

STATEMENT OF ENVIRONMENTAL EFFECTS

**32 BERKELEY ST,
STROUD NSW 2425**



CT LIVING DESIGNS

199 BLUE GUM RD BOORAL NSW 2425

INTRODUCTION

This statement of environmental effects supports a development application seeking approval for additions to a dwelling house at 39 Berkeley Street STROUD NSW 2425.



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PART 1 - PROPOSED DEVELOPMENT AND SITE DESCRIPTION**Description of the Proposal**

The proposed development is for the demolition of the existing 64sqm iron roof iron clad -timber frame earthen floor shed and to replace it with a 98sqm three (3) bay colorbond steel garage. Future access to the will be via Wyee Street, instead of via Berkeley Street. This will allow for the vehicles to enter Berkeley Street in a forward direction, rather than reversing up an incline onto Berkeley Street, from the existing driveway next to the dwelling.



Figure 1 - Proposed additions- North Elevation- facing Wye Street

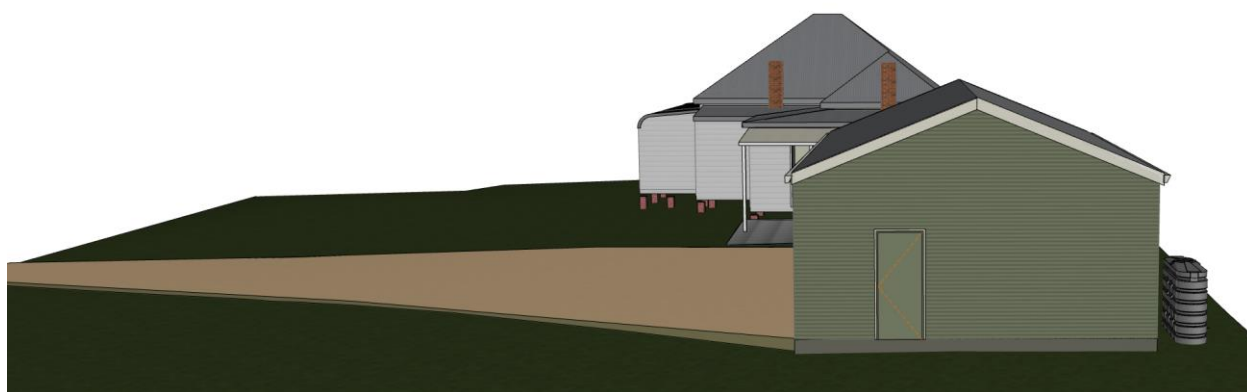


Figure 2 - Perspective showing the proposed additions from the rear of the site.



Figure 3 – Perspective from the southern boundary.



Figure 4 - Perspective showing street view.

