

# **STATEMENT OF ENVIRONMENTAL EFFECTS**

FOR

Enclosure Existing Veranda &  
Proposed a Detached Pavilion at Rear Yard

AT

**N0. 71 Cotswold Road  
Strathfield**

FOR

**Strathfield Council**

Prepared by  
EY Home Design

Date: June 2020

**STRATHFIELD COUNCIL  
RECEIVED**

**DA2020/119  
1 July 2020**

# CONTENTS

|              |   |           |
|--------------|---|-----------|
| <b>1.0</b>   | <b>INTRODUCTION</b>   | <b>3</b>  |
| <b>2.0</b>   | <b>DESCRIPTION OF SITE &amp; SURROUNDS</b>                          | <b>3</b>  |
| <b>3.0</b>   | <b>THE PROPOSAL</b>   | <b>5</b>  |
| <b>4.0</b>   | <b>PLANNING CONTROLS</b>  | <b>6</b>  |
| <b>5.0</b>   | <b>SECTION 79C (1) ASSESSMENT</b>                                   | <b>6</b>  |
| <b>5.1</b>   | <b>Section 79C (1) (A) - Statutory Considerations</b>               | <b>7</b>  |
| <b>5.1.1</b> | <b>Strathfield Local Environment Plans (LEP) 2012</b>               | <b>7</b>  |
| <b>5.1.2</b> | <b>Strathfield Consolidated Development Control Plan (DCP) 2005</b> | <b>7</b>  |
| <b>5.2</b>   | <b>Section 79C (1) (B) – Impact of the Development</b>              | <b>12</b> |
| <b>5.3</b>   | <b>Section 79C (1) (C) – Suitability of the Site</b>                | <b>12</b> |
| <b>5.4</b>   | <b>Section 79C (1) (D) – Any Submission Made</b>                    | <b>12</b> |
| <b>5.5</b>   | <b>Section 79C (1) (E) – The Public Interest</b>                    | <b>13</b> |
| <b>6.0</b>   | <b>BASIX</b>  | <b>13</b> |
| <b>7.0</b>   | <b>SOIL AND STORMWATER</b>  | <b>13</b> |
| <b>8.0</b>   | <b>CONCLUSION</b>   | <b>13</b> |

## 1.0 INTRODUCTION

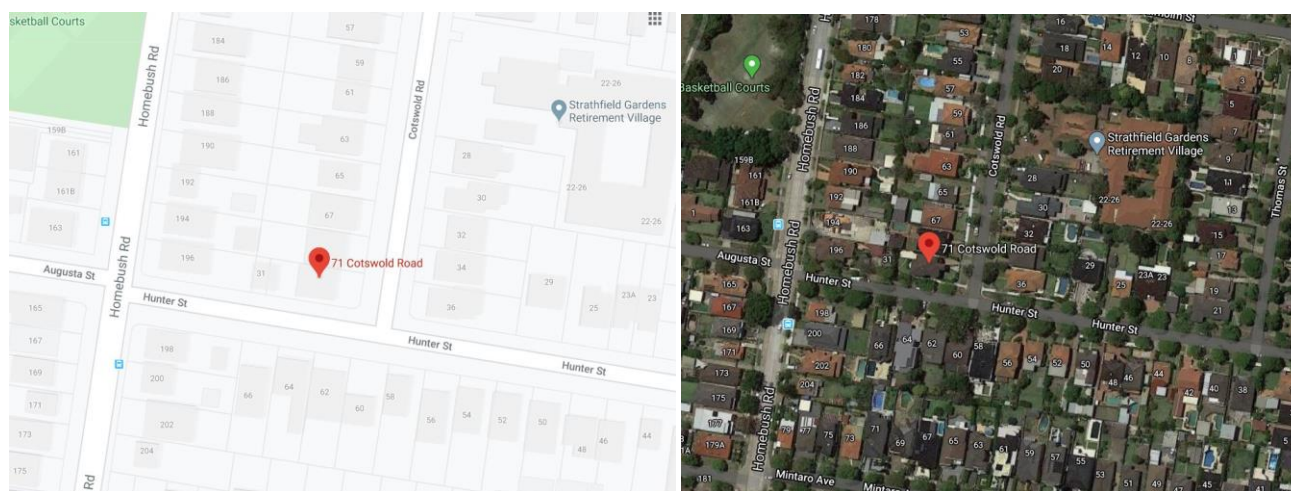
This Statement of Environmental Effects (SEE) accompanies a development application to Strathfield Council for development consent to enclosure existing Veranda and proposed a detached Pavilion at rear yard at No.71 Cotswold road Strathfield.

This SEE will seek to address a number of issues relating to the proposal including a description of the subject site, the surrounding area and the proposal. The statutory and policy requirements within which the proposal is to be considered are then set out with an assessment of the environmental impact of the proposal, undertaking by reference to Section 79C(1) of the Environmental Planning and Assessment Act, 1979.

