

STATEMENT OF ENVIRONMENTAL EFFECTS

Proposed Restoration and Subdivision of a Local Heritage Item

19-21 South Street, Strathfield

On behalf of

Magdaline Mouawad

STRATHFIELD COUNCIL
RECEIVED

DA2020/124
8 July 2020



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June 2020

Issue	Description	Date	Initial
A	For Client	04/04/19	PO'C
B	For DA	23/05/19	PO'C
C	For DA	02/07/20	PO'C

1.0 INTRODUCTION

This report is submitted to Strathfield Council in support of a development application seeking consent for the restoration and subdivision of an existing local Heritage item. The subject site is 19-21 South Street, Strathfield, a two storey dwelling on a large site, legally known as Lots 65+66 DP 8778. It is proposed to be split into 19 South Street with Lot 65 DP 8778 and 20 South Street with Lot 66 DP 8778.

The existing site conditions are described in Section 2.

A previous DA submission, DA2019/085, was rejected by the local planning panel in November 2019. This scheme encompassed the site as a whole and sought to add a two storey addition to the existing heritage house. Following the rejection of this previous proposal, the client decided to pursue a subdivision of the site, to retain more of the original fabric of the heritage building and minimise the impact on the character of the area and amenity of adjoining dwellings. A detailed description of the proposal is provided under Section 3.

The site is zoned Low Density Residential as shown in the Strathfield Local Environmental Plan (SLEP) 2012 Zoning Map. The statutory planning framework has been considered in Section 4.

This report also provides an assessment of the proposed development under the provisions of Section 79c of the Environmental Planning and Assessment Act, 1979 and relevant environmental planning instruments and development control plans:

- Environmental Planning and Assessment Act 1979 (as amended) and the Environmental Planning and Assessment Regulations (2000)
- Strathfield Council Local Environmental Plan 2012
- Strathfield Consolidated Development Control Plan 2005

A summary of the assessment of the proposal and issues identified are contained in Section 4.

Construction matters are detailed in Section 5.

This Statement of Environmental Effects should be read in conjunction with the following information:

- Architectural Plans - prepared by POC+P Pty Ltd – July 2020
- Heritage Assessment – prepared by Urbis - 2019
- Heritage Impact Statement - prepared by POC+P Pty Ltd – July 2020
- BASIX Certificate- prepared by POC+P Pty Ltd – July 2020
- Waste management plan - prepared by POC+P Pty Ltd – July 2020
- Finishes schedule - prepared by POC+P Pty Ltd – July 2020
- Landscape Plan - prepared by Ecoscapes Pty Ltd – June 2020
- Stormwater Concept diagram - prepared by Alpha Engineering Pty Ltd – June 2020

2.0 EXISTING CONDITIONS

2.1 LOCAL AND REGIONAL CONTEXT

The site is located in the south western part of Strathfield on a ridge between Strathfield and Freshwater Parks.

This area was developed following subdivision of the Redmire Estate in 1867 and subsequent subdivision in 1918 and 1924. A variety of architectural styles reflect the various eras of development in the area. Dating from as early as the 1880s, dwellings in Strathfield are characterised by a combination of one and two storey homes some of which are 19th century houses (detached) alongside predominantly 20th century houses (cottages, bungalows and two storeys). The immediate area also features a substantial number of contemporary dwellings and additions.