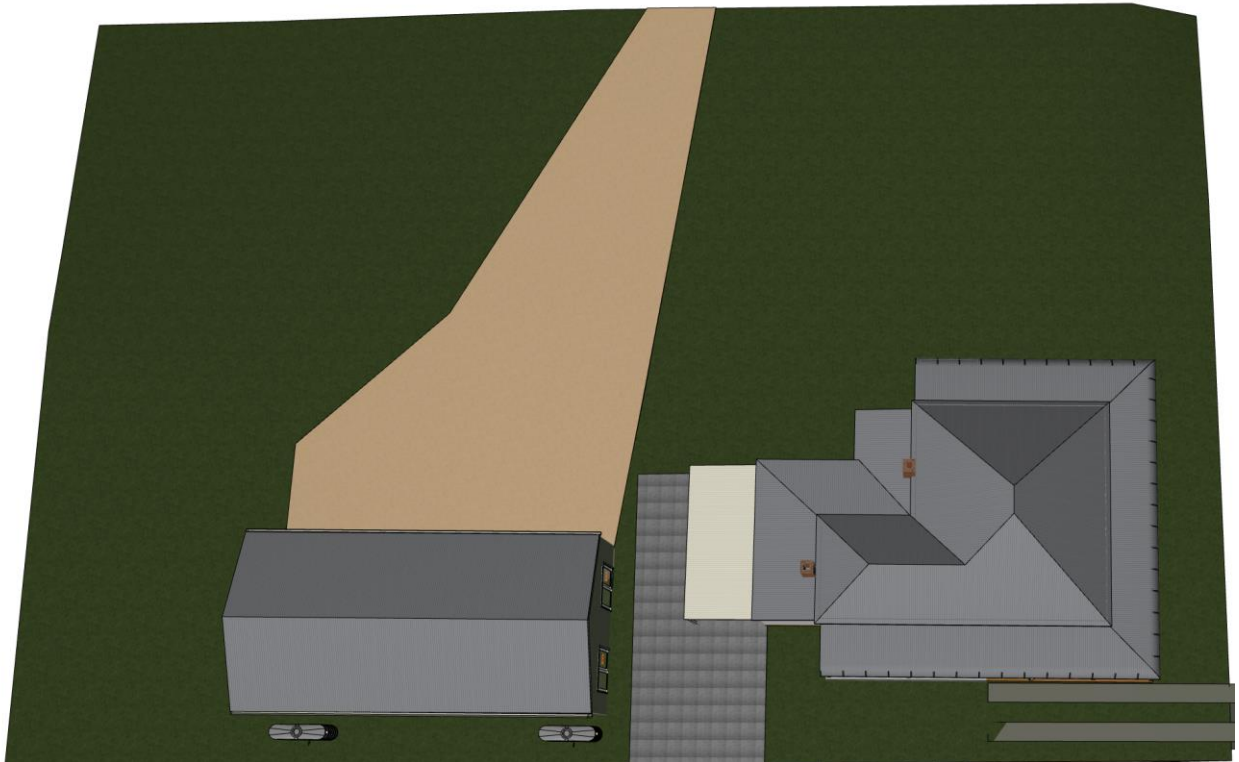


Figure 5 - Proposed additions- Aerial view.

Site Description and Locality

The subject site is Lot 3 DP 1088361 commonly known as 39 Berkeley Street, Stroud NSW 2425. The site area is 1669 sqm. The subject site is located at the western side of Berkeley Street Rd at the intersection with Wye Street. The site has roughly a 0.5m downward slope from front to rear and has a downward slope of 1m from south towards the north.



Figure 6 – Six maps-



Figure 7 – Existing shed at the rear of the site

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PART 2 - APPLICABLE DEVELOPMENT CONTROLS

Environmental Planning & Assessment act 1979 -4.15

State Environmental Planning Policy (Building sustainability index) 2004

Great Lakes Local Environmental Plan 2014

Great Lakes Development Control Plan 2013

GREAT LAKES LOCAL ENVIRONMENTAL PLAN 2014 (GREAT LAKES LEP 2014)

Land Zoning

The subject site is zoned RU5 Village under the Great Lakes Environment Plan 2014.

The proposed development is defined as alterations and additions to a dwelling house which is permitted in the zone .

4.3 Height of Buildings

The subject site is mapped under the Great Lakes Local Environmental Plan 2014 as having a maximum height of building of 8.5m. The proposal will not increase the height of the buildings on site above the existing 6.9m. The subject proposal is consistent with this development standard.

4.4 Floor Space Ratio

The subject site is mapped under the Great Lakes Local Environmental Plan 2014 as having a maximum FSR of 0.4:1.

GREAT LAKES DEVELOPMENT CONTROL PLAN 2013

Chapter 3 - Character Statements

3.2.2 Inland Villages Additional Character Statements.

3.2.2.1 Stroud

The proposed additions will not adversely affect the historical character of Stroud.

The existing dwelling is a single storey iron roof ,weatherboard clad home. The proposed development is not for the existing dwelling , but for the existing iron roof -iron clad earthen floor shed at the rear of the site. The shed is not easily seen form the street. The existing shed is also located over the boundary on the southern side. The proposed new garage will be setback a minimum of 2m from the southern boundary.



Figure 8- The existing dwelling and shed as seen from Berkeley Street.



Figure 9- The dwelling as seen when passing along Berkeley Street past Wye Street.

Chapter 4 - Environmental Constraints

4.1 Ecological Impacts

The additions to the rear of the dwelling will increase the footprint of the of development on site from 198sqm to 296sq. The garage additions increase the footprint by 98sqm. The total site coverage is 17.7%. The increase footprint will not impede on any areas of ecological significance or biodiversity. The proposal is consistent with the objectives of the plan.