The assessment demonstrates that the proposed development would be acceptable in the context of all the relevant matters for consideration.

## 2.0 DESCRIPTION OF SITE & SURROUNDS

The site is located at the Lot 12 No.71 Cotswold Road Strathfield. Topographically, the site has a gradual fall from front and rear boundary. The site is currently occupied by two storey brick house with basement parking & store area. **Figure 1** is a map showing the location of the subject site.



**Figure 1: Location of Subject Site**

The site is a corner allotment with regular shape, and there is an overall site area of 593.3m<sup>2</sup>. The frontage is 12.785m to Cotswold Road. The minimum side boundary is 36.56m facing Hunter Street.

The immediate locality is characteristic by predominantly two storey dwelling houses. Adjoining the site to the North is a two storey brick cottage and to the West is Electrical Substation.



**Figure 2: View of Subject Site from Cotswold Road**



**Figure 3: View of Subject Site from Hunter Street**



### 3.0 THE PROPOSAL

The proposal is to enclosure existing Veranda and proposed a detached Pavilion at rear yard to existing dwelling. The details of the proposed works are as follows:

➤ Basement floor

*Unchanged*

➤ Ground Floor

- Enclosure existing Veranda to create bigger Family room (**Figure 4**)
- A Pavilion with BBQ at backyard (**Figure 5**)

➤ First Floor

*Unchanged*



**Figure 4: View to Existing Verandah**



**Figure 5: Rear yard for Potential Pavilion**

#### **4.0 PLANNING CONTROLS**

The Statement details the proposed development's compliance against applicable environmental planning instruments and development control plans including:

- Strathfield Local Environmental Plan 2012;
- Strathfield Consolidated Development Control Plan 2005;
- State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004

#### **5.0 SECTION 79C (1) ASSESSMENT**

The following headings provide an assessment of the development application having regard to the relevant matters for consideration under Section 79C (1) of the Environmental Planning and Assessment Act, 1979.

## 5.1 Section 79C (1) (A) - Statutory Considerations

### 5.1.1 Strathfield Local Environment Plans (LEP) 2012

The site is located in an area zoned No.R2 - Low Density Residential. The relevant clauses of the LEP area listed in the table below:

| Clause             | Requirement  | Proposed  | Compliance |
|--------------------|--|---|------------|
| Zone               | <b>Objectives of zone</b> <ul style="list-style-type: none"><li>• To provide for the housing needs of the community within a low density residential environment.</li><li>• To enable other land uses that provide facilities or services to meet the day to day needs of residents.</li></ul>   | The proposal is considered to be consistent with the relevant objectives of the LEP. The proposal will maintain the character of the existing residential area and will not result in any significant adverse impact upon the amenity of surrounding residential development or the character of the streetscape. | <b>YES</b> |
| Building Height    | 9.5m   | The existing building height is approx. 9.1m. The proposed development will not affect the control of building height.  | <b>N/A</b> |
| Acid Sulfate Soils | Works within 500 m of adjacent Class 1, 2, 3 or 4 land that is below 5 m Australian Height Datum and by which the watertable is likely to be lowered below 1 m Australian Height Datum on adjacent Class 1, 2, 3 or 4 land.  | In accordance with the Acid sulfate soil map, the subject land is identified as Class 5.  | <b>YES</b> |
| Heritage           |  | The subject site is not a Heritage item or within Heritage Conservation area.   | <b>N/A</b> |
| Earthworks         | Development consent is required for earthworks unless:<br>the earthworks are exempt development under this Plan or another applicable environmental planning instrument, or<br>the earthworks are ancillary to development that is permitted without consent under this Plan or to development for which development consent has been given. | The proposal will not involve excavation works.   | <b>N/A</b> |

### 5.1.2 Strathfield Consolidated Development Control Plan (DCP) 2005

The DCP comprises of a number of sections dealing with various building types (i.e. low and medium density residential, commercial, town centers). The tables below assess the proposal against the relevant development requirements under various section of the DCP, and where non-compliance results assessment is made against the relevant aims and objectives:

| Control                                    | Required   | Proposed  | Compliance |
|--|--|---|------------|
| <b>Streetscape</b>                         | Streetscape Presentation<br>1. New dwellings must be positioned and oriented on their site to address the street frontage and complement the existing pattern of development in the street.<br>2. Consistently occurring positive building façade features within the existing streetscape should be incorporated into the proposed dwelling design. Excessive parapets, irregular-shaped and irregular-spaced windows, excessive glazing to building facades and double-height vertical elements including columns are not permitted. | The proposal is the small alteration at ground level from existing two storey residence development. The street view will be retained for new development. Therefore, the proposed house is general compatible with street development trend. | Yes        |
| <b>Scale, Massing and Rhythm of Street</b> | 1.The overall scale, massing, bulk and layout of the proposed building must complement the existing streetscape<br>2. Building height and mass must not result in loss of amenity to adjacent properties, open space or the public domain.   | As noted above, the proposed development has been designed to be compatible with the scale, mass, bulk and layout of other two-storey dwelling houses in the street.  | Yes        |
| <b>Building Forms</b>                      | Where a dwelling is located on a street corner it shall be designed to address both street frontages. Blank walls shall not be presented to either frontage and walls shall be articulated or staggered so as to avoid appearing unduly bulky or long.   | The proposal won't provide any adverse effect to current building form.   | Yes        |
| <b>Architectural design and details</b>    | 1.The proposed roof design must be similar in pitch, materials and colour to roofs in the immediate streetscape. Roof forms should   | The materials for proposed development will be matching existing dwelling and will be compatible with   | Yes        |



|                          |   |  |     |
|--------------------------|---|--|-----|
|                          | <p>complement, but not necessarily replicate the predominant form in the locality.</p> <p>5. Materials must be compatible with the existing dwelling house and compatible with adjoining dwelling houses and the streetscape in terms of type, form and colour.</p> <p>8. New development must incorporate colour schemes that have a hue and tonal relationship with the traditional colours or the predominant colours of the street.</p>                             | the development in the vicinity of the subject site.   |     |
| <b>Floor Space Ratio</b> | <p>The maximum floor space ratio (FSR) permitted on a site is indicated on the SLEP 4.4C:</p> <p>FSR 0.625:1</p>  | The proposed FSR is 0.578 : 1  | Yes |
| <b>Building Height</b>   | <p>Dwelling houses:<br/>Maximum height = 9.5m (above NGL)</p> <p>The maximum height of the external wall from the existing ground level to the underside of the uppermost ceiling level is to be 7.2 metres.</p> <p>The maximum internal floor to ceiling height is to be 3.0 metres for any residential level.</p> <p>The maximum height of outbuildings, detached garages and carports is to be 3.5m to the highest point on the roof above natural ground level.</p> | <p>The existing dwelling is two storey in height and approximately 9.1m.</p> <p>The proposal will be retained the building height and same as the original approved plans. The ceiling height for alteration part of main building is 2.56m to comply with council's requirement.</p> <p>The maximum height of proposed Pavilion is 3.13m, which is compliance with council's DCP control.</p> | YES |
| <b>Landscaped areas</b>  | <p>1. Minimum landscape area 38.5% of the site area</p> <p>2. At least 50% of the minimum landscaped area should be located behind the building line to the rear boundary.</p> <p>3. At least 50% of the front yard should be maintained as deep soil soft landscaping.</p>   | <p>According to the current Survey plan, the existing landscaped area is 26.2%.</p> <p>The proposal will not make any further reduce from landscape area. Although it is not satisfied with council's requirement, the proposal provides suitable</p>  | No  |

|                           |   |   |     |
|---------------------------|---|---|-----|
|                           |   | shade convective cooling breeze paths in summer, and functional private open spaces for active or passive use by residents. We seek the variation for this landscape control.   |     |
| <b>Private Open Space</b> | <p>1. Private open space is to be provided in a single parcel rather than a fragmented space and shall be directly accessible from internal living areas of the dwelling.</p> <p>4. Areas within setbacks are not to be included as private open space unless they have a minimum width of 3m.</p> <p>5. The primary private open space is to be located at the rear of the property.</p> | The proposal is included enough private open space about 180.1sqm with minimum width of 3m, which direct access from Family area.   | Yes |
| <b>Building Setback</b>   | <p>Minimum primary street setback - 9m</p> <p>Secondary street setbacks for dwellings on corner allotments - 3m</p>   | The new development will be retained the building setback to front boundary.  | N/A |
|                           | <p>Minimum side setback = min 1.2m to each side with total side setback 20% of site width.</p> <p>The minimum side and rear setback for an outbuilding is 0.5m.</p>   | <p>The proposed alteration has a minimum setback of 1.56m to northern side boundary, which is remained the existing setback. .</p> <p>The proposed Pavilion has a minimum setback 1.216m to side boundary.</p> <p>The proposal is satisfied with the performance criterion of side setback.</p> | Yes |
|                           | Minimum rear setback= 6m  | <p>There is no change for rear setback calculation by new enclosure verandah development.</p> <p>The proposed Pavilion has a minimum setback 1.68m to rear boundary.</p>  | Yes |

