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STATEMENT OF ENVIRONMENTAL EFFECTS

24 Waratah St Canterbury

Detached garage & basement

Prepared for
Mr S.Rowe

STATEMENT OF ENVIRONMENTAL EFFECTS

Erection of a detached garage on the Emu Lane frontage and provision of a basement storeroom beneath.

No. 24 Waratah Street Canterbury

Prepared for
Mr Simon Rowe

C.F. Blyth RP, Director

PLANSIGHT PTY LTD
Town Planners

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24WaratahSEEV1

CONTENTS

1.0 INTRODUCTION

This application proposes the erection of a detached garage on the rear Emu Lane frontage of the site building at the rear of the site. Also proposed is excavation beneath the garage to provide a cellar for wine and general household items.

The application is accompanied by:

- *Architectural drawings prepared by Connected Design;*
- *Detail survey prepared by Peak Surveying Services;*
- *Geotechnical site classification report prepared by Fortify Geotech Pty Ltd;*

In this report, the proposal is presented and assessed in relation to the relevant planning controls being:

- *Canterbury Local Environmental Plan 2012*
- *Canterbury Development Control Plan 2012*
- *Section 4.15 of the Environmental Planning and Assessment Act 1979*

2.0 SITE AND LOCALITY DESCRIPTION

The application relates to No. 24 Waratah Street Canterbury located on the southern side of the street which runs between Gould Street and Wonga Street. It is known as Lot 30, Section B DP 4645 and has an area of 449m^2.

Fig 1. Site location (Source: SixMaps)

The lot is rectangular in shape with a rear frontage to Emu Lane and contains a detached dwelling house and rear garden area. The site is essentially level with a slight rise from front to rear of approximately 300mm and having dimensions of 36.88m X 12.19m

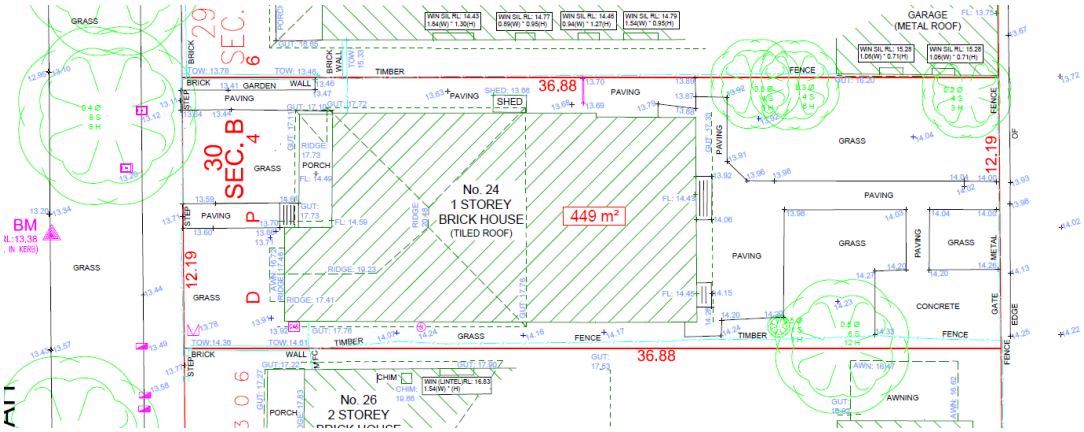

Fig 2. Extract level & detail survey (Peak Surveying Services)

The site is in a low density residential environment of principally single storey detached houses. Similarly developed properties are evident on adjacent sites as the survey plan shows.

The subject site is one of very few in both Waratah Street and Emu Street that do not have a garage on the Emu Lane frontage as reference to the above aerial photograph will disclose.

3.0 THE PROPOSAL

The application proposes erection of a detached garage with basement excavation beneath to provide a store room. New paving and rear fence are also proposed.

The scheme comprises the following:

1. Garage

(i) Garage proposed at 6.98m X 6.0m with a concrete slab floor;
(ii) Internal fitout to provide for storage shelving, bike racks for 5 bicycles, double basin and stairs to proposed basement and provision for single car parking;
(iii) Mezzanine storage at rear of garage 1.2m X 5.6m;
(iv) Single door and sliding glazed doors to rear elevation and window to rear elevation;
(v) Rainwater tank to be provided at south eastern corner of garage;
(vi) Garage to be constructed in timber framework with fibrous cement cladding, a colorbond skillion roof and roller shutter;

2. Basement storeroom

(i) Excavate beneath proposed garage footprint to provide a new storeroom with a concrete slab floor with a floor to ceiling height of 2.4m and internal dimensions of 6.59m X 5.62m;
(ii) *Internal fitout to provide for wall shelving, wine fridges and a central bench*;

The proposed garage will be contextual with the laneway presentation of the great majority of houses in Waratah St and Emu St. The proposed basement storeroom being below ground, will not be apparent and can be constructed without any adverse impact on groundwater.

The proposal is concluded as having merit pursuant to the Canterbury LEP 2021 and DCP 2012.

4.0 PLANNING ASSESSMENT

4.1 State Environmental Planning Policy (Sustainable Buildings) 2022

Being for purely a garage and basement storeroom the provisions of the SEPP do not apply.

4.2 Canterbury Local Environmental Plan 2012

The site is within a R3 Medium Low Density residential zone. The proposed development is permissible in the zone.

An 8.5m height restriction is imposed by CL. 4.3 noting a maximum garage height of 4.01m. An FSR of .5:1 is apparent. Car parking and basements do not constitute floor space and as such the FSR is unchanged.

The site is mapped as Acid Sulfate Soils class 5 and is in the vicinity of land mapped as Class 1 & Class 2 that lies adjacent to Cooks River.