4.2 Flooding

The subject site is not identified as flood prone on Council's mapping.

Chapter 5 -Single Dwellings, Dual Occupancies, Villas and Townhouses

5.1 Solar Access and Overshadowing

As shown by figure 10 and 11 below, there will not be any significant overshadowing to the dwelling to the south (37 Berkeley Street), which is a single-story dwelling, with an enclosed garage at the northern end of the building.



Figure 10- The dwelling to the south is located forward of the new garage location.



Figure 11- The dwelling to the south as seen from Berkeley Street.

5.2 Views and Privacy

There is no impact to the views of neighbouring properties or impacts to privacy.

5.4 General Building Design

- To provide a high-quality design of new residential development that responds to the environment in which it is located.
- Attached garages and carports are located and designed so that they do not dominate the streetscape or adversely affect the adjoining properties.

The garage is to be located behind the dwelling, therefore not dominating the streetscape. The building will be clad in a horizontal cladding – colour pale eucalypt and the dwelling will be painted in a heritage colour similar to pale eucalypt.

5.5 Setbacks

5.5.2 Residential and Village Zones

5.5.2.1 Primary Road Setback Controls

Garages – 6m setback

Setback is 25.59m from Berkeley Street- complies

5.5.2.3 Corner Setback Controls

- (1) A 3m setback is usually applied to the longest street frontage on a corner block to ensure optimum use of the site for the residence and private outdoor areas.

The garage is setback 25m from Wye Street - complies.

5.5.2.5 Side and rear Setback Controls

(1) Side

900mm- setback 2m- complies.

(2)-Rear

3m – setback 11.7m - complies.

5.6 Building Height

The proposal complies with height under Clause 4.3 Height of Building of the Great Lakes LEP. The ridge height from natural ground for the proposed garage is 4.87m.

5.7. Cut and Fill

There will be little to no cut and fill on site (i.e., less than 200mm). The floor is slab on ground.

Chapter 8 - Heritage

A Heritage Impact Statement is to be submitted with a development application for any proposed works including alternations and demolition:

- within a Heritage
- Conservation Area affecting
- a heritage item; and
- for a property in the vicinity of a heritage item (by reference to two lots in any direction)

The proposed development is not located within a heritage conservation area (as shown in figure 12) but is located on the site of and in the immediate curtilage of a locally listed Heritage Item.

The item is identified as having local significance under Schedule 5 Environmental heritage of the LEP as Item I96 – Dwelling.

Dwelling

39 Berkeley Street

Lot 3, DP 1088361

Local

I96

The State Heritage Inventory, identifies the item as meeting the criteria for Historical Significance, Historical Association, Aesthetic Significance and Research significance as well as being representative of the Stroud's early twentieth century development and the classic federation timber cottage style, though the item is not rare, it has a high level of originality and is intact, uncompromised by its setting.

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The Statement of Significance details the buildings main significance as being a historical record of the 20th century growth of Stroud, following the departure of the A.A Co. The significance of the item relates to its architecture and also association with being a possible staging point.

The proposed development for the demolition of the existing shed and replacement with the proposed development is not considered to have an adverse impact on the heritage significance of the item. The development will not impact upon the fabric of the dwelling or compromise its setting. The position of the development in the immediate curtilage will not adversely impact the significance of the item as it not considered to be a rare example, or exemplar of its kind and will not compromise its originality.

As previously stated, the shed to be demolition is not part of the original fabric and is not identified in the listing or the statement of significance as being contributory.

The “dwelling” heritage item of local significance on the site on the site at 39 Berkeley Street is also known as “hollydene”. It has been difficult to determine when the house may have been built.

An 1855 map of Stroud (Figure 13) where the lot has been identified as having been sold by the Australian Agricultural Company.

Circa 1900 (shown in figure 14) shows the site with an owner’s name. M MASTERS. John and Henry Masters resided in Stroud at the time. Trove has entries of the wedding announcements of the daughters of both John and Henry from 1879 to 1914. Henry Masters had a daughter named Mary Anne Masters. It is not until there is an entry referring to a Miss M Young ‘Hollydene’ of Stroud in 1916 that there is a direct connection with the dwelling by name.

