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STATEMENT OF ENVIRONMENTAL EFFECTS

Demolition of Site
Structures and the
Construction of a Boarding
House

14 Rochester Street,
Homebush

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Statement of Environmental Effects

Demolition of Site Structures and the Construction of a Boarding House

14 Rochester Street, Homebush



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September 2020

TABLE OF CONTENTS

1	Introduction.....	4
2	Site Analysis	6
2.1	Site Description and location	6
2.2	Site – Key Features	6
2.3	Features of the surrounding area	7
2.4	Zoning and key environmental considerations	9
3	Description of Proposed Development.....	10
3.1	Details of the proposed development.....	10
4	Environmental Assessment	11
4.1	Planning Controls Overview	11
5	Environmental Planning Instruments (S. 4.15).....	12
5.1	Strathfield Local Environmental Plan 2012	12
5.1.1	Zoning and permissibility	12
5.1.2	Other relevant provisions.....	13
5.2	State Environmental Planning Policy - Infrastructure	14
5.3	State Environmental Planning Policy No 55 – Remediation of Land	15
5.4	State Environmental Planning Policy - BASIX	15
5.5	State Environmental Planning Policy (Affordable Rental Housing) 2009.....	15
5.5.1	Land to which this Division applies.....	15
5.5.2	Clause 29 – Standards that cannot be used to refuse consent	16
5.5.3	Clause 30 – Standards for Boarding Houses	19
5.5.4	Clause 30A –Character of local area	20
6	Development Control Plans (S. 4.15(1)(a)(iii))	21
6.1	Strathfield Development Control Plan – Overview	21
6.2	Development Control Plan– Assessment.....	21
7	Matters for consideration pursuant to Section 4.15 of the Environmental Planning and Assessment Act 1979 as amended	35
8	Conclusion	39

1 Introduction

This document has been prepared in support of a Development Application (DA) proposing the demolition of existing site structures and the construction of a new age boarding house on the subject allotment. The proposal involves the construction of 35 accommodation rooms (including managers room), common facilities and basement carparking for 18 motor vehicles (including 1 accessible space), 7 motorcycles and 7 bicycles pursuant to the provisions of State Environmental Planning Policy (Affordable Rental Housing) 2009 (SEPPHSPD). The application also proposes the implementation of an integrated landscape regime and the adoption of an operational plan of management.

The project architect has responded to the client brief to design a contextually responsive building which takes advantage of the sites locational attributes whilst providing high levels of amenity for future occupants. In this regard, the scheme has been developed through detailed site and contextual analysis to identify the constraints and opportunities associated with the development of this site. The outcome is a building of good design quality which will sit comfortably within the emerging medium density residential environment and maintain appropriate amenity to adjoining development whilst meeting a clear demand for affordable housing in this location. The development is also responsive to the minutes arising from formal pre-DA discussions with Council.

In addition to this Statement of Environmental Effects, the application is accompanied by the following:

- Architectural plans and compliance and diagrams by iDraft
- Survey by Sydney Surveyors
- Landscape plan by Vision Dynamics
- Heritage Impact Statement prepared by Weir Philips Heritage and Planning
- Acoustic Report by Rodney Stevens Acoustics
- Traffic and Parking Assessment report by Stanbury Traffic Planning
- BCA Assessment report Chris Dan Certification
- Access Report by Vista Access Architects
- Stormwater Management Plans Zait Engineering Solutions Pty Limited
- Preliminary Site Contamination Assessment by GCA Consultants
- Waste Management Plan by iDraft
- QS Report
- Basix and NatHers Reports
- Arborist Report by Treehaven
- Photomontage by Aimco
- Operational Plan of Management

In preparation of this document, consideration has been given to the following statutory planning regime:

- Environmental Planning and Assessment Act, 1979;

- Strathfield Local Environmental Plan 2012;
- Strathfield Development Control Plan 2005;
- State Environmental Planning Policy (Infrastructure) 2007;
- State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004
- State Environmental Planning Policy No 55 – Contaminated Lands;
- State Environmental Planning Policy (Affordable Rental Housing) 2009; and

The proposal succeeds when assessed against the Heads of Consideration pursuant to section 4.15(1) of the Environmental Planning and Assessment Act, 1979 as amended. It is considered that the application, the subject of this document, is appropriate on merit and is worthy of the granting of development consent for the following reasons:

- The height, form and massing of the development are contextually appropriate and satisfy the relevant Local and State planning controls applicable to the site.
- The proposed development is consistent with the desired future character of the R3 Medium density Residential zone and appropriately responds to its R2 Low Density Residential zone boundary interface.
- The proposed development will not give rise to unacceptable natural or built form impacts nor will it have an adverse impact on the significance of any heritage items within the vicinity of the site or the adjacent heritage conservation area.
- The proposal will increase the supply and diversity of affordable housing on a site ideally suited to increased residential densities.

