

Statement of Environmental Effects

**For a
Two Storey Dwelling House
at
31 Earls Avenue
Riverwood**

Prepared for Fowler Homes

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

Statement of Environmental Effects
31 Earls Avenue Riverwood
Lot 130 DP 13717
Canterbury Local Environmental Plan 2012
Canterbury DCP

1. Description of Proposal: Two storey dwelling house.

Ground Floor: Double garage, front porch, entry, home office, powder room, foyer, internal stairs, home cinema, linen press, laundry, dining room, family room, kitchen with butler's pantry and walk in pantry and outdoor retreat.

First Floor: Master bedroom with walk-in-robe and ensuite, three bedrooms with built-in-robos, bathroom, water closet, hall, void, walk in linen press and leisure room.

2. Site Analysis

The site is located on the northern side of Earls Avenue and has a north-south orientation. The site has a rectangular shape with a frontage to Earls Avenue of 12.19m and a maximum depth of 40.33m. The site has a total area of 491.1m².

The site slopes away from the street to the rear of the site and has a fall of approximately 1.68m from the front boundary to the rear boundary.

The subject site contains an existing dwelling house and detached garage and pool that will be demolished. The site is adjoined by detached dwelling house on both sides. The rear of the site adjoins an RE1 Recreation Reserve.

The site is in proximity to the south-western motorway.

The site is subject to flood related development controls. The site is not bushfire prone and is not biodiversity certified land.

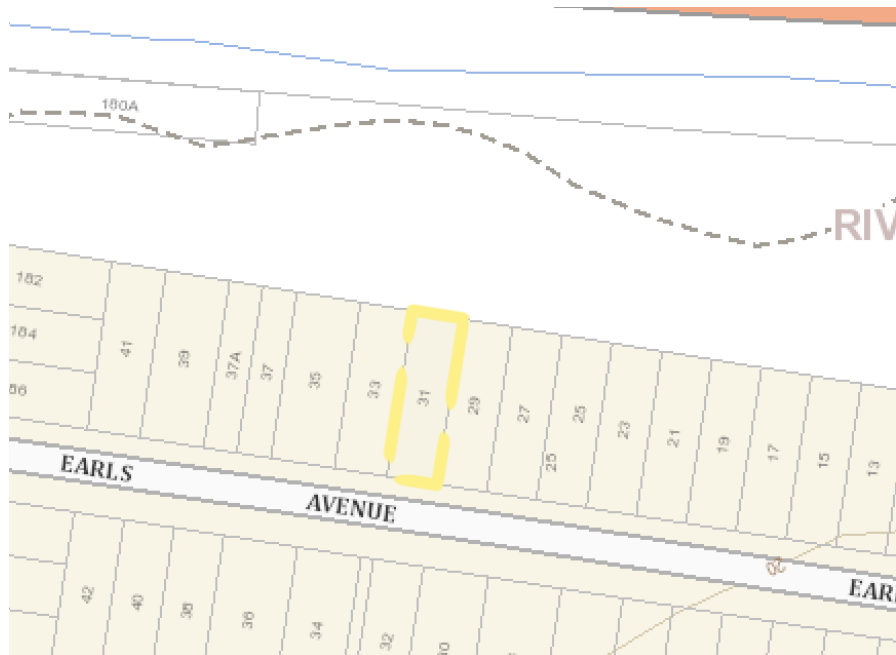
3. State Policies

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.



Location Plan - 31 Earls Avenue Riverwood



Subject Site - 31 Earls Avenue Riverwood

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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:

- 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.