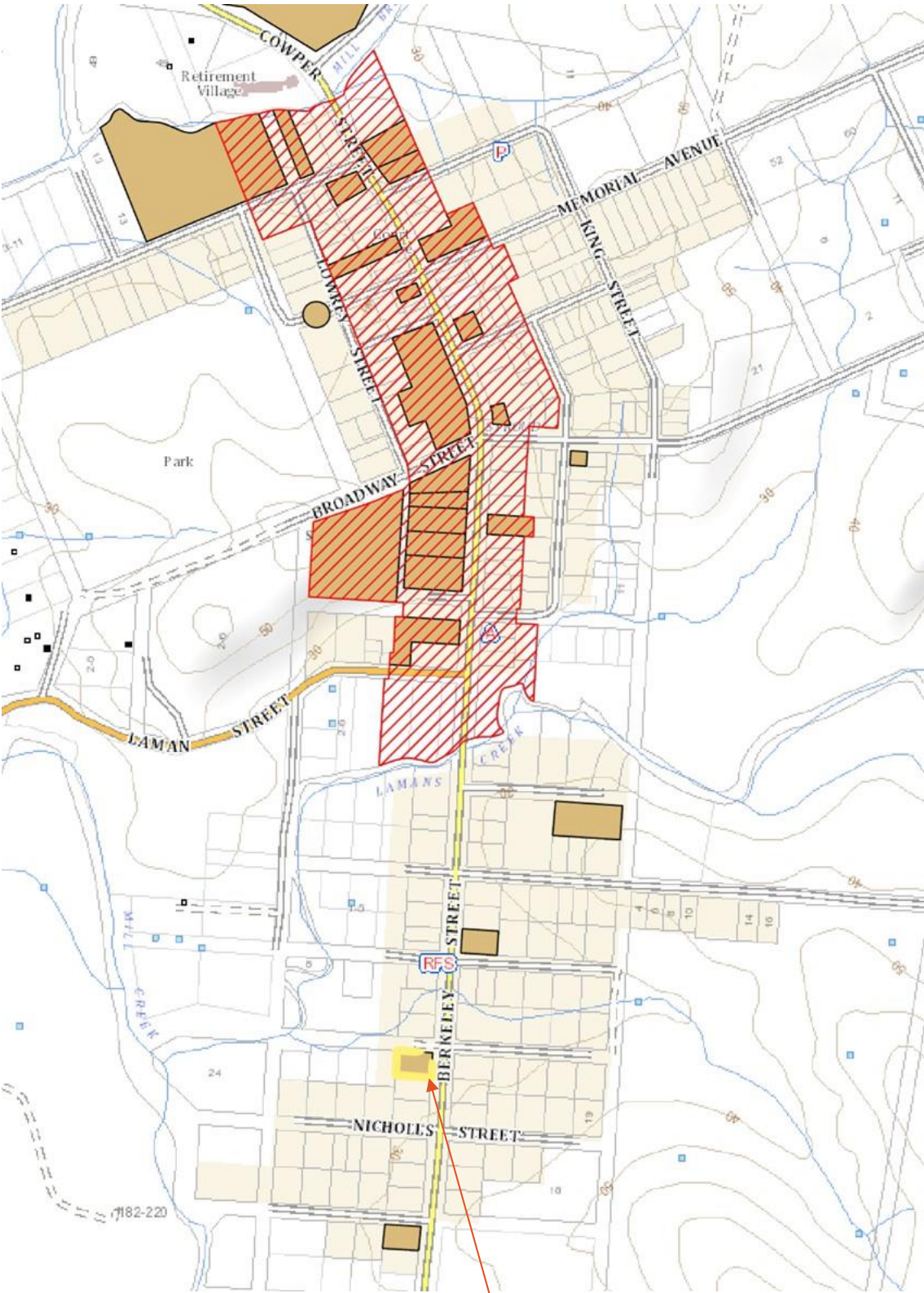


Figure 12- Stroud Heritage Conservation Area.

