Statement of Environmental Effects

For a

Single Storey Dwelling House

at

98 Moreton Street

Lakemba

Prepared for Eden Brae Homes

Planning Outcomes Pty Ltd
September 2021
0417 467 509

Statement of Environmental Effects
98 Moreton Street Lakemba
Lot 221 DP 862527
Canterbury Local Environmental Plan 2012
Canterbury DCP

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1. Description of Proposal: Single storey dwelling house.

Double garage, front porch, entry, master bedroom with walk-in-robe and ensuite, three bedrooms with built-in-wardobes, bathroom with separate toilet, laundry, linen press, kitchen with walk-in pantry, lounge room, dining room, family room and alfresco.

2. Site Analysis

The site is located on the north-eastern side of Moreton Street and has a north-eastern to south-western orientation. The site has a rectangular shape with a frontage to Moreton Street of 14.61m and a depth of 25.97m. The site area is 382.3m^2.

The site has a crossfall of approximately 600mm from the southern side boundary to the northern side boundary.

The subject site contains an existing dwelling house which will be demolished as part of a separate application.

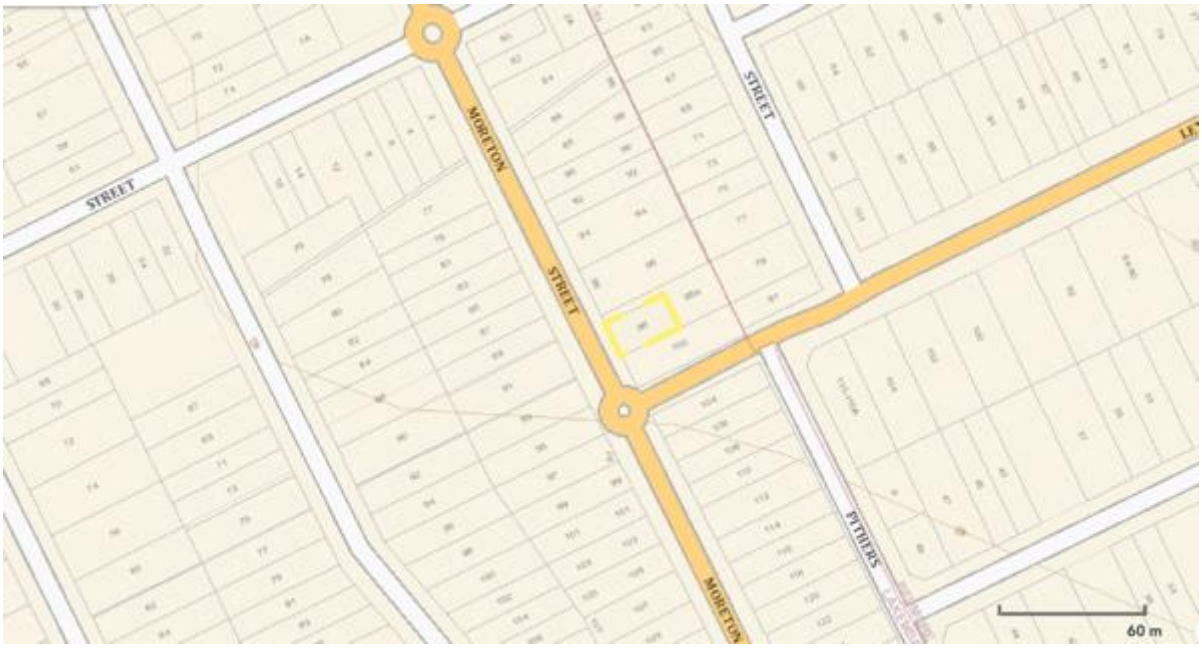
The site shares a driveway crossing with 98A Moreton Street and has a right of carriageway that benefits 98A Moreton Street, a battleaxe lot located at the rear of the subject site.

The site is not a flood affected site and is not biodiversity certified land.