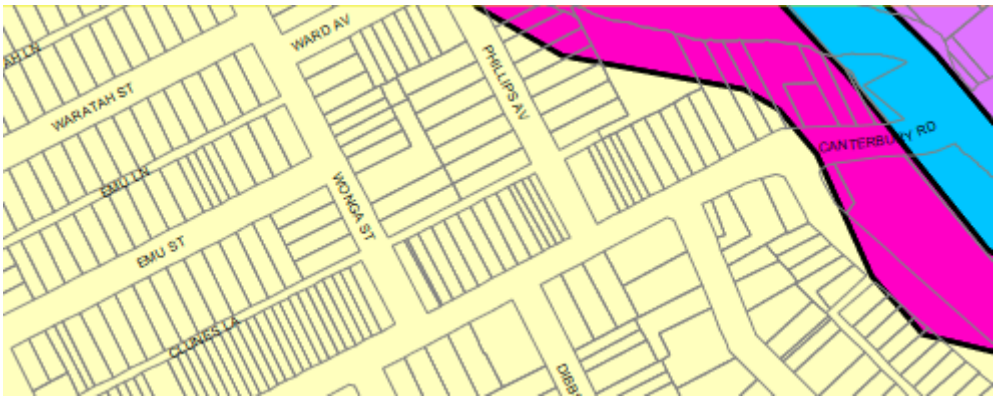

Fig 3. Subject site and proximity for Class 1 & Class 2 Acid Sulfate land

Cl.6.1 (2) provides that in relation to amongst other things Class 5 land:

(2) Development consent is required for the carrying out of works described in the Table to this subclause on land shown on the Acid Sulfate Soils Map as being of the class specified for those works.

Class of land	*Works*
5	*Works within 500 metres of adjacent Class 1, 2, 3 or 4 land that is below 5 metres Australian Height Datum and by which the watertable is likely to be lowered below 1 metre Australian Height Datum on adjacent Class 1, 2, 3 or 4 land.*

Further the provisions of Cl.6.2 of the LEP Earthworks provide as follows with the relevant considerations with emphasis by the author:

6.2 Earthworks
(1) The objective of this clause is to ensure that earthworks for which development consent is required will not have a detrimental impact on environmental functions and processes, neighbouring uses, cultural or heritage items or features of the surrounding land.
(2) Development consent is required for earthworks unless—
(a) the earthworks are exempt development under this Plan or another applicable environmental planning instrument, or
(b) the earthworks are ancillary to development that is permitted without consent under this Plan or to development for which development consent has been given.
(3) Before granting development consent for earthworks (or for development involving ancillary earthworks), the consent authority must consider the following matters—
(a) the likely disruption of, or any detrimental effect on, drainage patterns and soil stability in the locality of the development,
(b) the effect of the development on the likely future use or redevelopment of the land,
(c) the quality of the fill or the soil to be excavated, or both,
(d) the effect of the development on the existing and likely amenity of adjoining properties,
(e) the source of any fill material and the destination of any excavated material,
(f) the likelihood of disturbing relics,
(g) the proximity to, and potential for adverse impacts on, any waterway, drinking water catchment or environmentally sensitive area,
(h) any appropriate measures proposed to avoid, minimise or mitigate the impacts of the development.

Whilst excavation is proposed to be carried out for the basement storeroom, the proposed work is not likely to have any effect on the water table or drainage patterns and as such the proposal does not offend Cl.6.1 or Cl.6.2.

In order to respond to the provision of both clauses in absolute terms, a Geotechnical assessment has been carried out by Fortify Geotech Pty Limited. The following conclusions and recommendations were made:

"Due to the presence of uncontrolled fill material to 0.5m depth, the site is designated as Class "P" (problem) site in accordance with AS2870 "Residential Slabs & Footings". If the fill is removed, and replaced with controlled fill, or if footings are founded in the natural soil below the fill, a Class "M" (moderately reactive) category can be used in design of new footings (Ys is estimated to be between 20mm and 40mm). "

"Footings including thickened sections of slabs forming footings should be taken below the topsoil and any firm or moisture affected alluvial soil and founded in the stiff residual soils. A footing depth of ~1.0m depth below existing surface levels may be required. Alternatively, bored piers founded in natural soils or weathered bedrock below the fill material could be used."

"It is recommended that footings are inspected by a geotechnical engineer prior to the pouring of concrete to ensure that footings are founded in adequate material."
"Any low/medium plasticity natural soils can be used in controlled fill construction of building platforms, provided any rock particles are broken down to <75mm size and the fill is environmentally suitable for re-use on site. Topsoil and existing uncontrolled fill material should not be used in controlled fill construction; however, it can be used for landscaping."

"Permanent groundwater was not encountered within the investigation depth, and the encountered soils were dry and dry to moist. The permanent groundwater table is expected to be below the proposed excavations. However, temporary, perched seepages may be present following rain but should be readily controllable with the use of pumps during construction."

"Suitable surface drainage should be provided to ensure rainfall run-off or other surface water cannot pond against buildings or pavements. Drainage should be provided behind all retaining walls, and subsoil drains should be installed along the upslope sides of access roads and carparks."
(Source: Fortify Geotech, site classification Report, 24 waratah Street Canterbury 2 August 2022)

The report is referred to for further detail. It is clear that the report has not uncovered any issue that would regard the excavation as unsatisfactory. It is thus the case that the matters for consideration in Cl.6.1 & 6.2 of CLEP 2012 have been satisfactorily addressed in the report. Matters requiring a specific response or technique referred to in the report can form conditions of approval or indeed the entire report can be so treated.