2 Site Analysis

2.1 Site Description and location

The development site is legally described as Lot 4, DP 435796, No. 14 Rochester Street, Homebush. An aerial location/ context photograph is at Figure 1 below.

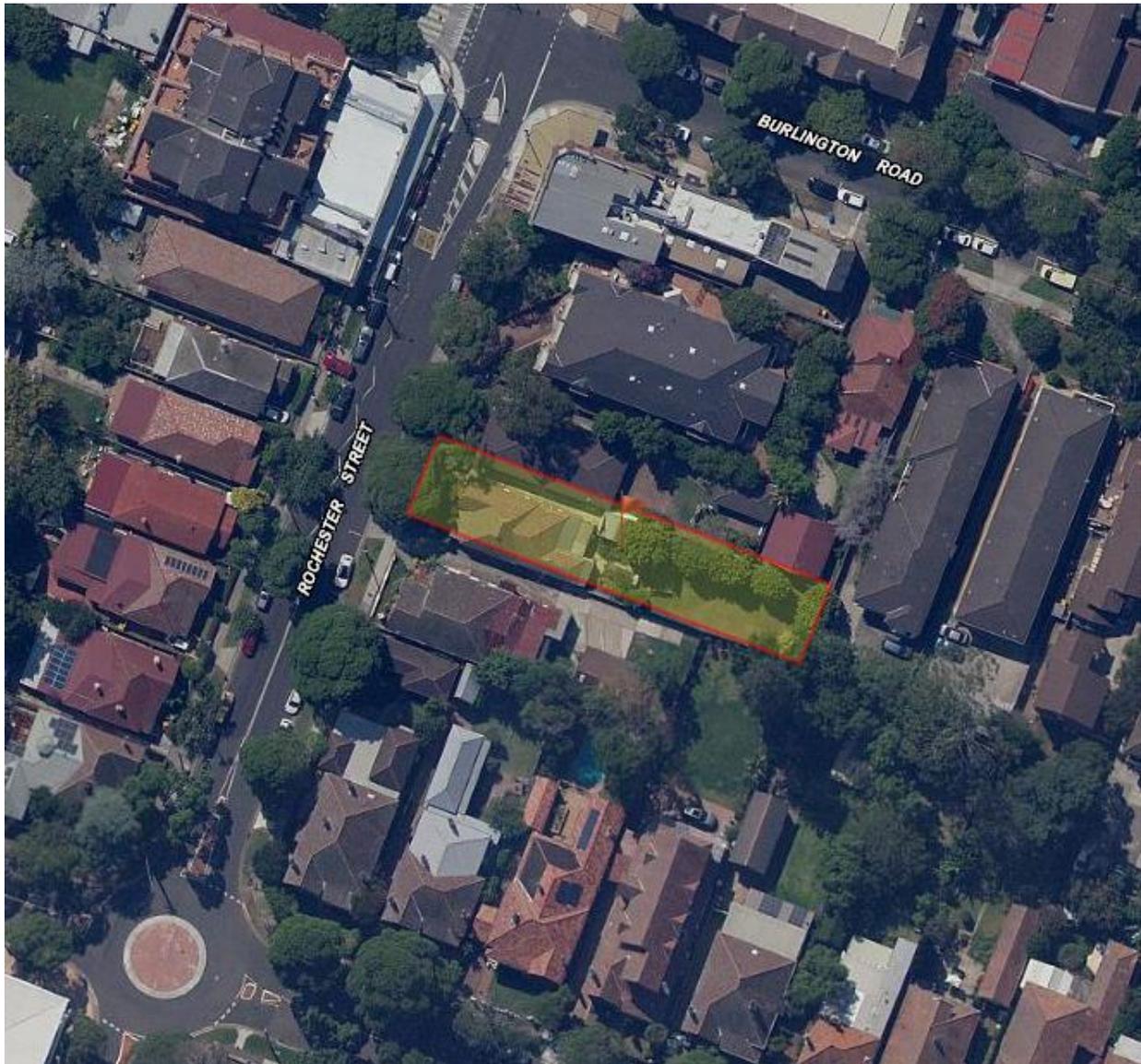


Figure 1 - Aerial photograph of the subject site (SIX Maps)

2.2 Site – Key Features

Key features of the site are noted as follows:

- The subject site is occupied by single storey brick cottage with pitched and tiled roof. A driveway runs adjacent to the northern boundary accessing a detached garage at the rear of the dwelling.
- The allotment is rectangular in shape having frontage and address to Rochester Street of 12.23 metres, depth of 60.96 metres and an area of 745 square metres.

- The site has a slight fall from its rear boundary towards Rochester Street.
- The sites contain a number of trees as depicted on the site survey and identified within the accompanying arborist report none of which are considered significant in terms of form or species.