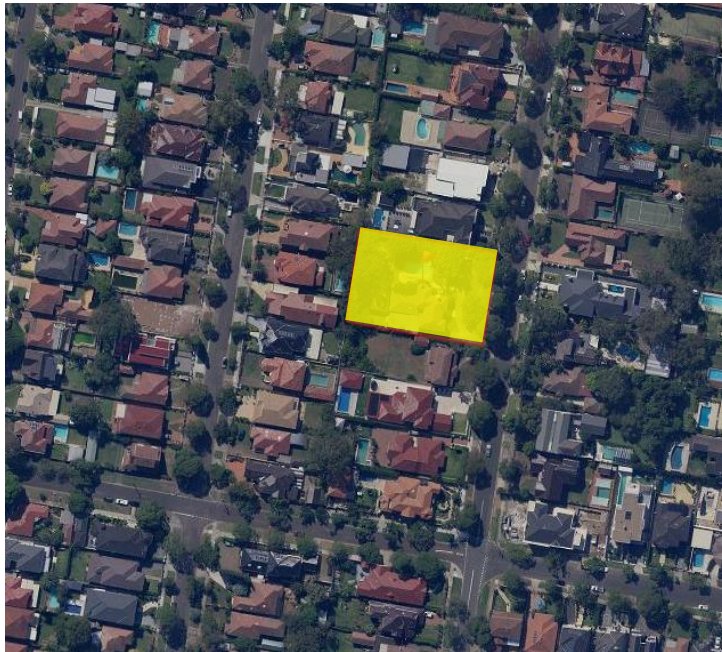


Figure 1: Aerial View of 19-21 South Street
Source: Six Maps



Figure 2: Aerial View of 19-21 South Street
Source: Maps

2.2 THE SITE

19-21 South Street, Strathfield

POC+P Architects

May 2019 B - SEE 2

The site is located at 19-21 South Street, Strathfield and comprises of Lot 65+66 in Deposited Plan (D.P)8778. The subject site is an almost square block of 2426.6m² with a frontage of 40.225m to South Street on the eastern side. The site slopes about two meters towards the rear boundary, from east to west.

The site is occupied by a two storey listed house on Lot 66, c. 1940s, which has been extensively altered, especially internally and along the side and rear boundaries. These alterations undertaken by the previous owners, the Laundys date from the c. 1970s-80s and include a new single storey rear addition, covered rear terrace, infill of existing balcony, four car garage, tennis court, swimming pool, gazebo, garden fence/ gate and driveway re-configuration.

The site has a generous front setback and noteworthy landscaping which contributes to its character. The rear of the site is dominated a forest gum with a 25m spread and 21m height, and a screening hedge of lillipilli.

2.3 SITE CONTEXT PHOTOGRAPHS



Figure 3: Street View Facing North
Source: Google Maps



Figure 4: Street View Facing South
Source: Google Maps



Figure 5: Subject Site View from Street
Source: Google Maps



Figure 6: Fence at Vehicular Entrance Facing South
Source: Urbis

Figure 7: Phases of Development Ground Floor Plan
Source: POC+P Pty Ltd 2019



Figure 9: Subject Site Facing West
Source: POC+P Architects

Figure 8: Phases of Development Ground Floor Plan
Source: POC+P Pty Ltd 2019



Figure 10: Subject Site Facing South-West
Source: POC+P Architects



Figure 11: Subject Site Facing South
Source: Urbis



Figure 12: Subject Site Facing North
Source: POC+P Architects



Figure 13: Rear Family Room + Verandah Extension c. 1980s
Source: POC+P Architects



Figure 14: Swimming Pool, Tennis Court and Gum Tree
Source: POC+P Architects 2018



Figure 15: Front Door
Source: POC+P Architects



Figure 16: Internal Staircase
Source: POC+P Architects



Figure 17: Living 2 c. 1940s
Source: POC+P Architects



Figure 18: Study + Bay Window c. 1985
Source: POC+P Architects



Figure 19: Country Form Kitchen + Rear Extension c. 1985
Source: POC+P Architects



Figure 20: Laundry + Bathroom c. 1985
Source: POC+P Architects



Figure 21: Garage c. 1977
Source: POC+P Architects



Figure 22: Study First Floor Verandah Infill c. 1977
Source: POC+P Architects



Figure 23: Bathroom First Floor c. 1977
Source: POC+P Architects



Figure 24: Bedroom First Floor c. 1977
Source: POC+P Architects

2.4 ADJACENT DEVELOPMENTS

The site on all sides has been subject to wholesale redevelopments including new houses and basements, as approved by Council. There are new houses built since the early 2000's on Myrna Avenue that back onto the subject property.

DA No. 2017/082/01: 23 South Street Strathfield - Currently under construction

Demolition of existing structures and construction of a new two (2) storey dwelling with basement parking, in-ground swimming pool and front fence. Construction is currently nearing completion.



Figure 25: 23 South Street, Under Construction
Source: POC+P Architects 2020



Figure 26: 23 South Street, DA Approved Front Elevation, under construction
Source: Strathfield Council

DA No. 2011/98:22 South Street Strathfield - Construction complete

Demolish existing house and associated structures and construct a new two storey dwelling of traditional proportions and features with basement cellar, cabana and swimming pool.