4.3 Canterbury Development Control Plan 2012

The following commentary addresses compliance with relevant provisions and makes comment will be made to those sections of the DCP as relevant. General Controls Part B (as relevant)

Issue	Proposed	✓ or ✗
B2 Landscaping	Landscaping and open space is embellished with new paving. with 104m^2 of soft surface proposed being 23% of the site.	✓
B5 Stormwater and flood management	Refer accompanying drawings by Connected Design. Stormwater to be contained in a rainwater tank with overflow to Emu Lane.	✓

B6 Energy and water conservation	Energy and water efficient fixtures and fitting will be installed as appropriate.	✓
B7 Crime Prevention and safety	Existing level of security is maintained. Surveillance over the street is maintained as existing.	✓
B9 Waste	A waste management plan accompanies the application.	✓

Chapter C1 Dwelling Houses and Outbuildings (as relevant)

Issue	Proposed	✓ or ✖
C.1.2.2 Site Coverage 60%	The proposed site coverage is $213m^2/449^2$ = 47%. The garage size and scale is contextual to the Emu Lane streetscape.	✓
Landscaping C1.2.4	Landscaping and open space is embellished with new paving. with $104m^2$ of soft surface proposed being 23% of the site, exceeding the 20% requirement	✓
FSR C1.3.1	The proposed garage and basement storage do not constitute floor space. FSR remains unchanged.	✓
Height C1.3.2	The proposed garage at 4.01m is well under the LEP standard of 8.5m.	✓
Basement and sub floor projection C2	As the basement does not project at all above ground level is as such is not a storey.	✓
Basement and sub floor C5 & C6	The DCP recognises that houses may have basements (and thus excavation) and sub floors and whilst the basement space is not for parking it is accessed from within the garage and forms space appurtenant thereto.	✓
Setbacks C2, C7	The garage position well exceeds the minimum 900mm side boundary setback. The garage adopts a nil setback to the lane as allowed by C7. It occupies less than 50% of the frontage and is 6.0m in width.	✓
C1.6.1 Fences	A1.8m high timber fence is proposed along the Emu Road boundary in context with adjacent fencing in the Lane.	✓
Outbuildings C1 4.8m maximum height	At 4.01m maximum the garage easily complies with the control.	✓

4.4 Section 4.15 Environmental Planning and Assessment Act 1979

The proposal is considered appropriate in terms of bulk, scale and in addition does not pose any amenity impacts upon surrounding properties in relation to issues such as overlooking, loss of privacy or view affectation.

The proposed garage will sit appropriately and contextually in Emu Lane and is presents in similar fashion to numerous other garages and outbuildings on adjacent sites.

The proposed garage and basement store room have been assessed as appropriate and with little impact pursuant to the provisions of CLEP 2011. Basements are also envisaged by the DCP, albeit primarily as car parking facilities but noting in this case that the proposed basement is accessed fully from within the garage and will serve ancillary storage function.

The site is concluded as being suitable for the proposed development and in the public interest. The environmental impact of the works is considered to be low.

5.0 CONCLUSION

It is concluded that the proposed detached garage and basement store room at 24 Waratah Street Canterbury are environmentally acceptable as considered under S.4.15 of the Environmental Planning & Assessment Act 1979 and worthy of a grant of development consent.

As proposed, the development:

- *Achieves the objectives and standards of CLEP 2012 & CDCP 2012;*
- *Creates no adverse impact in relation to ground water or geotechnical issues;*
- *Creates no adverse amenity impacts upon neighbours and presents appropriately in the Emu Lane streetscape;*

The proposal is recommended to Council for support.

C.F. Blyth RP Director
Plansight Pty Ltd
Docs/24WaratahSEEV1

ANNEXURE 1

24 Waratah Street, Cantubury.

DEVELOPMENT APPLICATION FOR GARAGE AND BASEMENT STORAGE

NO CHANGES PROPOSED TO SREET FRONT - PROPOSED GARAGE ACCESS FROM EMU LANE

- LOT 39 SEC B DP 4645
- ZONE R3 - MEDIUM DENSITY RESIDENTIAL
- SITE AREA 449m^2
- FSR 0.5:1 (ALLOWED 224m^2)
- CURRENT FSR: 0.3:1 (148m^2/449m^2)
- NO CHANGE TO FSR
  (CARPARKING & BASEMENT STORAGE NOT IN GFA CALCULATION)

INDEX:

DEVELOPMENT APPLICATION

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BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

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Accredited Building Designer (6316 NSW)

REVISIONS

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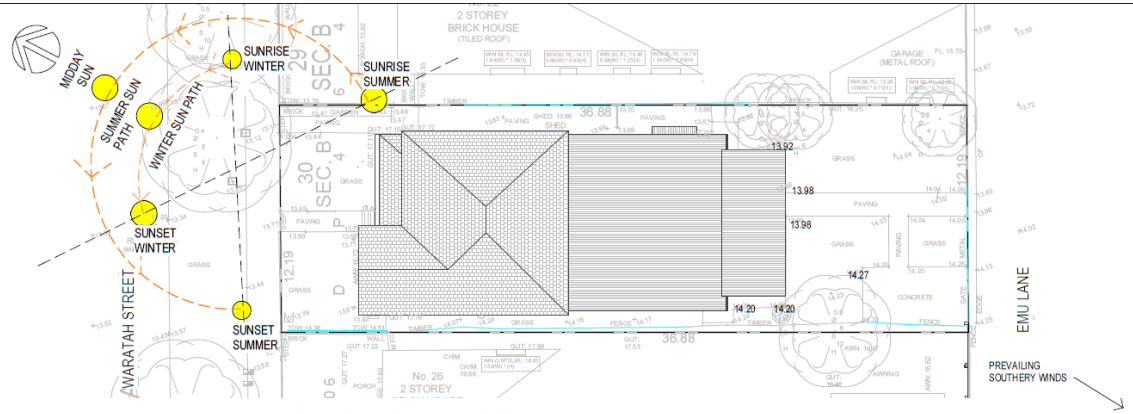

1 Site Plan Existing & Site Analysis Plan

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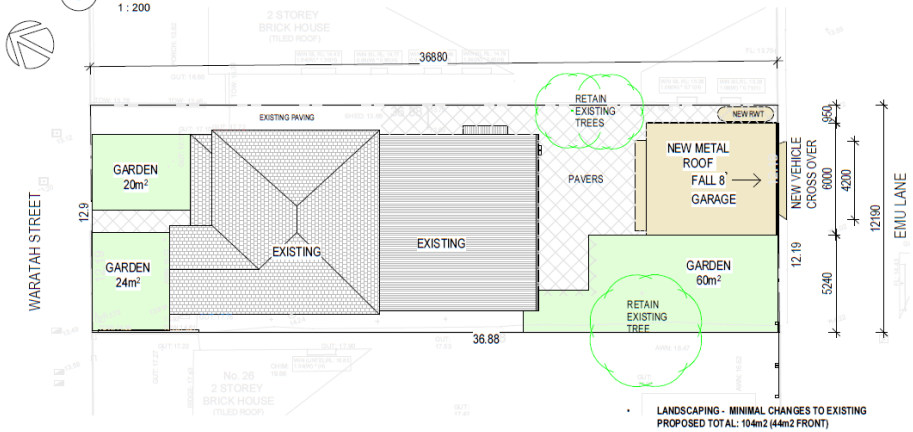