3.4 State Environmental Planning Policy (Transport and Infrastructure) 2021

Section 2.119 Impact of road noise or vibration on non-road development

- (1) *This section applies to development for any of the following purposes that is on land in or adjacent to the road corridor for a freeway, a tollway or a transitway or any other road with an annual average daily traffic volume of more than 20,000 vehicles (based on the traffic volume data published on the website of RMS) and that the consent authority considers is likely to be adversely affected by road noise or vibration:*
- (a) residential accommodation,*
 - (b) a place of public worship,*
 - (c) a hospital,*
 - (d) an educational establishment or centre-based child care facility.*
- (2) *Before determining a development application for development to which this clause applies, the consent authority must take into consideration any guidelines that are issued by the Secretary for the purposes of this clause and published in the Gazette.*
- (3) *If the development is for the purposes of residential accommodation, the consent authority must not grant consent to the development unless it is satisfied that appropriate measures will be taken to ensure that the following LAeq levels are not exceeded:*

- (a) in any bedroom in the residential accommodation—35 dB(A) at any time between 10 pm and 7 am,*
- (b) anywhere else in the residential accommodation (other than a garage, kitchen, bathroom or hallway)—40 dB(A) at any time.*

The site is located in proximity to South-western freeway. Internal noise levels will be required to comply with the above requirements of Section 2.119 of the SEPP. An acoustic report has been prepared with the development application.

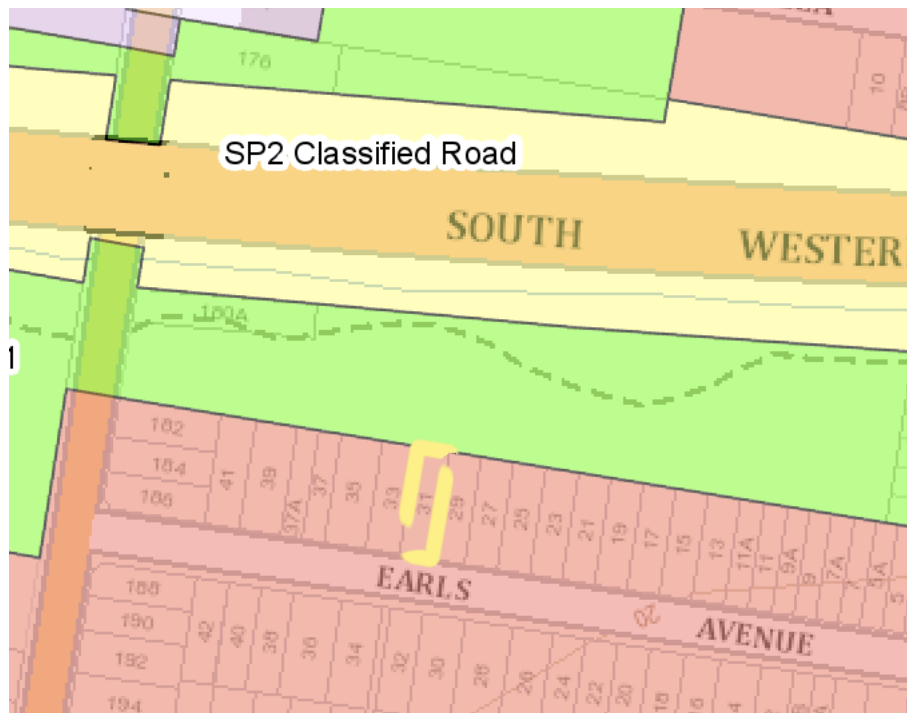
3.5 SEPP (Biodiversity and Conservation) 2021 - Chapter 6 Bushland in Urban Areas

6.8 Land adjoining land zoned or reserved for public open space

- (1) This section applies to land which adjoins bushland zoned or reserved for public open space purposes.*
- (2) Where a public authority—*
 - (a) proposes to carry out development on land to which this section applies, or*
 - (b) proposes to grant approval or development consent in relation to development on land to which this section applies, the public authority shall not carry out that development or grant the approval or development consent unless it has taken into account—*
 - (c) the need to retain any bushland on the land,*
 - (d) the effect of the proposed development on bushland zoned or reserved for public open space purposes and, in particular, on the erosion of soils, the siltation of streams and waterways and the spread of weeds and exotic plants within the bushland, and*
 - (e) any other matters which, in the opinion of the approving or consent authority, are relevant to the protection and preservation of bushland zoned or reserved for public open space purposes.*

This subject site is adjacent to a public recreation reserve. It is considered that the proposed development will not impact on the adjoining bushland because

- 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.