39 Berkeley St.



Figure 13- The AACo map of Stroud 1855 - Site



Figure 14- The map of Stroud circa 1900 approximately

The existing shed, proposed to be demolished is *not attached* to the dwelling and is located to the rear of the dwelling. The shed is not considered to be part of the original fabric of the site, or have any significant association with the dwelling or the Heritage listing of the site. The timbers and corrugated iron utilised for the construction of the shed demonstrate it is not of the same period as the dwelling.



Figure 15- The inside of the shed- under roof/wall, dirt floor

The landowner has made enquiries with the local community, and it is thought that the shed may have been built sometime in the 1960's to 1970's. There are structural issues with the roof timbers and the shed is open to the elements and does not provide safe secure dry storage of materials. The present structure does not allow for covered off street parking of motor vehicles.



Figure 16- Hollydene 1973.

Figure 16 shows trees that are no longer on the site. One of the trees appears to be located where the shed is located today which is 5.48m from the rear of the dwelling.

Chapter 10.0 – Car parking , Access

10.3 Car Parking

10.3.1 Car Parking Rates

A dwelling with a floor area less than 125m² must be provided with one (1) covered car parking space.

The existing dwelling has an area of 115.00sqm.

The proposal is consistent with this provisions as three (3) covered car parking spaces will be provided. Presently there are no covered car parking spaces on site.

10.3.2 Car Parking Design Controls

Required - 3m x 6m enclosed.

Proposed - 7m x 14m enclosed.

10.3.3 Vehicle Access and Driveway Controls

Currently vehicular access to the site is via Berkley Street. Given the elevation of the driveway to Berkely Street and the high traffic flow, the proposed vehicular access is to be relocated to Wyee Street to allow for safer vehicle movements to and from the site.



Figure 17- Present access to the site from Berkeley Street.



Figure 18- Proposed new access point to the rear of the site and the proposed garage off Wye Street.

The proposed driveway from Wye Street to the proposed garage will be a gravel driveway.

The driveway will be constructed as per council's standard rural driveway drawings SD 0102.

The existing concrete strips will be removed from the Berkeley Street access point.

Chapter 14 -Waste Management

14.2.1 Single dwellings and dual occupancies

The existing dwelling on site is serviced for waste by Councils regular waste collection service, which will continue.

There is limited demolition required for the proposal, i.e. there is no concrete or brick. Much of the timber and the corrugated iron can be recycled. A Site Waste Minimisation and Management Plan is provided with the application.

PART 3 - SOCIAL IMPACT STATEMENT

Access and Traffic

Vehicular access to the site will be via Wye Street. Pedestrian access will continue to be via Berkeley Street. Off street parking will also be available for visitors to the rear via Wye Street.

Privacy, View and Overshadowing

There are no impacts to the privacy or views of adjoining properties and the proposed development will not cause overshadowing to neighbouring properties.

Air and Noise

There are no impacts to the acoustic amenity of adjoining properties resulting from this development.

Soil and Water

The proposed development requires limited groundworks, only for the new footings and concrete slab. Silt traps will be installed on the western and northern downslope side of the site during construction. The additional roof area of the proposal will be connected to 2 new water tanks and will be used for landscape watering on site, as the owner has an extensive garden. The overflow will be connected to the existing stormwater management system on site.

Waste

Waste will be minimized on site during the construction phase of development, which will be included in the waste management report. Operation waste will be managed by council's regular waste collection service.

Hazardous Substances

The proposal does not require the removal of any hazardous substances and does not propose the use of any hazardous substances.

PART 4 - SUMMATION

In summation, the proposed development for a three (3) bay colorbond steel garage at the rear of the dwelling at 39 Berkeley St Stroud will not adversely impact upon the street amenity nor that of the adjoining lots. Much of the scale and bulk of the proposed additions will be hidden from the street by the existing dwelling on site.

AREAS:

SITE 1669.00sqm

EXISTING
DWELLING 115.00sqm
REAR PATIO 18.70sqm
VERANDAH 63.90sqm

PROPOSED
3 BAY GARAGE 98.00sqm

TOTAL SITE COVERAGE 295.6sqm = 17.7% COVERAGE

GRAVEL DRIVEWAY 210.00sqm

Pictures of the existing dwelling.



Figure 19 – Street view



Figure 20 – Rear of the existing dwelling



Figure 20- Front of shed- Roller door open.

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