2 Proposed Site and Landscape Plan

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SITE CALCULATIONS
Existing Site Cover = 171m² (38%)
Proposed Site Cover =171m² existing + 42m² proposed new garage = 213m² (47%)

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24 Waratah St Canterbury	Site Analysis/ Site Plan/ Landscape Plan
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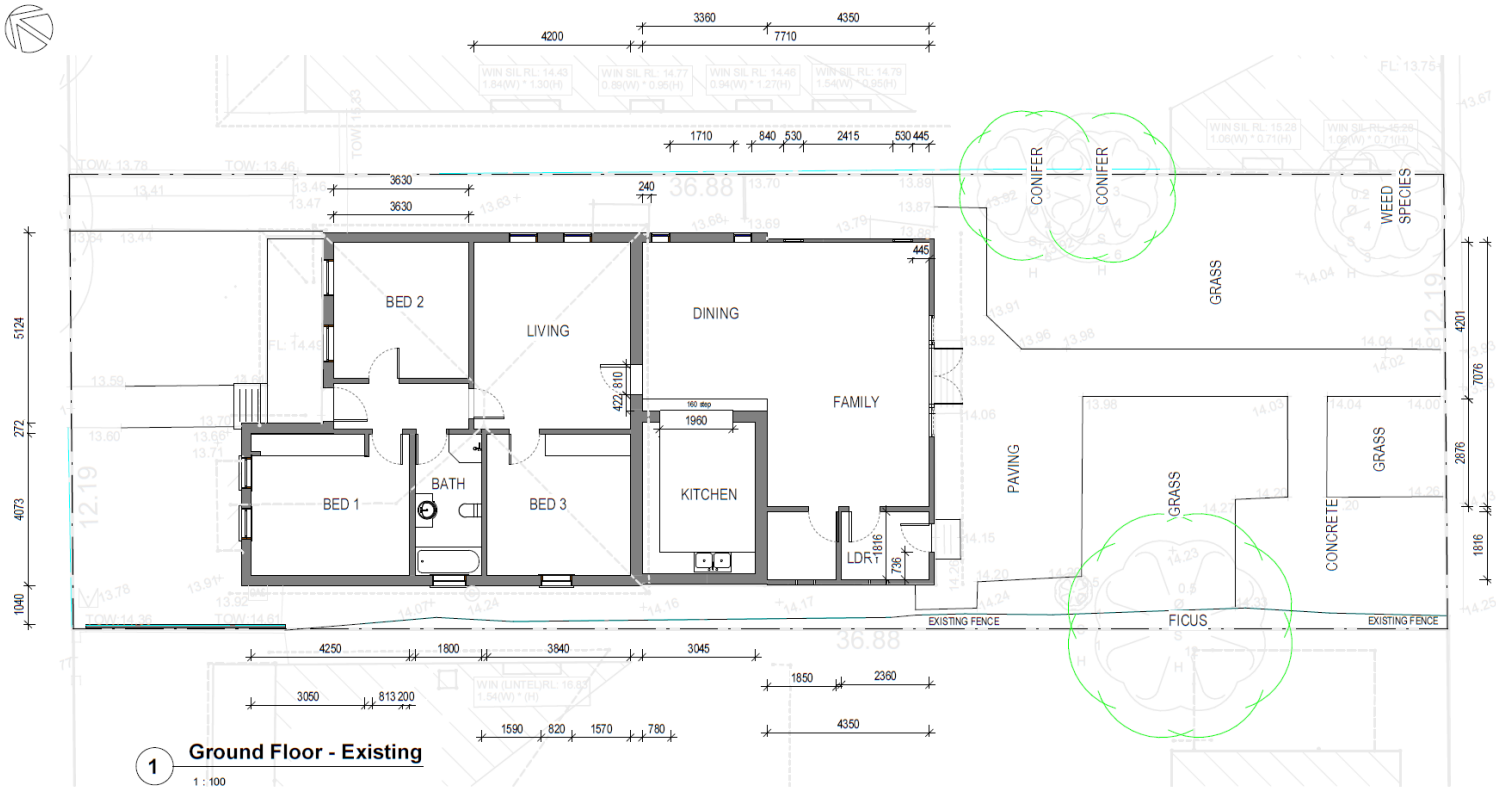

