STATEMENT OF ENVIRONMENTAL EFFECTS

FOR THE ADDITION OF BOARDING HOUSE ACCOMMODATION

AT

41 THE BOULEVARDE, STRATHFIELD

Prepared by Graham Bakewell
Ref: 1404/SEES96
Rev A
November 2015
## CONTENTS

<table>
<thead>
<tr>
<th>Section</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. INTRODUCTION</td>
<td>3</td>
</tr>
<tr>
<td>2. SITE ANALYSIS</td>
<td>3</td>
</tr>
<tr>
<td>3. PLANNING CONTROLS</td>
<td>3</td>
</tr>
<tr>
<td>4. THE PROPOSED DEVELOPMENT</td>
<td>4</td>
</tr>
<tr>
<td>5. SECTION 79C ASSESSMENT</td>
<td>4</td>
</tr>
<tr>
<td>6. CONCLUSION</td>
<td>7</td>
</tr>
</tbody>
</table>
1. INTRODUCTION

This Statement of Environmental Effects has been prepared by Graham Bakewell Architect to accompany a Section 96 Application to Strathfield Council to modify consent DA2014/049 for the addition of boarding house accommodation at 41 The Boulevarde, Strathfield.

The Section 96 Application drawings detail the modifications – raising the new roof parapet height 250mm to accommodate the roof structure and maintain the ceiling height below the roof.

The statement provides an assessment of the proposal in accordance with the relevant matters for consideration prescribed under Section 79C (1) of the Environmental Planning and Assessment Act 1979. The statement has been prepared after taking into account the proposal’s ability to minimise any potential impacts on the locality and the amenity of the surrounding properties.

2. SITE ANALYSIS

2.1 The Site

The site known as 41 The Boulevarde (Lot 1, DP 229221) is located at the intersection of The Boulevarde and Redmyre Road.

2.2 The Character of the Area

Development on the south side of Redmyre Road and on the west side of The Boulevarde primarily consists of apartment buildings with a variety of building styles. On the northern side of Redmyre Road there are smaller retail buildings and the Strathfield Plaza retail complex. On the eastern side of The Boulevarde are smaller retail buildings.

2.3 Heritage

The existing building is not a heritage item or located in a heritage conservation area.

3. PLANNING CONTROLS

The planning instruments that are applicable to the subject development application are outlined below. A full assessment of the development application, in accordance with the relevant matters for consideration under Section 79C (1) of the Environmental Planning and Assessment Act 1979 is provided in Section 5.

3.1 Local Environmental Plans

3.1.1 Strathfield Comprehensive Local Environmental Plan 2012 (LEP)

The LEP sets out the zoning, height and density provisions applicable to the site.

The provisions of the LEP are discussed further in Section 5 below.

3.2 State Environmental Planning Policies

3.2.1 State Environmental Planning Policy (Affordable Rental Housing) 2009 NSW (SEPP)

The provisions of the SEPP are discussed further in Section 5 below.

3.3 Development Control Plans

3.2.1 Strathfield Development Control Plan 13-Strathfield Town Centre (DCP13)
The provisions of DCP13 are discussed further in Section 5 below.

4. THE PROPOSED MODIFICATIONS

3.1 General

Raising the new roof parapet height 250mm to accommodate the roof structure and maintain the ceiling height below the roof.

5. SECTION 79C ASSESSMENT

This section provides an assessment of the proposal in accordance with the relevant matters for consideration prescribed under Section 79C (1) of the Environmental Planning and Assessment Act 1979 (as amended).

5.1 THE PROVISIONS OF ANY ENVIRONMENTAL PLANNING INSTRUMENT

5.1.1 STRATHFIELD COMPREHENSIVE LOCAL ENVIRONMENTAL PLAN 2012 (LEP)

Each of the relevant clauses contained in the LEP are addressed below:

Zone No. B4 Mixed Use

Boarding Houses are permissible with Development Consent.

Height of buildings

The subject site has a 16m maximum height limit. There proposed modification will not affect compliance with the maximum building height.

Floor Space Ratio

The site has a maximum permissible floor space ratio of 3:1. The modifications will not add any floor space and will not result in a floor space ratio non-compliance.

5.2 THE PROVISIONS OF ANY DRAFT ENVIRONMENTAL PLANNING INSTRUMENT

The proposal is not subject to the provisions of any draft environmental planning instrument.

5.3 THE PROVISIONS OF ANY STATE ENVIRONMENTAL PLANNING POLICY

5.3.1 STATE ENVIRONMENTAL PLANNING POLICY (AFFORDABLE RENTAL HOUSING) 2009 NSW (SEPP)

Each of the relevant clauses contained in the SEPP are addressed below:

4 Interpretation-general

Accessible area – the site is located within 800 metres walking distance of a public entrance to a railway station and is therefore located in an accessible area.

7 Land to which Policy applies

The SEPP applies to the state of New South Wales

DIVISION 3 BOARDING HOUSES
26 Land to which Division applies

This division applies to land within the B4 Mixed Use zone.

27 Development to which Division applies

This division applies to development, on land to which this Division applies, for the purposes of boarding houses.

28 Development may be carried out with consent

Development to which this Division applies may be carried out with consent.

29 Standards that cannot be used to refuse consent

(1) Consent must not be refused if the proposal is located in a zone for which residential accommodation is permitted if the proposal does not comprise more than the existing maximum floor space ratio or if residential flat buildings are permitted in the zone then the existing maximum floor space ratio can be increased by 20%. Residential accommodation and residential flat buildings are permitted in the B4 zone. The modifications will not result in any change to the floor space ratio.