Figure 27: 22 South Street as completed
Source: POC+P Architects

DA No. 304/391:17 South Street Strathfield - Construction complete

Demolish existing dwelling and construct a new two (2) storey dwelling, swimming pool and attached outbuilding/ gazebo, front and side return fences, screen wall on southern boundary facing the courtyard, air-conditioning unit on the southern elevation and the removal of trees.



Figure 28: 17 South Street
Source: POC+P Architects



Figure 29: 17 South Street, View from Subject Site to 17 South
Source: POC+P Architects

3.0 PROPOSED DEVELOPMENT

3.1 DESIGN PHILOSOPHY AND GENERAL DESCRIPTION

The works proposed for 19-21 South Street Strathfield comprise of restoration and minor alterations to the existing dwelling house and subdivision to separate lots 65 and 66. There are both internal and external modifications. The house + grounds are a Local item listed in schedule 5 of the Strathfield LEP 2012.

The site is proposed to be subdivided along the existing boundary line between number 19 (lot 65) and number 20 (lot 66). In order to achieve this, minor demolition is proposed for the portions of the existing dwelling house which straddle the boundary. Finally, restoration of the dwelling house is proposed, including minor alterations to the rear c.1970s-80s additions, as well as a new pool and outbuilding located in the rear garden. The proposed works include the following:

- Demolish existing c. 1977 garage (partially) + wc – entry part retained
- Demolish existing c. 1985 ground floor rear additions (partially) including kitchen fittings and north-facing terrace + pergola – north-facing terrace + pergola partly retained
- Demolish existing c. 1940s north facing hip consisting of ground floor study and first floor study 2
- Relocate existing c. 1985 bay window
- Relocate existing c. 1981 infill study window
- Relocate existing c. 1940s internal sliding door
- Demolish existing c. 1977 tennis court on lot 66
- New vehicular gate + pedestrian pass gate in existing opening in c. 1940s front fence on lot 66
- New pedestrian gate in existing c. 1987 garden wall on lot 66
- New boundary fence between lot 65 and 66
- New c. 1985 balcony extension + awning roof + balustrade/ railing
- New swimming pool and cabana on lot 66
- New WC + pool equipment in existing c. 1977 garage
- New kitchen refurbishment in existing c. 1985 kitchen
- New pantry constructed in part of demolished c. 1977 garage footprint
- New 5x skylights in existing c. 1985 ground floor living area roof
- Renew top sash of existing c. 1940 WC window in fixed glass
- Preserve/protect existing landscaping and landmark trees + new landscaping + lawns
- Preserve/protect existing front fence
- Preserve/protect existing driveway + dual vehicular entries

The clients are long term local residents having previously added to and restored a traditional house in the Strathfield area.

4.0 PLANNING CONTROLS

The following Section assesses the proposal under the relevant planning controls which are:

- Environmental Planning and Assessment Act 1979 (as amended) and the Environmental Planning and Assessment Regulations (2000)
- Strathfield Local Environmental Plan 2012
- Strathfield Consolidated Development Control Plan 2005

4.1 COMPLIANCE WITH ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979

79 (C) (1) (a) the provisions of any Environmental Planning Instrument

Strathfield Local Environmental Plan 2012

The subject site is zoned R2 Low Density Residential under the provisions of Strathfield Local Environmental Plan 2012. The proposed new dwelling is permitted with development consent of Council.

Strathfield Development Control Plan 2005

As indicated in the policy in Part A, the proposal complies with the provisions of the DCP.

79C (1) (b) The likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality

It is considered that the proposed works are unlikely to adversely impact on the amenity of the locality, either natural or built.

Section 79C (1) (c) - The suitability of the site for the development

The proposal is for single residential use of the site. Accordingly, the site is considered suitable with respect to the proposed development.

Section 79C (1) (e) - The public interest

The proposed development is considered satisfactory with respect to objectives and provisions under Strathfield Local Environmental Plan 2012 for the R2 Low Density Residential Zone and the Strathfield Consolidated Development Control Plan 2005.

The proposed development does not create any major environmental impacts in terms of privacy, overlooking, shadowing or landscape cover reduction. Accordingly, it is considered that the proposed development being fully compliant with statutory controls is in the public interest and is recommended for approval.