1 **Ground Floor - Existing**

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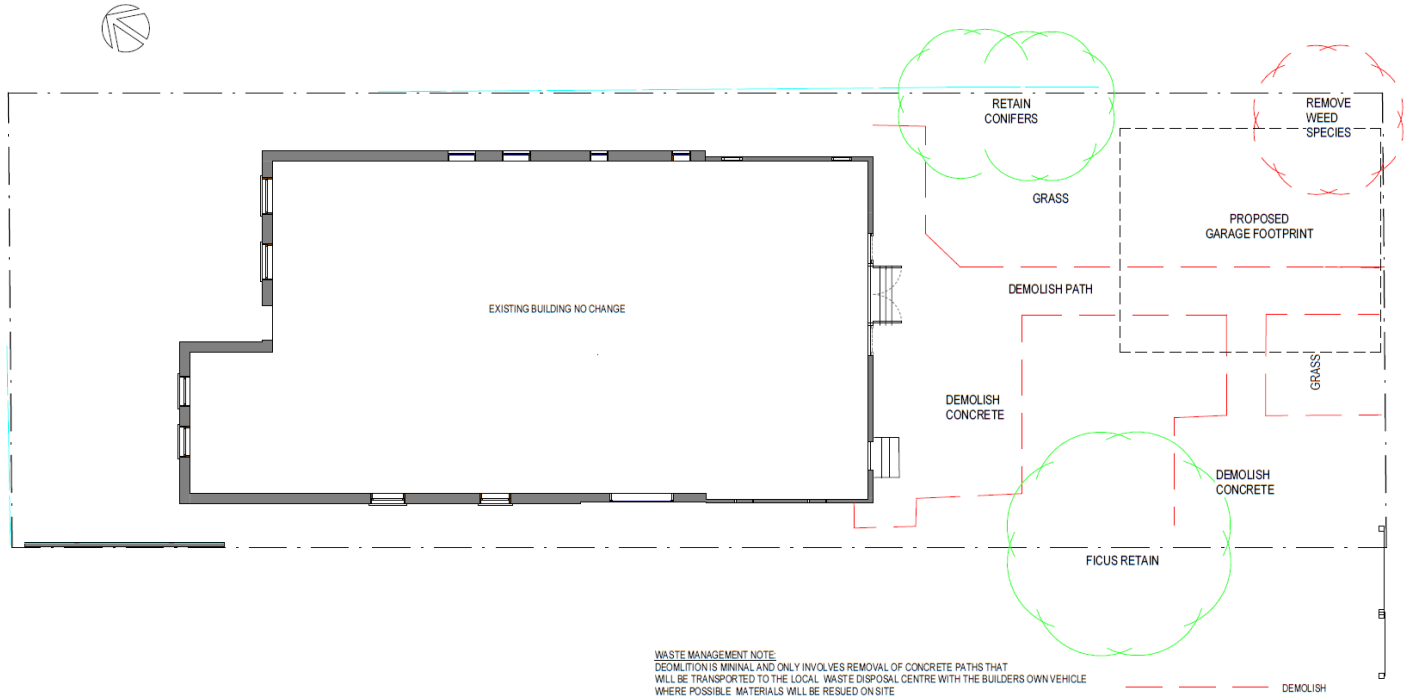

1 **Ground Floor - Demo**

1 : 100

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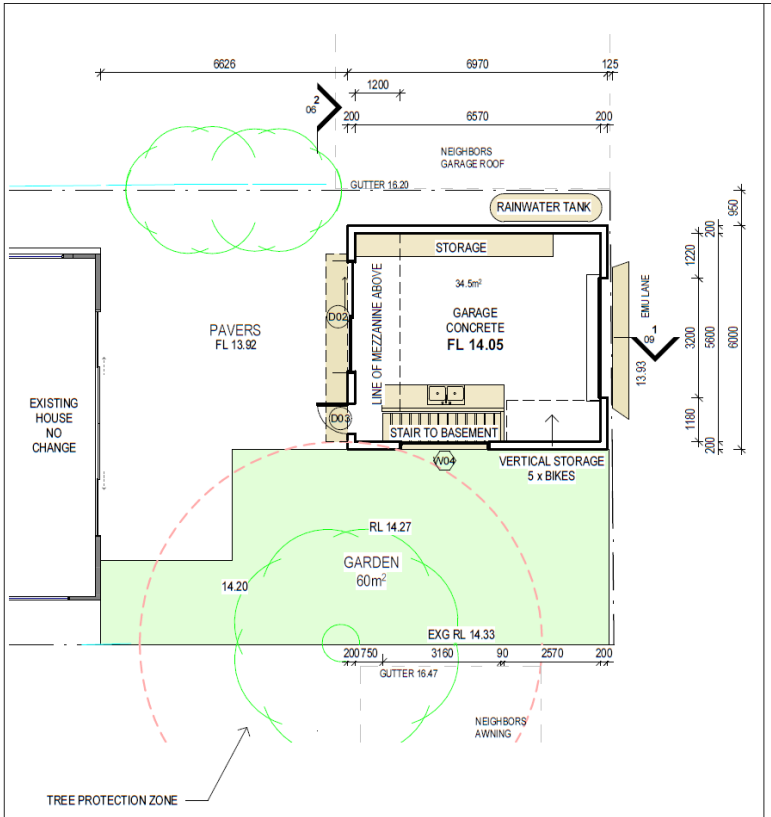

1 **Ground Floor -Proposed**

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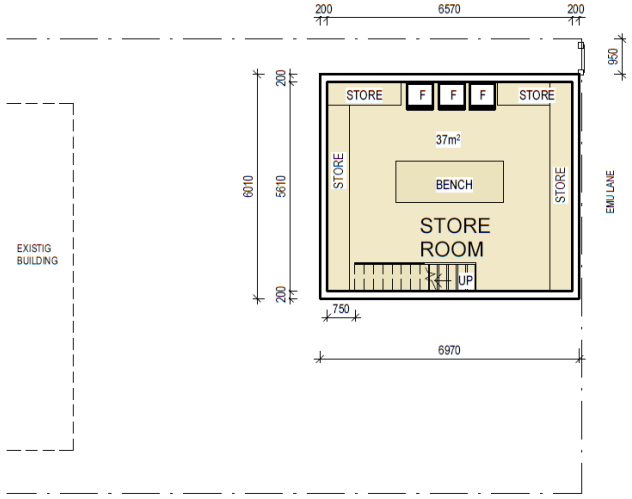

