lot Size Map - 460m ²	459.5m ²
Height - 8.5m	Yes -8.485m RL 24.335 - Roof Ridge RL 15.85
Acid Sulfate Soils -	Class 5

5. Canterbury DCP

Table of Compliance

Design Element or Item	Minimum Standard or Control
Front Setback	<ul style="list-style-type: none"> Minimum 6m or average of the adjoining for lots 12.5m wide or >. Garage setback 1m <p><i>Elements that articulate a front elevation of a dwelling house, such as awnings, balconies, patios, pergolas, porches, porticoes and verandas, may project up to 1.5m into the required front setback articulation zone.</i></p> <p><i>Complies - minimum 6m. Minimum 4.5m to articulation zone. Minimum 7m to garage.</i></p>
Side Setback	<ul style="list-style-type: none"> Minimum 1m for lots 12.5m wide of > <p><i>Complies - 1m.</i></p>
Rear Setback	<ul style="list-style-type: none"> Minimum rear setback - 6m. <p><i>Complies - 10.109m.</i></p>

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Wall Articulation	<p>Maximum length of unarticulated walls:</p> <ul style="list-style-type: none"> • facades that face the street 4-6m, • facades on side elevations 10-15m. <p>Avoid long flat walls along street frontages. Stagger the wall with a step (not a fin wall or a protruding feature) of at least 0.5m.</p> <p>Design the top storey of any two storey dwelling as a connected series of pavilion elements to reduce scale and bulk. Limit the depth of each pavilion element to between 10m -15m.</p> <p><i>Complies - maximum unarticulated wall at front elevation: 5.56m.</i></p> <p><i>Complies - maximum unarticulated wall at side elevations: 14.39m (two storey).</i></p>
Site Coverage	<p>Maximum site coverage - 50% of site area. Maximum building footprint - 330m².</p> <p><i>Complies - maximum site coverage- 48.2%. Maximum building footprint: 171.4m²</i></p>
Landscape and Open Space Requirements	<p>Minimum 20% deep soil area -</p> <p><i>Complies -54% provided.</i></p> <p>Private Open space to be located adjacent to main living areas and should contain an area minimum 2.5m x 2.5m suitable for outdoor dining and area minimum 4m² suitable for clothes drying - <i>Complies.</i></p>
Energy Efficiency	<p>A Basix Certificate is required.</p> <p><i>Complies.</i></p>
Overshadowing	<p>Proposed development must retain a minimum of 2 hours of sunlight between 9.00am and 3.00pm on 21 June for existing primary living areas and to 50% of the principal private open space.</p>

	<p>If a neighbouring dwelling currently receives less than 2 hours of sunlight, then the proposed development must not reduce the existing level of solar access to that property.</p> <p>Sunlight to solar hot water or photovoltaic systems on adjoining properties must comply with the following:</p> <ul style="list-style-type: none"> • Systems must receive at least 2 hours of direct sunlight between 9.00am and 3.00pm on 21 June. • If a system currently receives less than 2 hours sunlight, then the proposed development must not reduce the existing level of sunlight. <p>Clothes drying areas on adjoining residential properties must receive a minimum of 2 hours of sunlight on 21 June.</p> <p><i>The site has an east-west orientation. Overshadowing will occur to the adjoining property at 8 Sirius Place in the morning and afternoon during the winter solstice.</i></p> <p><i>Solar access to front facing living areas at 8 Sirius Place will be available in the morning during the winter solstice. In the afternoon, solar access will be available to the rear facing living areas and private open space.</i></p>
Stormwater	<p><i>Stormwater can be drained under gravity flow to the street. A 3,000L rainwater tank is provided to meet BASIX requirements for water retention and reuse. Complies.</i></p>
Parking	<p>2 car parking spaces/ dwelling required. One space may be provided on driveway in front of carport/garage. (Not applicable if basement parking provided). Maximum of one double garage or carport per dwelling.</p> <p>The garage is to be setback at least 1m behind the outermost alignment of external walls, verandas or balconies, any garage or carport facing an internal driveway.</p> <p><i>A double garage is provided. The garage is setback 1m behind the front wall of the dwelling.</i></p>
Access	<p>Vehicular Access Access driveways widths to comply AS2890.1 -1993 Parking Facilities - Part 1: Off Street Car Parking.</p>