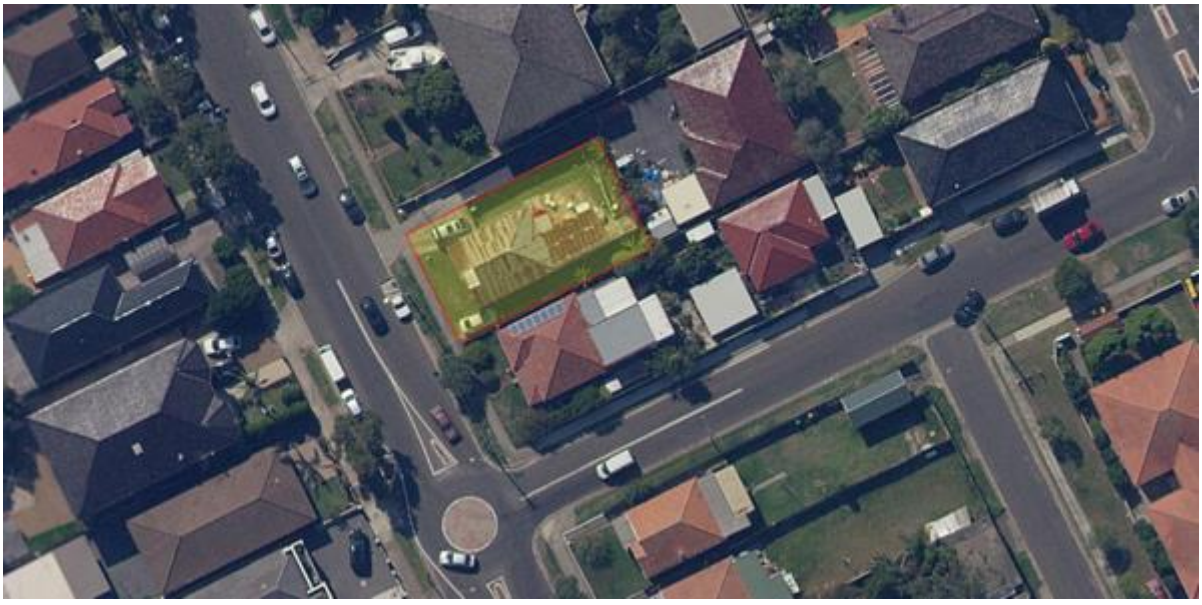
The site does not contain any significant trees or vegetation.

The site is surrounded by mainly detached dwelling houses.

The subject site is located to the north of Canterbury Road and to the east of King Georges Road.



Subdivision Pattern


Subject Site: 98 Moreton Street Lakemba

3. State Policies

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

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 SEPP (BASIX) 2004

A BASIX Certificate has been lodged with the development application.

3.3 SEPP (Biodiversity and Conservation) 2021 – Chapter 11 Georges River Catchment

The subject site is located within the catchment of the Georges River. Part 11.2 of the Plan contains planning principles that the consent authority must take into account when determining a development application. These include acid sulfate soils, land degradation, effluent disposal and urban/stormwater runoff.

It is considered that the proposed development will not have an adverse environmental impact on the Georges River Catchment for the following reasons:

- Acid Sulfate soils are Category 5 and an Acid Sulfate Soils Management Plan is not required;
- Sediment and erosion will be appropriately controlled during construction
- Stormwater will be appropriately controlled and managed on the site throughout the life of the project including water retention and re-use
- The site benefits from a reticulated water and sewerage system.

In conclusion, the proposed development is consistent with the aims and objective of the plan.

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.*

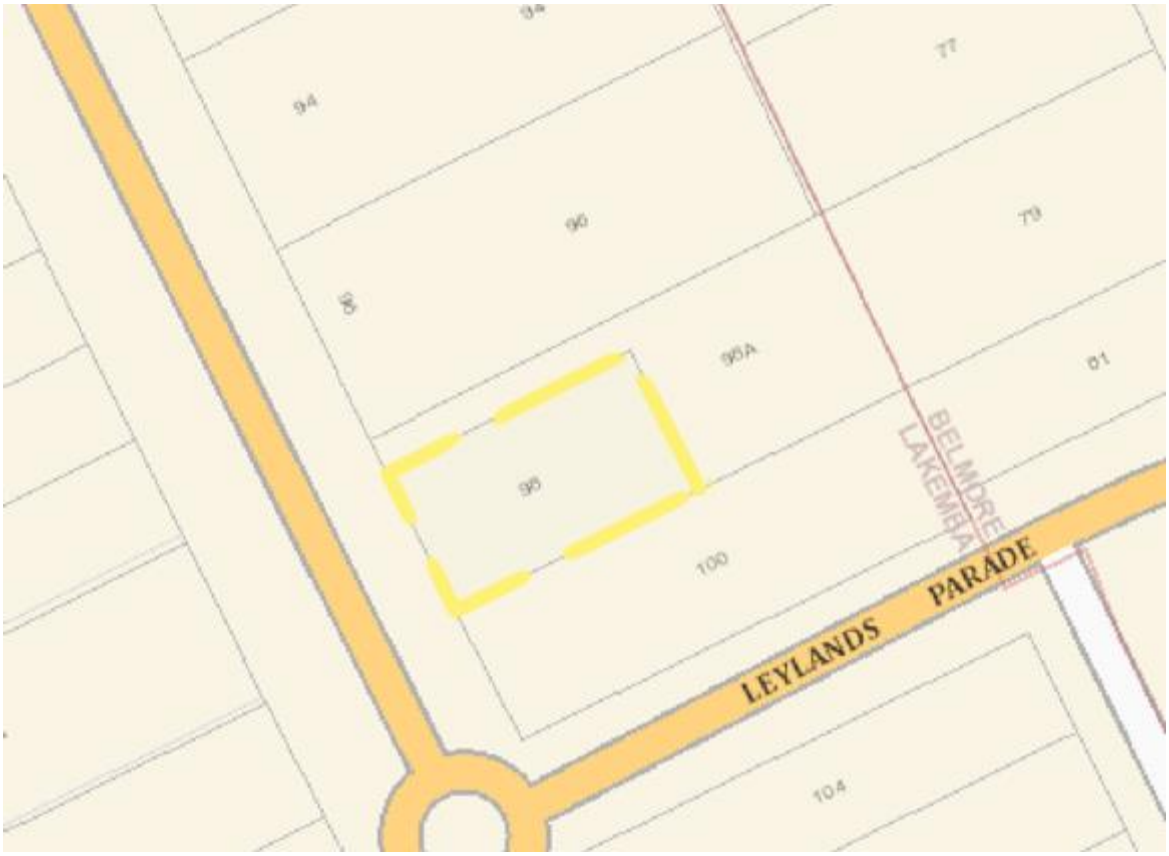
It is considered that the proposed development meets the objectives of the R3 Medium Density zone.