4.2 COMPLIANCE WITH STRATHFIELD LEP 2012

As the site is located within an R2 - low density residential zone, the proposed dwelling has been assessed under the relevant controls within Part 4 - Principal Development Standards of the Strathfield Local Environmental Plan 2012.

4.3 - Height - SLEP 2012

Clause 4.3 relates to the height of buildings and is relevant to the proposal.

The Height of Buildings Map identifies a maximum building height of 9.5m applicable to the subject site.

Lot 65: No built structures. No Change.

Lot 66: The proposed restoration and alterations do not change the building height of the existing dwelling house. All proposed external alterations are single storey and located at the rear.

4.4 - Floor Space Ratio - SLEP 2012

Clause 4.4 relates to floor space ratio (FSR) and is relevant to the proposal.

The Floor Space Ratio Chart identifies a maximum FSR of 0.5:1 applicable to the subject site.

Lot 65: No built structures. No Change.

Lot 66: The proposed FSR is 0.34:1 and therefore complies

5.10 - Heritage Conservation - SLEP 2012

Clause 5.10 relates to heritage items and is relevant to the proposal.

The subject site is a Heritage Item (I196) of local significance. Please refer to the accompanying Heritage Impact Statement prepared by Patrick O'Carrigan and Partners Pty Ltd in July 2020.

Summary of Compliance with Strathfield LEP 2012

STRATHFIELD LEP 2012 CONTROLS				
Clause	Existing	Proposed	Control	Complies
Land Zoning	R2	R2	R2 (Low Density Residential)	YES
Lot Size	2426.6m ²	Lot 65: 1213.1m ² Lot 66: 1213.5m ²	560m ² (min)	YES
Height of Buildings	9.3m	Lot 65: 0m Lot 66: 9.3m	9.5m	YES
Floor Space Ratio	472.4m ² :2426.6m ² 0.195:1	Lot 65: 0m ² :1213.1m ² 0.0:1 Lot 66: 409m ² :1213.5m ² 0.34:1	0.5:1	YES
Heritage Item	I196 Georgian Revival House and Garden	I196 Georgian Revival House and Garden	Local item 196	YES (Refer to Urbis Heritage Assessment)
Acid Sulphate Soil	N/A	N/A	Class 5	YES
Flooding	N/A	N/A	N/A	YES

4.3 COMPLIANCE WITH STRATHFIELD DCP 2005

Part A - Dwelling Houses and Ancillary Structures

4.2.1 - Floor Space Ratio - SDCP 2005

Clause 4.2.1 relates to floor space ratio and is relevant to the proposal.

Lot 65: No Change

Lot 66: The proposed floor space ratio complies with the control indicated in the SLEP. The size and bulk of the proposed alterations and additions are minimal, with the proposed Gross Floor Area reduced compared to the existing dwelling. This is largely due to a reduction in the garage size, from four cars to two cars.

4.2.2 - Building Height - SDCP 2005

Clause 4.2.2 relates to building height and is relevant to the proposal.

Lot 65: No Change

Lot 66: The proposed restoration and alterations do not change the building height of the existing dwelling house. The building height is 9.3m above NGL, which is less than the maximum control of 9.5m.

The proposed outbuilding is 3.4m above NGL. This complies with the maximum control of 3.5m.

4.2.3.1 - Street Setbacks - SDCP 2005

Clause 4.2.3.1 relates to street setbacks and is relevant to the proposal.

Lot 65: No Change

Lot 66: The proposed alterations and additions make no change to the existing front setback of 18.2m. No additions are proposed forward of the existing building line.

4.2.3.2 - Side and Rear Setbacks - SDCP 2005

Clause 4.2.3.2 relates to side and rear setbacks and is relevant to the proposal.

Lot 65: No Change

Lot 66: The proposed side setbacks are a minimum of 1.17m to the south boundary and 1.13m to the north boundary. This creates a combined side setback of 9%. These setbacks comply with neither council's minimum control of a 1.2m setback, nor councils minimum combined setback of 20%. However, these setbacks are generated from the existing building footprint. No new works are proposed on the side boundary, only at the rear. Furthermore, the minimum side setbacks of the dwelling house (not the rear verandah or rear garage) are 4.06m and 1.33m. This creates a combined side setback of 26%.