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	<p>Driveway Gradient Maximum allowable driveway gradient is 25%. Transition grades for changes in grade in excess of 12.5%. Driveways with a grade in excess of 15% are constructed with no slip finish.</p> <p>Driveway Widths Maximum width of kerb crossings: 3.5m for single dwellings - splay driveway to double garages or carports.</p> <p><i>Complies.</i> <i>Note: the driveway crossing services two properties.</i></p>
Privacy and Noise	<p>Locate and orient new development to maximise visual privacy between buildings, on and adjacent to the site. Minimise direct overlooking of rooms and private open space through the following:</p> <ul style="list-style-type: none"> • Provide adequate building separation, and rear and side setbacks; and • 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. If living room windows or private open spaces would directly overlook a neighbouring dwelling: • Provide effective screening with louvres, shutters, blinds or pergolas; and/or • Use windows that are less than 600mm wide or have a minimum sill height of at least 1.5m above the associated floor level. <p><i>There is only one living area on the first floor, a games room with a front balcony. Both face towards the street.</i></p> <p><i>At the ground floor most of the living areas face towards the front and rear of the site.</i></p> <p><i>It is considered that the proposal will not have unreasonable privacy impacts to neighbouring properties.</i></p>
Safety (security)	<p>Orientate the main entrance towards the street. At least one habitable room to face the street. Sight lines to street from habitable rooms/entrances must not be obstructed.</p> <p><i>Complies.</i></p>

Cut & Fill	<p>Finished ground floor level is to be maximum of 1m above natural ground level</p> <p>Maximum 1m cut below ground level where it will extend beyond an exterior wall of the building.</p> <ul style="list-style-type: none"> • No limit to cut below ground level where it will be contained entirely within the exterior walls of a building, however, excavated area is not to accommodate any habitable room that would be located substantially below ground level. • Maximum 600mm fill above ground level where it would extend beyond an exterior wall of a building. <p><i>The site is flood affected and the finished ground floor level of RL 16.6 is a maximum of 1m above existing ground level. Fill is retained within drop edge beam. Complies.</i></p>
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6. Matters for Consideration Pursuant to Section 4.15 (79C) of the Environmental Planning and Assessment (Amendment) Act, 1997

(a) the provisions of:

- (i) any environmental planning instrument;
- (ii) any draft environmental planning instrument
- (iii) any planning agreement
- (iv) any development control plan;
- (v) any matters prescribed by the regulations
- (vi) any coastal management plan

that apply to the land to which the development application relates.

It is considered that the proposed dwelling house at 7 Sirius Place Riverwood complies with the objectives and standards contained in the **Canterbury Local Environmental Plan 2012**. The proposal complies with the guidelines for development contained in **Canterbury Development Control Plan**.

(b) the likely impacts of the development, including environmental impacts on both the natural and built environments and social and economic impacts in the locality.

In summary, it is considered that the proposed dwelling house will have minimal impact on the environment due to the following reasons:

- regarding solar access, there will be adequate sunlight access to the internal living areas of the proposed development and adjoining dwellings;
- a sediment control barrier will be used to control sediment during construction;

- stormwater will be adequately disposed of according to Council's requirements;
- the social and economic impacts of the development are considered minor due to the size of the development proposal. The new dwelling will make a positive net contribution to the residences in Sirius Place Riverwood.

(c) the suitability of the site for the development

- the development is considered suitable for the site, for the reasons outlined above.

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

- the development will be subject to Council's Notification Policy

(e) the public interest

- the proposed development will make a positive contribution to residential properties in Sirius Place Riverwood and is recommended for approval.