

**Statement of Environmental Effects**

**For a**

**Single Storey Dwelling House**

**at**

**24 Railway St**

**Hurlstone Park**

**Prepared for Fairmont Homes NSW**

**Planning Outcomes Pty Ltd**

**September 2022**

**0417 467 509**

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**1. Description of Proposal:** Single storey dwelling house.

Ground Floor: Carport, front porch, entry, master bedroom with walk-in robe and ensuite, two bedrooms each with a build-in robe, cloak room, AV room, bathroom, study, laundry, mud room, storage room, kitchen with built-in pantry, living room, dining room and alfresco.

**2. Site Analysis**

The site has a rectangular shape and is located on the eastern side of Railway Street. The site has an east-west orientation. The site has a frontage to Railway Street of 12.19m and a depth of 40.235m. The site area is 490.5m<sup>2</sup>.

The site has a fall of approximately 2.5m from the rear boundary to the street. There are four existing trees in the rear yard that will be removed for the proposed dwelling house to be constructed.

The site is not flood affected. The site does not contain biodiversity certified land.

The subject site contains an existing dwelling which will be demolished. The site is surrounded by detached single storey dwelling houses.

**3. State Policies**

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

The site has a history of residential use and is therefore considered unlikely to be contaminated. No further investigation is considered to be necessary.

**3.2 BASIX**

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 sewerage system.

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



Location Plan - 24 Railway Street Hurlstone Park

## 4. Canterbury LEP 2012

### 4.1 Zoning and Compliance Table

The site is located in the R2 Low Density Residential Zone. A dwelling house is a permissible use in the R2 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 of the R2 Low Density zone.

<b>Standard</b>	<b>Compliance</b>
Zoning - R2 - Low Density Residential	A dwelling house is a permissible use in the zone.
FSR - 0.55:1	0.41:1
Heritage	The site is located within a Heritage Conservation Area -Railway Street Heritage Conservation Area Significance: Local  The site does not contain a heritage item and is not adjoining any heritage items.
Lot Size Map - 460m <sup>2</sup>	Yes - 490.5m <sup>2</sup>
Height - 8.5m	Yes -6.175m
Acid Sulfate Soils	Class 5

#### **Clause 5.10 Heritage Conservation**

Under the provisions of Clause 5.10 (4) an assessment has to be made of the impact of the proposed development on the heritage significance of heritage items or heritage areas.

*Clause 5.10(4): The consent authority must, before granting consent under this clause in respect of a heritage item or heritage conservation area, consider the effect of the proposed development on the heritage significance of the item or*

area concerned. This subclause applies regardless of whether a heritage management document is prepared under subclause (5) or a heritage conservation management plan is submitted under subclause (6).

The site is located in the Railway Street Heritage Conservation Area and is near a number of local heritage buildings in Hopetoun Street within the HCA. The proposed dwelling has been designed to complement the heritage significance of the conservation area including:

- a single storey building
- metal roof with gables at the front facade,
- cladding and facebrick at the front façade
- post and gate fence at the front boundary.



Proposed Front Facade



See Heritage Map 009 - Canterbury LEP 2012

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It is considered that the proposed dwelling house at 24 Railway Street will have no adverse amenity impacts to the surrounding buildings in the Heritage Conservation Area. The proposed development will not have an adverse impact on the heritage significance of the heritage conservation area.

## 5. Canterbury DCP

### **Table of Compliance - Part B - General Controls - B8 Heritage and C1 - Dwelling Houses and Outbuildings**

<b>Part B - General Controls - B8 Heritage</b>	
<b>Heritage</b>	<p><i>01 To conserve the environmental heritage of Canterbury.</i></p> <p><i>02 To ensure changes to places of heritage significance are in accordance with the heritage conservation process, and the design principles set out in this DCP.</i></p> <p><i>03 To ensure the significant fabric, materials and finishes, visual setting, landscape elements, fencing, and other contributory elements of places of heritage significance are conserved</i></p> <p><i>04 To ensure that new fabric, materials and finishes, visual setting, landscape elements, fencing, and other elements are complementary to places of heritage significance.</i></p> <p><i>05 To require that development on land in the vicinity of a place of heritage significance is designed in a way that is compatible with the character of the place of heritage significance.</i></p> <p>As outlined above an assessment of heritage impact has been made under Clause 5.10 of the <i>Canterbury LEP 2012 - Heritage Conservation</i>. The proposed dwelling house is considered to be consistent with the objectives for Heritage Conservation contained in the DCP.</p>
<b>C1 -Dwelling Houses and Outbuildings</b>	
<b>Design Element or Item</b>	<b>Minimum Standard or Control</b>
Front Setback	<ul style="list-style-type: none"> <li>Minimum 5.5m for narrow lots &lt;12.5m wide.</li> </ul> <p><i>Minimum front setback is 6.5m.</i></p> <p><i>Complies</i></p>
Side Setback	<ul style="list-style-type: none"> <li>Minimum 900mm for narrow lots &lt;12.5m wide</li> </ul> <p><i>Minimum side setback is 900mm.</i></p>