The proposed rear setback is 18.0m, which is greater than the required minimum of 6.0m and therefore complies with Council's controls. The proposed setbacks are considered worthy of Council's support.

5.2.1 - Landscaped Area - SDCP 2005

Clause 5.2.1 relates to landscaped area and is relevant to the proposal.

Lot 65: No Change

Lot 66: The existing landscape area is 369m². The proposed landscape area is 471m², or 39%. Therefore, the proposed restoration and alterations improve on the landscaped area of the existing dwelling house by 102m², this is largely due to the removal of the tennis court and reduction of hard paved areas. However, this is less than the required minimum of 45%. In order to achieve the required landscaped area, the existing curved driveway could be reduced. However, it is argued that the negative heritage impact of this outweighs the need for additional landscaped area.

The existing landscape area located behind the building line is 150m². The proposed landscape area located behind the building line is 252m² (an improvement of 102m²). This is a proposed 46% of the minimum landscape area, which is less than the minimum 50%. The unusually large landscaped front setback of 18.2m limits the ability to comply with the rear landscape area requirements. The dwelling house is located a further 8.6m behind the front building line of the two adjoining neighbours.

The proposed front garden deep soil landscaping area is 220m², or 61%, and therefore complies with the minimum 50%.

5.2.3 - Private Open Space - SDCP 2005

Clause 5.2.3 relates to private open space and is relevant to the proposal.

Lot 65: No Change

Lot 66: The proposed restoration and alterations include generous private open space directly accessible from the living spaces along the rear of the dwelling house. The private open space includes a 48m² paved terrace and approximately 200m² of deep soil lawn area stepped to the slope of the site. Screening trees are maintained along the west (rear) boundary to ensure maximum privacy. The proposed private open space has maximum amenity and meets Council's requirements. The provision of private open space is considered worthy of Council's support.

5.2.4 - Fencing - SDCP 2005

Clause 5.2.4 relates to fencing and is relevant to the proposal.

A new pre-fab panel PVC fence is proposed along the boundary between Lot 65 and Lot 66.

Lot 66: The existing heritage front fence will be retained and cleaned. In the existing vehicular opening is proposed a new vehicular gate. This will be aluminium, heritage style, paint finish.

9.2 - Altering Natural Ground Level (Cut and Fill) - SDCP 2005

Clause 9.2 relates to cut and fill and is relevant to the proposal.

Lot 65: No Change

Lot 66: The proposed restoration and additions include some fill in order to step the rear outdoor area down the natural slope of the site. The proposed fill does not exceed 0.45m above NGL. This is less than the maximum 1m and therefore complies.

12.2.2 - Outbuildings - SDCP 2005

Clause 12.2.2 relates to outbuildings and is relevant to the proposal.

Lot 65: No Change

Lot 66: A proposed open cabana located at the rear of the site, beside the proposed swimming pool. It is non-habitable. It is 14m² and has a minimum boundary setback of 4.7m.

12.2.6 - Swimming Pools - SDCP 2005

Clause 12.2.6 relates to swimming pools and is relevant to the proposal.

Lot 65: No Change

Lot 66: The proposed alterations and additions include a swimming pool located in the rear. The pool is setback a minimum of 1m from the adjacent boundary, with soft landscaping in the setback. The proposed pool fence is 1.2m high and complies with AS.1926.1-2012 and Swimming Pool's Regulation 2018. The pool filter is located in an enclosed room as part of the existing garage, it is designed to meet acoustic and visual requirements.

Part P - Heritage

The subject site is a Heritage Item (I196) of local significance. Please refer to the accompanying Heritage Impact Statement prepared by Patrick O'Carrigan and Partners Pty Ltd June 2019.

Part R - Subdivision

2.2.1 – Minimum Lot Size - SDCP 2005

Clause 2.2.1 relates to minimum lot size and is relevant to the proposal.

The proposed lot sizes following subdivision are:

Lot 65: 1213.1m², this is greater than the minimum lot size of 560m² and therefore complies.

Lot 66: 1213.5m², this is greater than the minimum lot size of 560m² and therefore complies.

3.1 – Residential Subdivision - SDCP 2005

Clause 3.1 relates to residential subdivision and is relevant to the proposal.

The proposed lot widths following subdivision are:

Lot 65: 20.1m, this is greater than the minimum lot width of 15.24m and therefore complies.