2 **Basement Store Room**

1 : 100

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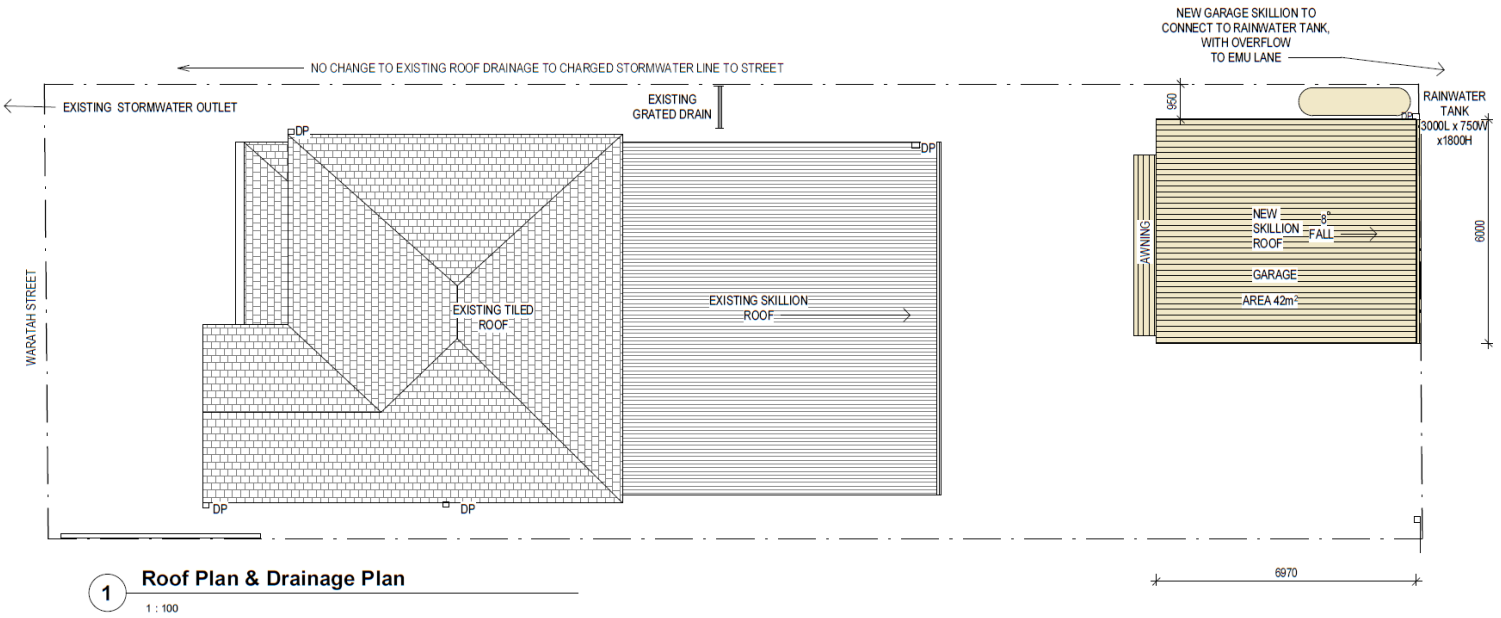

1 Roof Plan & Drainage Plan

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NOTE: NO CHANGES TO STREET FRONT

1 North/West - Existing/Proposed

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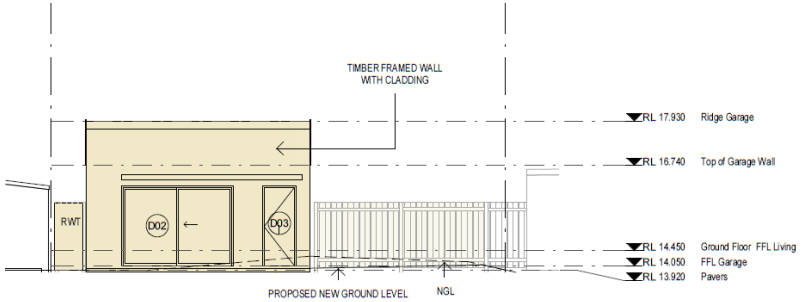

2 Proposed Garage Elevation

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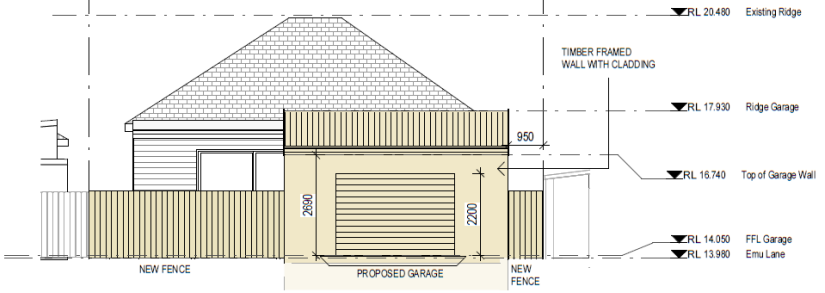

4 South/East Elevation - Proposed

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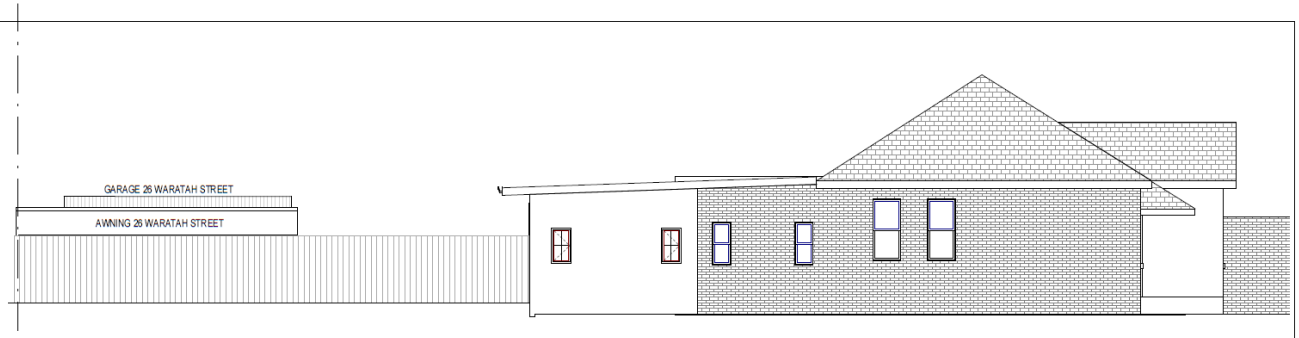