	<i>Complies</i>
Rear Setback	<ul style="list-style-type: none"> <li>Minimum rear setback - 6m.</li> </ul> <p><i>Rear setback is 6.984m.</i> <i>Complies</i></p>
Wall Articulation	<p>Maximum length of unarticulated walls:</p> <ul style="list-style-type: none"> <li>facades that face the street 4-6m,</li> <li>facades on side elevations 10-15m.</li> </ul> <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>Dwelling is single storey. There is no wall with a continuous length over 4m at the front of the dwelling or approximately 15m at the side that is not articulated with a stepping in or out of the wall.</i></p>
Site Coverage	<p>Maximum site coverage - 50% of site area for lots 450m<sup>2</sup> - 599m<sup>2</sup>. Maximum building footprint - 330m<sup>2</sup>.</p> <p><i>Lot Size: 490.5m<sup>2</sup></i> <i>Ground Floor: 219.02m<sup>2</sup></i> <i>Maximum site coverage- 45%.</i> <i>Maximum building footprint: 245.51m<sup>2</sup> - Complies.</i></p>
Landscape and Open Space Requirements	<p>Minimum 20% deep soil area with minimum dimension of 2.5m for areas 450m<sup>2</sup> - 599m<sup>2</sup> <i>Required landscape area is 98.1m<sup>2</sup> (20% of 490.5m<sup>2</sup>)</i></p> <p><i>122.52m<sup>2</sup> of landscaped area is proposed for the rear of the dwelling and 44.88m<sup>2</sup> for the front. Total: 167.4m<sup>2</sup></i> <i>Complies.</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.</p> <p><i>85.18m<sup>2</sup> of Private Open Space has been proposed with dimensions &gt;2.5m.</i></p>

	- <i>Complies.</i>
Energy Efficiency	A Basix Certificate is required.  <i>Complies.</i>
Overshadowing	<p>Proposed development and private open space must retain a minimum of 3 hours of sunlight between 8.00am and 4.00pm 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"> <li>• Systems must receive at least 3 hours of direct sunlight between 9.00am and 3.00pm on 21 June.</li> <li>• If a system currently receives less than 3 hours sunlight, then the proposed development must not reduce the existing level of sunlight.</li> </ul> <p>Clothes drying areas on adjoining residential properties must receive a minimum of 3 hours of sunlight on 21 June.</p> <p><i>As the dwelling is single storey and complies with Council's setback controls it is considered that the dwelling will not adversely overshadow any neighbouring dwellings and that the dwelling and private open space will receive a sufficient amount of sunlight.</i></p>
Stormwater	<p><i>Stormwater can be drained under gravity flow to the street. A 2,000L rainwater tank is provided to meet BASIX requirements for water retention and reuse.</i></p> <p><i>Complies.</i></p>
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.



	<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><i>The site has a width of less than 12.5m. A single width carport is provided for two cars in tandem and setback &gt;1m behind the front wall of the dwelling.</i>  <i>Complies.</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"> <li>• Provide adequate building separation, and rear and side setbacks; and</li> <li>• 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:</li> <li>• Provide effective screening with louvres, shutters, blinds or pergolas; and/or</li> <li>• Use windows that are less than 600mm wide or have a minimum sill height of at least 1.5m above the associated floor level.</li> </ul> <p><i>As the proposed dwelling house is single storey there will be no significant overlooking to neighbouring properties. All views from the windows to adjoining dwellings will be partially screened by the side boundary fences.</i></p> <p><i>The impact of the proposed dwelling house on the privacy of future adjoining dwellings is considered to be reasonable.</i>  <i>Complies.</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>

	The master bedroom and a second bedroom face the street. Complies.
Cut & 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"> <li>• 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.</li> <li>• Maximum 600mm fill above ground level where it would extend beyond an exterior wall of a building.</li> </ul> <p><i>Maximum cut is 1.221m Maximum fill is 1.084m (fill within drop edge beams)</i></p> <p><i>The site has a fall of approximately 2.5m from the rear to the front boundary.</i></p> <p><i>Drop edge beams have been proposed to retain fill at the front of the dwelling.</i></p> <p><i>Retaining walls have been proposed at the rear of the dwelling for excavation and a terrace is provided for the rear yard.</i></p> <p><b>C1.3.2 Height Objectives</b> To ensure that development is of a scale that is visually compatible with adjacent buildings, character of the area, and the objectives of the zone.</p> <p><i>As the dwelling is single storey it is considered that the additional cut and fill due to the site constraints will not adversely impact the scale of the dwelling. The proposed dwelling remains compatible with adjacent buildings and the character of the area. The proposed dwelling house is considered to be consistent with the objectives of the zone.</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 at 24 Railway Street Hurlstone Park complies with the objectives and standards for development contained in the **Canterbury Local Environmental Plan 2012**. The proposal complies with the guidelines for development contained in **Canterbury Development Control Plan**. Any departure from the numeric controls is considered to be reasonable and 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:

- 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**

- 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 Railway Street Hurlstone Park and is recommended for approval.