(2) (a) Building Height – Consent must not be refused if the proposal has a height less than that allowed under the environmental planning instrument. The height limit for the site is 16m. The modifications increase the height by 250mm but the development will still have a height limit less than 16m.

(b) Landscaped Area – Consent must not be refused if the landscape treatment of the front setback is compatible with the streetscape in which the building is located. The existing front setback will not be altered by the modifications.

(c) Solar Access – Consent must not be refused if the proposal provides a communal living room which receives a minimum of 3 hours direct sunlight between 9am and 3pm in mid-winter. The modifications will not affect the solar access available to the communal living room.

(d) Private Open Space – Consent must not be refused if a communal open space with area of at least 20m² and a minimum dimension of 3 metres is provided. The modifications do not affect the private open space.

(e) Parking – Consent must not be refused if a development in an accessible area has at least 0.2 parking spaces for each boarding room. The modifications do not affect the parking.

(f) Accommodation Size – Consent must not be refused if each boarding room has a gross floor area (excluding bathroom) of at least 12m² for a room for a single lodger or 16m² in any other case. The rooms are intended for single occupancy and all have a minimum gross floor area of 12m². The modifications do not affect the room sizes.

(3) A boarding house may have private kitchen or bathroom facilities in each boarding room. The modifications do not affect the kitchen or bathroom facilities.

(4) A consent authority may consent to development to which this division applies whether or not the development complies with the standards set out in subclause (1) and (2) above.

30 Standards for boarding houses

(1) (a) If a boarding house has 5 or more boarding rooms at least one communal living room is to be provided. A modifications do not alter the communal living room.

(b) No boarding room will have a gross floor area of more than 25m². The proposed boarding room areas are not affected by the modifications.

(c) No boarding room is to be occupied by more than 2 adults. The proposed boarding rooms occupancy is not affected by the modifications.

(d) Adequate bathroom and kitchen facilities are to be available in the boarding house. The kitchen and bathroom facilities are not altered by the modifications.
(e) If more than 20 lodgers are accommodated provision is to be made to accommodate a boarding house manager. The proposal accommodates 18 lodgers so there is no provision for a resident manager.
(f) Repealed
(g) If the land zoning is primarily commercial no part of the ground floor or part of the ground level is to be used for residential purposes. The modification does not affect the accommodation locations in the building.
(h) At least 1 parking space is to be provided for a bicycle and 1 for a motorcycle for every 5 boarding rooms. The modifications do not affect the parking provision on the site.

30a Character of the area

Consideration as to the compatibility of the proposal with the character of the local area is required before consent can be granted. The proposed modification to the approval will have a negligible impact on the existing streetscape as the addition is to be located at the rear of the existing building and will only be partially visible from the street.

5.4 THE PROVISIONS OF ANY DEVELOPMENT CONTROL PLAN

5.4.1 STRATHFIELD DEVELOPMENT CONTROL PLAN 13-STRATHFIELD TOWN CENTRE (DCP13)

DCP13 generally contains objectives and principles that seek to protect and complement the existing predominantly 2 storey retail strip on The Boulevarde and surrounding areas. The subject site is located near the edge of the town centre area and the modifications to the approval will only have a negligible impact on the streetscape.

5.5 NATURAL ENVIRONMENTAL IMPACTS

The relevant matters for consideration have been considered in the preparation of this application.

5.5.1 Topography and Scenic Impacts

The proposed modification will not have any adverse effects on the topography, soil, or water conditions of the subject site. Roof stormwater is to be disposed of into the existing stormwater system for the building.

5.5.2 Water and Air Quality Impacts

The proposed modification will not result in any adverse effects in the locality in terms of water or air quality.

5.6 BUILT ENVIRONMENTAL IMPACTS

The relevant matters for consideration have been assessed in the preparation of this application.

5.6.1 Character and Amenity of the Locality and Streetscape

The proposed modification will have a negligible impact on the streetscape.

5.6.2 Relationship to Neighbouring Properties

Privacy and Overlooking:
The modifications will not have any impact on privacy or overlooking of neighbouring properties.

Solar Access:
The proposed modifications raise the parapet height by 250mm so there will be a minor increase in shadowing of the neighbouring property to the south.
Views:
The proposed modifications raise the parapet height by 250mm so there will be a minor loss of views from the neighbouring property to the south.

5.7 SOCIAL AND ECONOMIC IMPACT
The modification is considered unlikely to result in any adverse social or economic effects in the locality.

5.8 THE SUITABILITY OF THE SITE FOR THE DEVELOPMENT
The relevant matters for consideration have been considered in the preparation of the application.

5.8.1 Services to the Site
The modifications will not have any impact on services available to the site.

5.9 THE PUBLIC INTEREST
The proposed modification will not give rise to any adverse environmental impact on surrounding properties in terms of excessive overshadowing, loss of visual and aural privacy, or views. The proposed modifications result in a building that is compatible in design, height, bulk, scale, setbacks, and external materials and finishes with existing buildings in the surrounding streetscape and the locality generally, and will not give rise to any detrimental impacts on the scenic quality of the locality. Accordingly, the proposal is considered to be in the public interest.

6. CONCLUSION
The proposed modifications have been assessed against the relevant clauses of Strathfield Comprehensive Local Environmental Plan 2012 (LEP), State Environmental Planning Policy (Affordable Rental Housing) 2009 NSW (SEPP) and Strathfield Development Control Plan 13-Strathfield Town Centre.

The modifications result in a building that is considered to generally satisfy the aims of the SEPP and generally complies with the relevant standards outlined in the SEPP.