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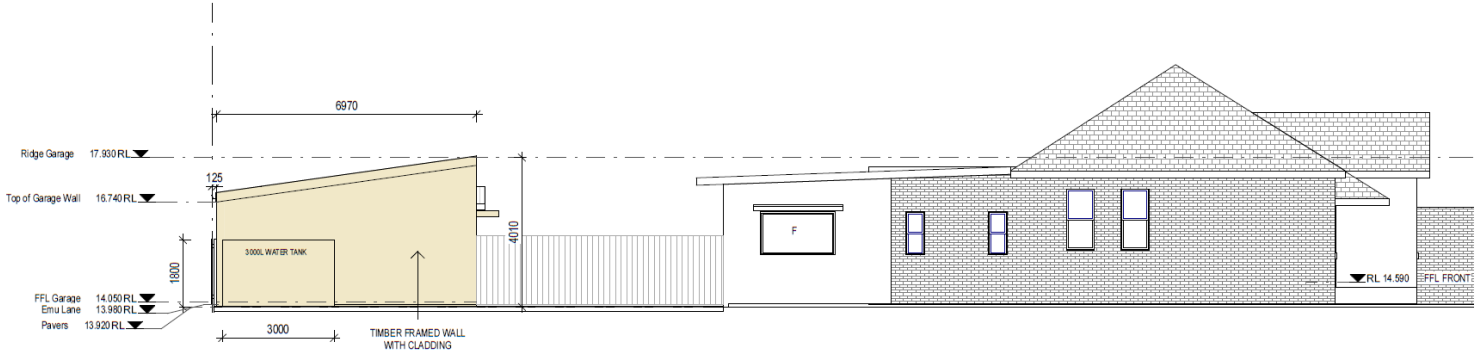

2 North/East Elevation - Proposed

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1 South/West Elevation - Existing

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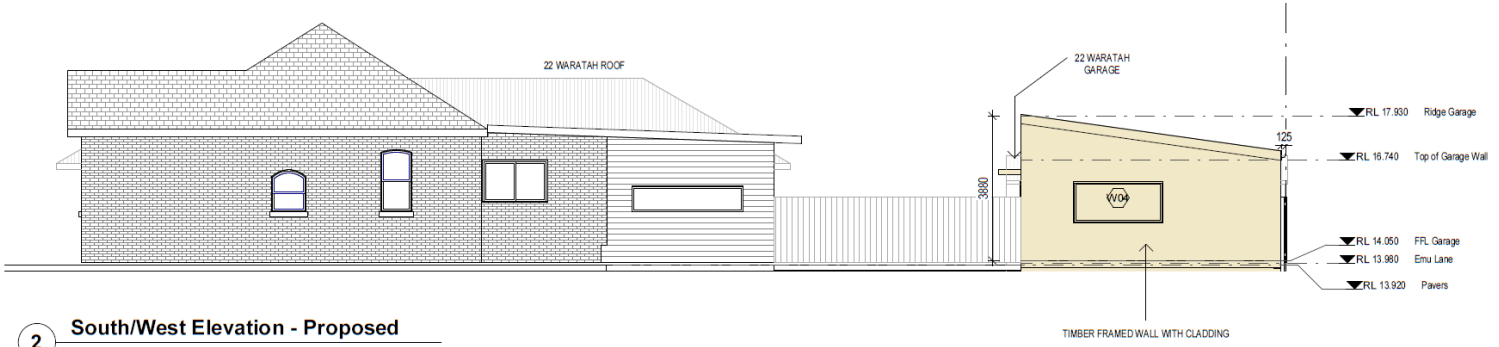

2 South/West Elevation - Proposed

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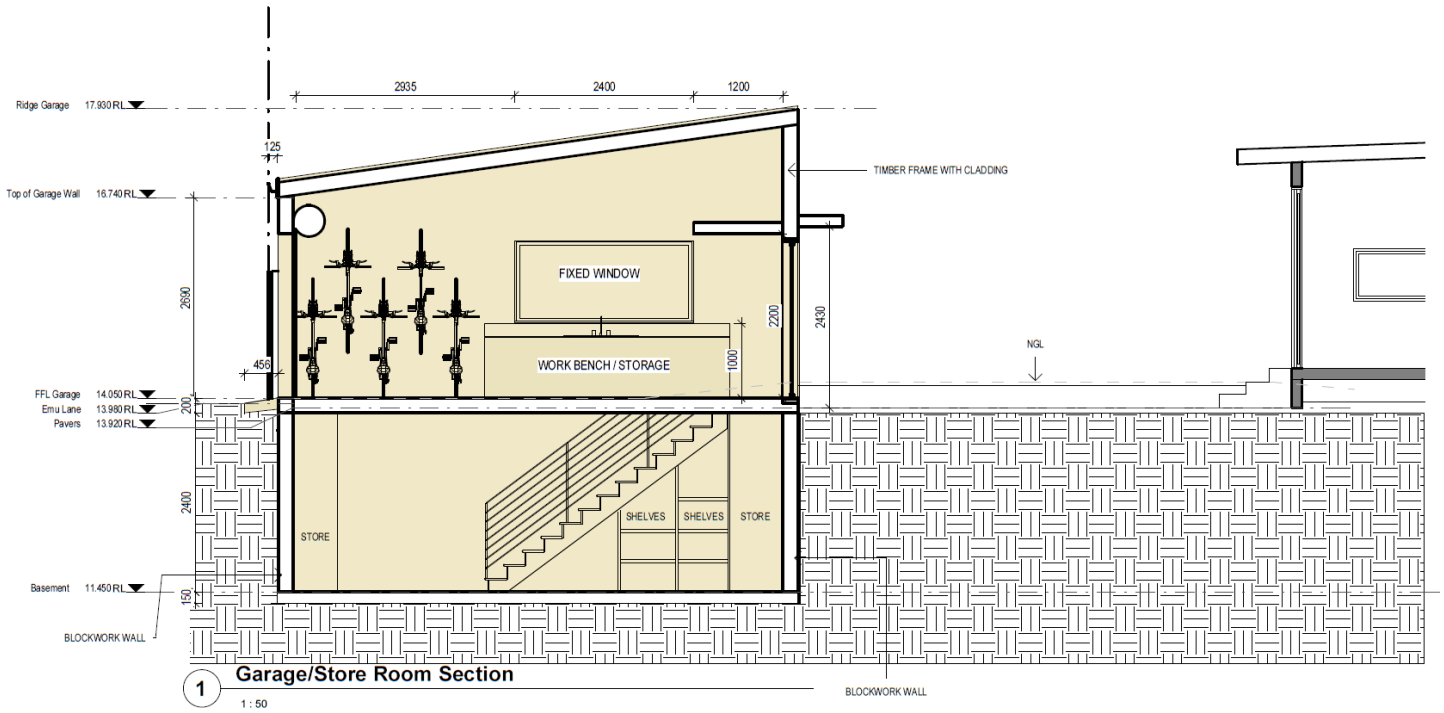

