

Statement of Environmental Effects

**For a
Two Storey Dwelling House
at
7 Douglas Street
Earlwood**

Prepared for Fowler Homes

**Planning Outcomes Pty Ltd
October 2022
0417 467 509**

***Statement of Environmental Effects
7 Douglas Street Earlwood
Lot 1 DP 388003 and Lot 9 DP 16434
Canterbury Local Environmental Plan 2012
Canterbury DCP***

1. Description of Proposal: Two storey dwelling house.

Ground Floor: Single garage, front porch, entry, guest bedroom, home cinema, powder room, laundry, internal stairs, linen press, kitchen with walk-in pantry, dining room, family room, entertainment wing and outdoor retreat.

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

2. Site Analysis

The site is located on the north-western side of Douglas Street and has a north-western to south-eastern orientation. The site comprises two allotments with a frontage to Douglas Street of 12.19m and a maximum depth of 36.575m. The site has a rear boundary width of 21.335m and a total area of 582.4m².

The site has a fall of approximately 1.45m from the front boundary to the rear boundary. The site contains a number of scattered trees including along the north-eastern side boundary of the site. A number of trees will be removed for the proposed dwelling to be constructed and an arborists report has been prepared.

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. 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 Douglas Street Earlwood



Subject Site - 7 Douglas Street Earlwood

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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 R2 Low Density Zone. A dwelling house is a permissible use in the R2 Low Density zone. The objectives of the R2 zone are:

Zone R2 Low Density Residential

1 Objectives of zone

- *To provide for the housing needs of the community within a low 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 for development in the R2 Low Density Residential zone.

Standard	Compliance
Zoning - R2 - Low Density Residential	A dwelling house is a permissible use in the zone.
FSR - 0.55:1 or 320.32m ²	Yes - 0.47:1 or 272m 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	582.4m ²
Height - 8.5m	Yes - 7.144m
Acid Sulfate Soils -	Class 5

5. Canterbury DCP

Table of Compliance

Control	Compliance
Front Setbacks	<ul style="list-style-type: none"> Minimum 5.5m for narrow lots <12.5m wide. <i>Complies - 7.56m.</i>
Side Setbacks/Building Envelope	<ul style="list-style-type: none"> Minimum 900mm for narrow lots <12.5m wide <i>Compliance 932mm and 950mm.</i>
Rear Setback	<ul style="list-style-type: none"> Minimum rear setback - 6m. <i>Complies - 8.146m.</i>
Minimum Landscaped Area	Minimum 20% deep soil area. <i>Complies - 43% of site area.</i>
Maximum Building Footprint/Site Coverage	Maximum site coverage - 50% of site area. <i>Complies - 32%</i> Maximum building footprint - 330m ² .

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Design/Garages	<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>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>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.</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>Vehicular Access Access driveways widths to comply AS2890.1 -1993 Parking Facilities - Part 1: Off Street Car Parking.</p> <p><i>Complies - one space provided in the single garage and an additional space on the driveway.</i></p>
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>

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	Complies.
Privacy	<p>Locate and orient new development to maximise visual privacy between buildings, on and adjacent to the site.</p> <p>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. <p>If living room windows or private open spaces would directly overlook a neighbouring dwelling:</p> <ul style="list-style-type: none"> • 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 living area with a front balcony facing towards the street.</i></p> <p><i>There will be no significant privacy impacts to adjoining properties from first floor bedroom and bathroom windows.</i></p> <p><i>The subject site adjoins a reserve at the rear providing privacy to the rear ground floor living areas and alfresco area.</i></p>
Site Orientation/Overshadowing	<p>North-west to south-east orientation.</p> <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</p>

	<p>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>Overshadowing occurs to the adjoining house at 9 Douglas Street Earlwood during mid-winter.</i></p> <p><i>There will be no significant overshadowing to this adjoining property between 1pm and 3pm in mid-winter.</i></p>
Cut and 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>Maximum cut - 250mm.</i></p> <p><i>Maximum fill - 550mm (external Private open space).</i></p> <p><i>Complies.</i></p>

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 Douglas Street Earlwood 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 Douglas Street Earlwood.

(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 Douglas Street Earlwood and is recommended for approval.