

Statement of Environmental Effects

Proposed Development: Proposed Northern Window in Family Room
Proposed Address: 19 Nichol Parade, Strathfield NSW

1. Introduction:

This Statement of Environmental Effects accompanies an application seeking Council approval to carry out the proposed development mentioned above at Lot B, DP 439165, 19 Nichol Parade, Strathfield NSW 2135.



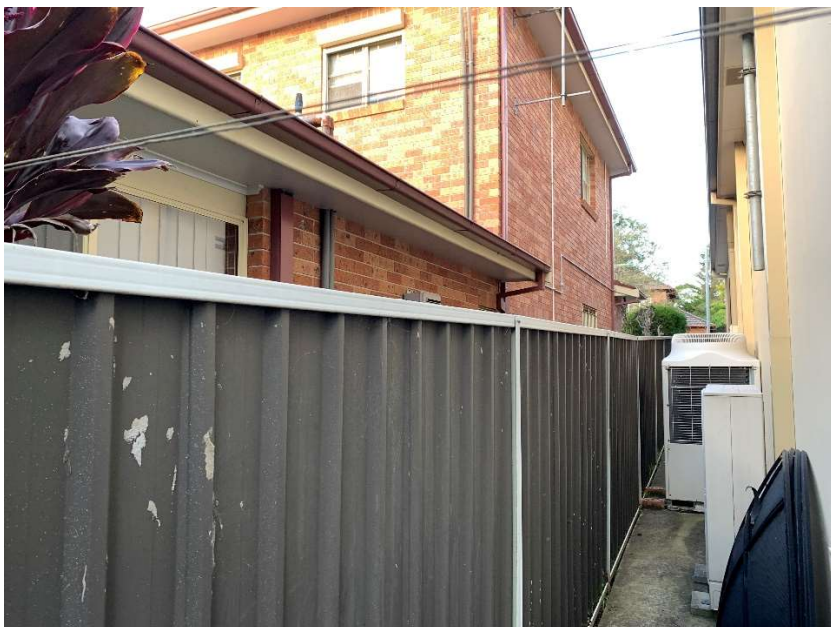
Photo showing façade view of Lot B, DP: 439165, No 19 Nichol Parade, Strathfield NSW

Proposed Northern Window in Family Room at 19 Nochol Parade, Strathfield
NSW

Photo below showing a closed up of the northern side of the existing dwelling



Another photo below showing a closed up of the neighbour one storey dwelling next to the proposed window opening at northern side of the existing dwelling



Proposed Northern Window in Family Room at 19 Nochol Parade, Strathfield
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Site Description:

The subject site is currently occupied by a double storey dwelling. There is nothing changed except the proposed window opening in northern elevation of the existing dwelling.

2. Zoning and Development Controls:

Property:	Lot B, DP: 439165, No: 19 Nichol Parade, Strathfield NSW 2135
Proposal:	The applicant is seeking Council approval to carry out proposed development mentioned above
Date:	9/7/2020
Applicant:	Jason Lin
Owner:	Xiao An Yang & Xiao Hong Ren
Recommendation:	Approval subject to conditions.
Zoning:	R2 Low Density Residential.
Permissible Use Under:	Strathfield Local Environmental Plan 2012.
Relevant Legislation / Policies:	Strathfield Local Environmental Plan 2012 & Strathfield DCP
Integrated Development:	No
Designated Development:	No
Crown Development:	No
Heritage Conservation Area:	No

3. Setback & Building Envelops:

No any changed

4. Floor Space Ratio (FSR):

No any changed.

5. Roof Form:

No any changed

6. Proposed building height:

No any changed

7. Proposed building material:

No any changed

9. Private open space:

No any changed

10. Access and parking:

No any changed

11. Landscaping:

No any change

12. Privacy:

The proposed does not change any privacy issue to neighbour as the sill height is 1.9m.

13. Environmental Impact:

No any changed

14. Overshadowing:

The proposed would not create any overshadowing.

15. Neighbourhood Amenity:

The proposed does not change any privacy issue to neighbour as the sill height is 1.9m.

16. Proposed Window Material:

The proposed window will be exactly the same as the existing window.

CONCLUSION

The proposed development has not any environmental impact effect. The development complies with CDC as well.

Photo below showing the position of the proposed window to be opened.



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