1 **Garage/Store Room Section**

1 : 50

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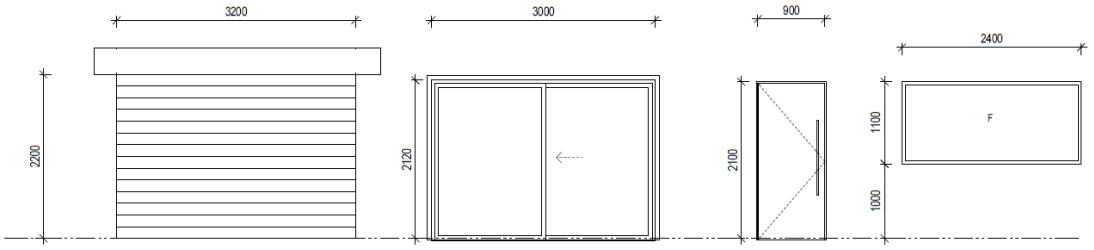

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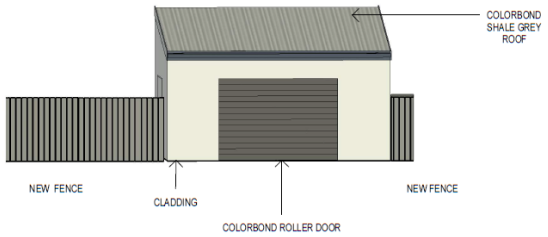

2 Materials Schedule

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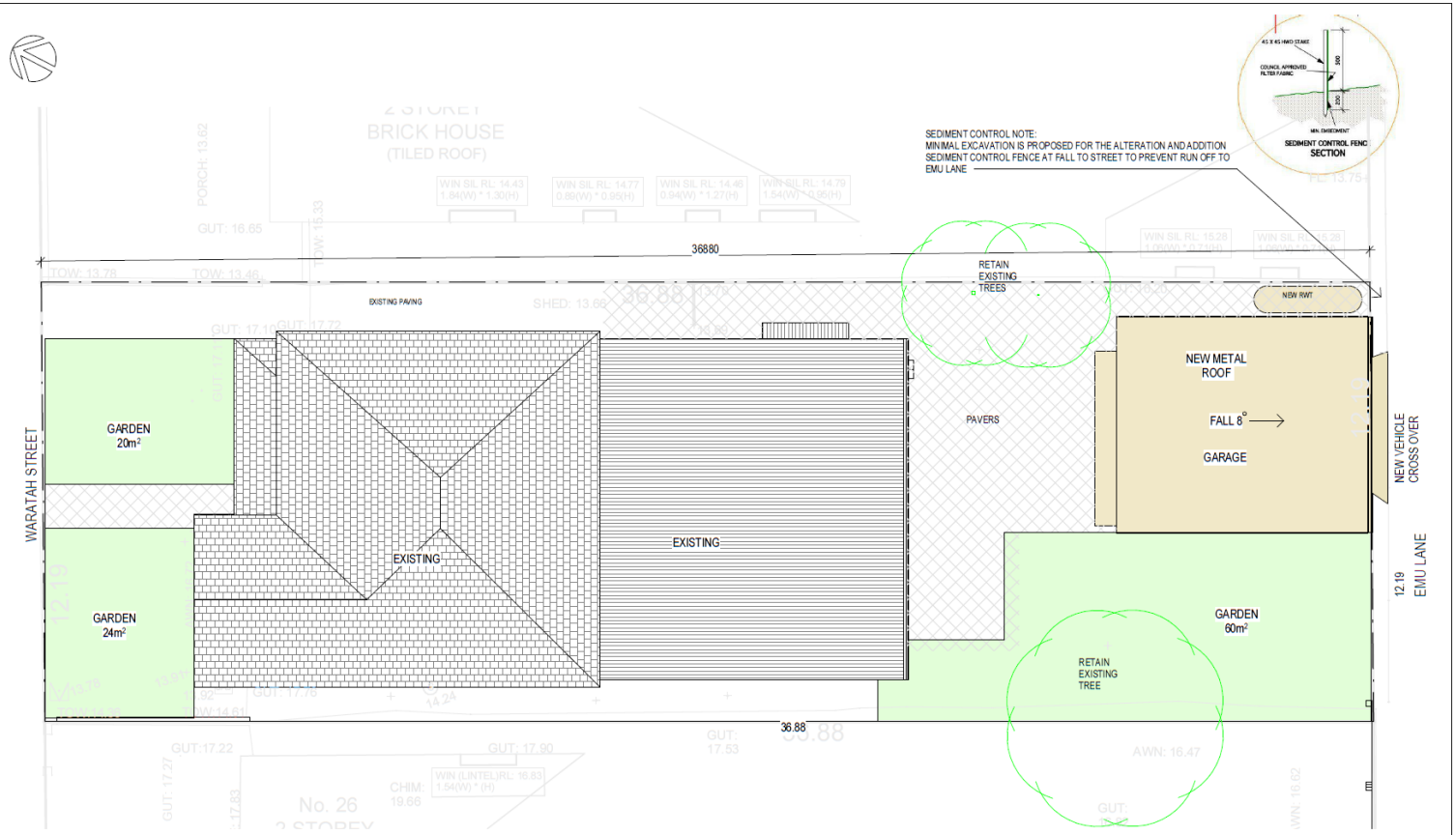

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24 Waratah St Canterbury

Hanna Torsh & Simon Rowe

Notification and Sediment Control Plan

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