Lot 66: 20.1m, this is greater than the minimum lot width of 15.24m and therefore complies.

Summary of Compliance with Strathfield DCP 2005

STRATHFIELD DCP 2005 CONTROLS– A: DWELLING HOUSES AND ANCILLARY STRUCTURES				
Clause	Existing	Proposed	Control	Complies
2.2.1 Streetscape Presentation	Orientated to front Clear entry	Oriented to front Clear entry	Complement and reflect existing streetscape	YES
2.2.2 Scale, Massing and Rhythm of Street	Reflects street rhythm	Reflects street rhythm	Maintain height, scale and character of streetscape	YES
2.2.3 Building Forms	Articulated and stepped facades 18.2m Setback	Articulated and stepped facades 18.2m Setback	Articulate form	YES
2.2.4 Architectural Detailing	Pitched hip and gable roof Rendered facade	Restore, no change	Roof pitch, material and colour similar to immediate streetscape Materials compatible with existing dwelling and adjoining houses	YES
4.2.2 Building Height	9.3m N/A 2 stories	No Change 3.4m No Change	9.5m (max dwelling houses) 3.5m (max outbuildings) 2 stories (max height)	YES YES YES
4.2.3.1 Street Setbacks	18.2m Front Setback	Lot 65: No Change Lot 66: 18.2m Front Setback	9m (min primary setback)	YES

4.2.3.2 Side + Rear Setbacks	4.9m+21.6m = 66% 0.3m; 19.0m 18.5m	Lot 65: No Change Lot 66: 1.17m+1.13m = 9% 1.17m; 1.13m 18.0m	20% block width (combined side setback) 1.2m (min side setback) 6m (min rear setback)	NO NO YES
5.2.1 Landscaped Area	Lot 65: No Change Lot 66: 369m ² 150m ² 220m ²	Lot 65: No Change Lot 66: 471m ² =39% 252m ² =46% 220m ² =61%	45% (min landscaped area) 50% behind building line (min) 50% of front garden deep soil (min)	YES NO NO YES
5.2.3 Private Open Space	Lot 65: No Change Lot 66: >200m ² located at rear >3m min width	Lot 65: No Change Lot 66: >200m ² located at rear >3m min width	Located at rear 3m (min width) 500mm above NGL (min deck height)	YES
5.2.4 Fencing	Stone wall 0.7m high with 1.0m high piers (approx)	Existing stone wall + new vehicular gate New boundary fence between lots 65+66	1.5m (max fence height) 0.7m (max solid fence height)	YES
9.2 Cut + Fill	N/A N/A	<0.45m above NGL No overlooking	1m above NGL (max) No overlooking neighbours	YES
12.2.2 Outbuildings	N/A	4.7m setback N/A (open)	0.5m setback(min) 40m ² gfa (max)	YES
12.2.6 Swimming Pools	N/A	1m setback + landscaping Enclosed equipment	1m setback with deep soil landscaping (min) Enclose pool equipment	YES

5.0 CONSTRUCTION

Part A SDCP 2005 - Waste

Normal domestic waste collection is proposed for both 19 South Street on lot 65 and 21 South Street on long 66. Sulo recycling bins and rubbish bins will be stored out of sight behind the building line in the side setback and brought to the kerb side on South Street for collection.

Erosion and barriers

The construction method and perimeter barriers will obviate the need to ensure that no muddy water or sedimentation leaves the site during construction.

Fire safety

The dwelling is proposed to be fitted with mains smoke and fire alarm systems as per AS12239-2004: Fire Detection + Alarm Systems – Smoke Alarms (ISO 12239:2003, mod).

Energy efficiency

The design takes advantage of passive and active solar aspects leading to greater energy efficiency for occupants and lower energy consumption and greenhouse gas emissions. Insulation and shading will be incorporated as per the BASIX Certificate.

Accessibility

There is no change to the pedestrian or vehicular site access. The site is accessible by both pedestrians and vehicles. The path to the entry is appropriately paved and graded.

6.0 CONCLUSION

The proposed subdivision, restoration and alterations and additions to the heritage item preserve the character of the property and maintain the rhythm of the streetscape. They do not adversely affect the amenity of neighbouring properties. The proposal is considered worthy of Council support.

Patrick O'Carrigan + Partners Pty Ltd

Emily Flanagan

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