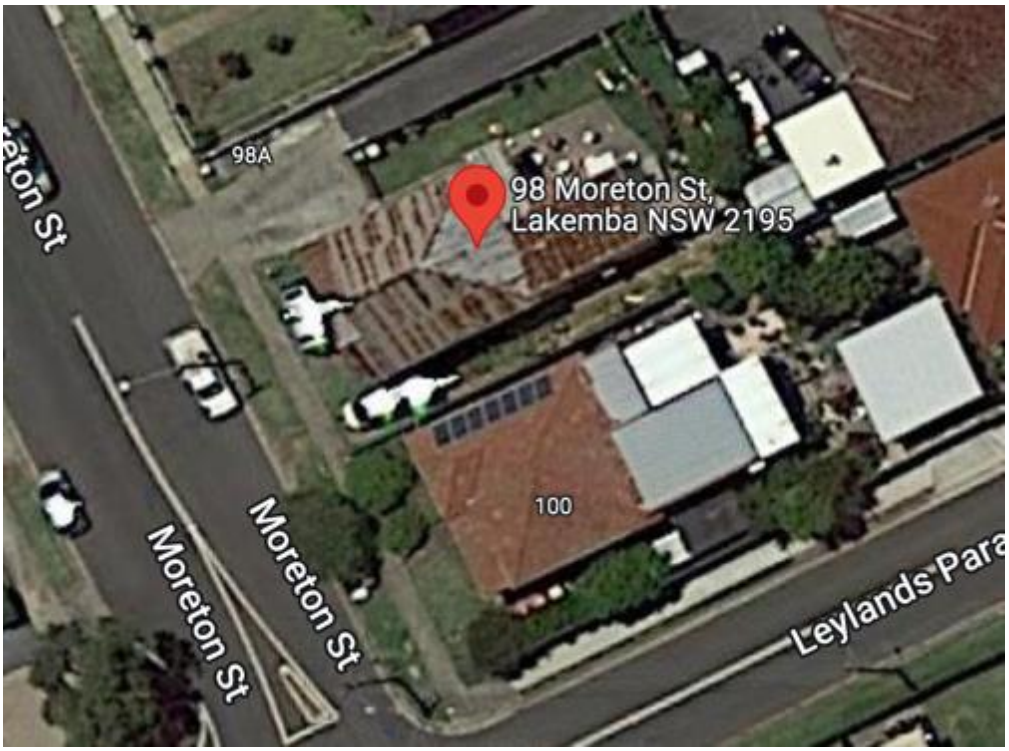
Standard	**Compliance**
Zoning - R3 – Low Density Residential	A dwelling house is a permissible use in the zone.
FSR – 0.55:1 or 210.26m^2	Yes 135.5m^2
Heritage	The site is not in a heritage conservation area. The site does not contain a heritage item nor is it in the vicinity of any heritage items.
Lot Size Map – 460m^2	Undersized allotment as a result of previous subdivision – 382.3m^2
Height – 8.5m	Yes –5.185m
Acid Sulfate Soils –	Class 5