|                                   |  |  |     |
|-----------------------------------|--|--|-----|
| <b>Fence</b>                      | Front fences must not be erected where the streetscape is characterised by an absence of front fences. In these instances, landscaping shall be used to create identifiable street address and privacy.  | The proposal will not affect front boundary fence, including the pedestrian gate and driveway gate.  | N/A |
| <b>Solar Access</b>               | <p>2. In the case of alterations or additions to existing dwellings, solar access to the windows of habitable rooms and to the majority of private open space must be substantially maintained or achieved for a minimum period of 3 hours between 9.00am and 3.00pm at the winter solstice (June 21).</p> <p>3. 50% of the principal private open space of any adjoining premises should receive solar access for a minimum period of 3 hours between 9.00am and 3.00pm at the winter solstice (June 21).</p>                   | <p>The proposal is the small alteration at ground level for existing two storey development, there is no any adverse shadow impact to adjoining property. No shadow effect analysis by council's requirement.</p> <p>The proposed habitable room and private open space will be received sufficient sunlight.</p>  | Yes |
| <b>Privacy</b>                    | <p>1.Private open space, bedrooms, balconies and living rooms of proposed and any existing adjoining dwellings are to be protected from direct overlooking by locating living areas on the ground floor and orientating them towards the rear and front setback.</p> <p>2. Provide adequate separation of buildings.</p> <p>Windows should not directly face the windows, balconies and courtyards of adjoining dwellings.</p> <p>Elevated decks, verandahs and balconies shall incorporate privacy screens where necessary.</p> | <p>The proposed development has been designed to minimise the privacy impact on the neighboring properties. The proposed door is facing rear yard, which will not create any unreasonable privacy impact.</p> <p>The proposed development has no impact to the local air quality and noise Control. No any commercial activity involved to the subject site.</p> | Yes |
| <b>Vehicle access and parking</b> | <p>Maximum width of driveway 3m</p> <p>4.Vehicle access points and parking areas must: - be easily accessible and recognisable to</p>  | The proposed development will NOT change any vehicle access and parking to original approved documents.  | N/A |

|  |   |  |     |
|--|---|--|-----|
|  | <p>motorists; - not disrupt pedestrian flow and safety; and - be located to minimise traffic hazards and the potential for vehicles to queue on public roads.</p> <p>5. Driveways shall comply with the relevant Australian Standards (AS2890.1: Parking Facilities, AS1248.1: Design for access and mobility) and a maximum 1:4 gradient.</p> <p>6. Basement entries and ramps/driveways within the property are to be no more than 3.5m wide.</p> | The existing street driveway crossing will NOT altered.  |     |
| <b>Altering Natural Gound Level (cut &amp; fill)</b> | <p>Fill is limited to a maximum of 1m above natural ground level.</p> <p>For all excavation works that require the use of fill, only clean fill is to be used.</p>  | The proposed does not involve any fill and cut.  | N/A |
| <b>Access, Safety and Security</b>                   | <p>1. Buildings are to be designed to allow occupants to overlook public places in order to maximise passive surveillance.</p> <p>2. Design landscaping around dwellings and ancillary structures so that when plants are mature they do not unreasonably restrict views of pathways, parking and open space areas.</p>   | The proposal will not obstruct the existing ability to allow for the surveillance between the dwelling and street. | Yes |

## 5.2 Section 79C (1) (B) – Impact of the Development

The proposal will not result in any significant impact on adjoining developments or the streetscape.

## 5.3 Section 79C (1) (C) – Suitability of the Site

The proposed development is permissible in the R2 - Low Density Residential zone and will not detract from the setting of the existing development and character of the streetscape. There are no environmental constraints on the site or render it unsuitable for the site.

## 5.4 Section 79C (1) (D) – Any Submission Made

Nil at this stage.



## **5.5 Section 79C (1) (E) – The Public Interest**

The proposal will not give rise to any significant environmental impacts on adjoining properties by way of overshadowing, loss of visual and acoustic privacy, or views. The proposal is therefore considered to be in the public interest.

## **6.0 BASIX**

There are minor changes comparing with approved dwelling, no Basix requirement for this application.

## **7.0 SOIL AND STORMWATER**

The proposed stormwater generated from the development roof will pipe to 100mm UPVC and connect to existing stormwater system. The proposed sediment fence locates on low side of the site to control the sediment during the construction. Soil & water management plan attached as part of development application.

## **8.0 CONCLUSION**

Although the current landscape is not compliance with council's DCP control, the proposed development will keep existing landscape area and not make any further losing. It provides an improved standard of housing for the occupants and will not result in any significant adverse impacts to neighboring residential properties in terms of overshadowing, loss of privacy and views, or visual bulk and scale.

The proposal has designed to comply with the Council's regulations, the site has not over developed. The building's architectural character and scale is considered to be generally compatible with and complimentary to the existing surrounding residential developments and its own architectural style.

Having regard to the merits of the proposal and in the absence of any adverse environmental impacts upon the amenity of the adjoining development and character of the locality, the application is recommended for favourable consideration by Council.