Subject Site adjoins the RE1 Recreation Reserve and is located in proximity to south-western freeway.

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 Medium Density 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 for development in the R3 Medium Density Residential zone.

Standard	Compliance
Zoning - R3 - Medium Density Residential	A dwelling house is a permissible use in the zone.
FSR - 0.55:1	Yes - 0.55:1 or 269.87m 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	491.1m ²
Height - 8.5m	Yes -7.115m

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. <p><i>Minimum front setback is 5.5m to the front porch and 6.742m to the front wall. The garage is setback 7.76m. Complies.</i></p>
Side Setbacks/Building Envelope	<ul style="list-style-type: none"> Minimum 900mm for narrow lots <12.5m wide <p><i>Lot width is 12.19m. Minimum side setback is 932mm. Complies.</i></p>
Rear Setback	<ul style="list-style-type: none"> Minimum rear setback - 6m. <p><i>Minimum rear setback is 11.033m to the ground floor and 14.152m to the first floor. Complies.</i></p>
Minimum Landscaped Area	<p>Minimum 20% deep soil area.</p> <p><i>Complies -35.3% of site area.</i></p> <p>At least one living room window and at least 50% or 35m² with minimum dimension of</p>

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	<p>2.5m (whichever is the lesser), of ground level private open space.</p> <p><i>Proposed private open space is 171.41m² with minimum dimensions 6m x 4m. Complies.</i></p>
Maximum Building Footprint/Site Coverage	<p>Maximum site coverage - 50% of site area. Maximum building footprint - 330m².</p> <p><i>Proposed site coverage is 36.7% Proposed building footprint is approx. 254.14m².</i></p> <p><i>Complies.</i></p>
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>For a dwelling house, dual occupancy, semi-detached dwelling, multi dwelling housing and attached dwellings, 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>Vehicular Access</p>

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	<p>Access driveways widths to comply AS2890.1 -1993 Parking Facilities - Part 1: Off Street Car Parking.</p> <p><i>The home office on the ground floor faces the street.</i></p> <p><i>Two parking spaces provided in the double garage and an additional space on the driveway.</i></p> <p><i>The garage is setback 1.08m from the outermost wall of the dwelling.</i></p> <p><i>The dwelling with is 12.19m and a double garage has been proposed instead of a single garage.</i></p> <p><i>Complies.</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> <p><i>Complies.</i></p>
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 leisure room which faces the western side of the lot. The leisure room window is high and narrow to prevent overlooking and maximise privacy.</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 outdoor retreat area.</i></p> <p><i>It is considered that the proposal will not have unreasonable privacy impacts to neighbouring properties.</i></p> <p><i>A road traffic noise and vibration report has been provided showing that the proposed ventilation will ensure that internal noise will not exceed 35 dBA for bedroom areas and 40 dBA for all other habitable areas.</i></p>
Site Orientation/Overshadowing	<p>Proposed development must retain a minimum of 3 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 3 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 3 hours of direct sunlight between 9.00am and 3.00pm on 21 June. • If a system currently receives less than 3 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 3 hours of sunlight on 21 June.</p> <p><i>Shadow diagrams have been provided showing that the main dwelling and adjoining dwellings will receive 3 hours of sunlight to 50% of private open space, clothes drying areas and systems on the 21st June.</i></p> <p><i>Complies.</i></p>
Stormwater	<p><i>A below ground pump out tank has been proposed at the rear of the site and a 3,000L rainwater tank is provided to meet BASIX requirements for water retention and reuse. Refer to hydraulics plan for details. Complies.</i></p>
Cut and Fill	<p>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.</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.

	Maximum cut - 577mm. Maximum fill - 477mm Complies.
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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 31 Earls Avenue 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.

(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

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- 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 Earls Avenue Riverwood and is recommended for approval.