5. Canterbury DCP

Table of Compliance

Design Element or Item	**Minimum Standard or Control**
Front Setback	• Minimum 6m or average of adjoining for regular lots 12.5m wide or >. 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. *Minimum 5.469m to front wall.* *Minimum 4.37m to articulation zone.* *Proposed front setback is consistent with the front setback of the adjoining house at 100 Moreton Street that has a primary front setback to Moreton Street of 4.819m to the porch and 4.37m to front wall.*

	The adjacent house at 96 Moreton Street has a minimum front setback of 14.16m. This house is located on the other side of the driveway to 98A Moreton Street. *It is not possible to locate the proposed house at the average of both adjoining properties because 98 Moreton Street is a subdivided lot with 98A Moreton Street at its rear.*
 Subdivision pattern – proposed front setback cannot be increased due to lot already being subdivided.	
	C1.3.3 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. *The proposed front setback is consistent with the front setback of the existing dwelling house on the site and the front setback of the adjoining house at 100 Moreton Street. As such it is consistent with the prevailing building line and is large enough to provide a landscaped front garden consistent with the landscape character of the street. The proposed front setback is considered to be consistent with the objectives of the controls.*
 Existing front setbacks at 98 and 100 Moreton Street	
Side Setback	• Minimum 1m for regular lots 12.5m wide or >. *Complies – both side setbacks exceed 1m.*
Rear Setback	• Minimum rear setback – 6m. *Proposed rear setback is 6m.* *This is less than the required 6m but is due to the small lot size and subdivision.* C1.3.3 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. *Although the rear setback is less than 6m, it is sufficiently large to provide a rear private open space area that meets the requirements of the DCP and a landscaped garden area. There is adequate space for vegetation to be planted. The proposed rear setback of 3m will provide sufficient spatial separation between the proposed dwelling and the dwelling house at the rear.* *As the proposed dwelling house is single storey, there will be no adverse amenity impacts to adjoining properties with regard to privacy or overshadowing or visual bulk as a result of the non-compliance. The proposed rear setback is considered to meet the objectives of the controls for setbacks notwithstanding the numerical non-compliance.*
Wall Articulation	Maximum length of unarticulated walls: • facades that face the street 4-6m, • facades on side elevations 10-15m. 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. 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. *Complies – maximum unarticulated wall at front elevation: 4.19m.* *Side elevation walls are single storey only. Maximum length of unarticulated single storey wall at side elevation is approximately 15m.*

Site Coverage	Maximum site coverage - 60% of site area. Maximum building footprint – 300m^2. *Complies – maximum site coverage of building- 43.5%.* *Maximum site coverage of building including verandahs and driveway 56.7%* *Building footprint: 178.1m^2*
Landscape and Open Space Requirements	Minimum 20% deep soil area – *Complies.* 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 – *Complies -soft soil – 27.8% of site area.*
Energy Efficiency	A Basix Certificate is required. *Complies.*
Overshadowing	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. 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. Sunlight to solar hot water or photovoltaic systems on adjoining properties must comply with the following: • 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. Clothes drying areas on adjoining residential properties must receive a minimum of 2 hours of sunlight on 21 June. *As the proposed dwelling house is single storey there will be no adverse impact to adjoining properties with regard to solar access.*

Stormwater	*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.- refer to hydraulics plan for details*
Parking	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. On a site that is less than 12.5m wide, provide parking in a carport, or a single-width garage and add a carport if additional covered parking is necessary. Parking is to be provided in a single width carport or garage. 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. *The site has a width of more than 12.5m. A double garage is provided. The garage is setback 1m behind the front wall of the dwelling.*
Access	Vehicular Access Access driveways widths to comply AS2890.1 -1993 Parking Facilities – Part 1: Off Street Car Parking. 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. Driveway Widths Maximum width of kerb crossings: 3.5m for single dwellings – splay driveway to double garages or carports. *The new driveway will comply with the maximum gradients under AS 2890. The proposed driveway will utilise an existing shared driveway crossing.*
Privacy and Noise	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:

	• 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. *As the proposed dwelling house is single storey there will be no significant overlooking to adjoining properties.* *Views from side facing living area windows will be partially screened by side boundary fences.*
Safety (security)	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. *Complies.*
Cut & Fill	Finished ground floor level is to be maximum of 1m above natural ground level Maximum 1m cut below ground level where it will extend beyond an exterior wall of the building. • 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. *Complies.*

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.

The proposed dwelling at 98 Moreton Street Lakemba 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***. Any non-compliance with the numerical controls contained in the DCP is due to site constraints and is justified in the table above.

(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:

- the proposed dwelling house will have no adverse amenity impacts to adjoining properties with regard to privacy, overshadowing or visual bulk;
- 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.

(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 Dennis Street Lakemba and is recommended for approval.