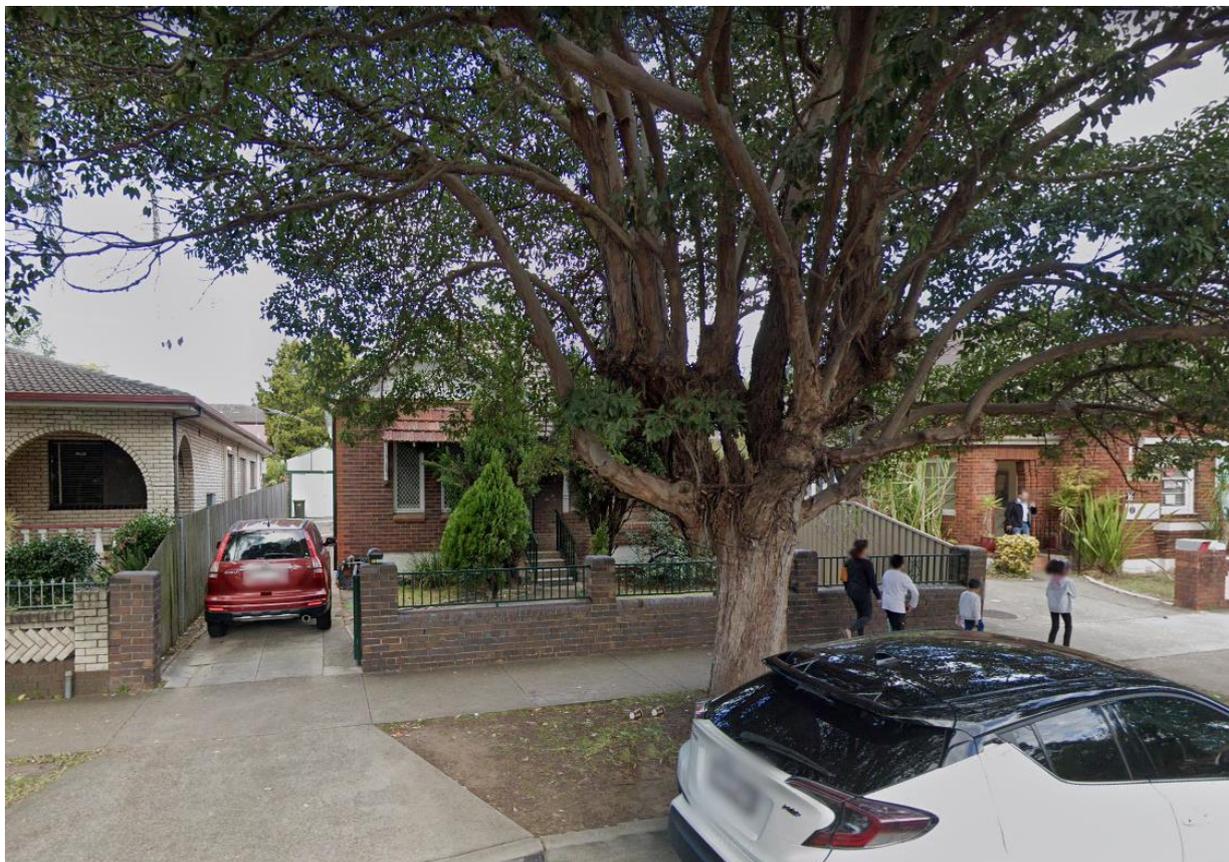


Figure 2 – Subject site as viewed from Rochester Street (Google Earth)

2.3 Features of the surrounding area

The immediate surrounding area contains a mix of medium and low density residential. Low density residential development is located to the south of the site with development to the north increasing in density with a range of residential flat buildings and mixed-use buildings.

Whilst the southern boundary forms the zone boundary with the adjacent R2 Low Density Residential zone the immediately adjoining property to the south is occupied by a medical centre being an established non-residential use. We note that boarding houses are also permitted with consent in the R2 Low Density Residential zone.

The property to the north is occupied by a single dwelling house with residential flat development and commercial/ shop to housing development further to the north where the land use zoning transitions from the R3 Medium Density Residential to the B4 Mixed Use zone. The properties to the east are occupied by residential flat development with frontage and address to Burlington Road with the property to the south east, No 20 Abbotsford Road, occupied by a 2 storey dwelling house.

The site is easily accessible to a range of goods and services located within walking distance. Homebush train station is also within walking distance to the north of the site.



Figure 3 – Photograph looking north past the subject site (Google Earth)



Figure 4 – Photograph of southern adjoining property occupied by a medical centre (Google Earth)

2.4 Zoning and key environmental considerations

- The site is zoned R3 Medium density Residential pursuant to Strathfield Local Environmental Plan 2012.
- Whilst the southern boundary forms the zone boundary with the adjacent R2 Low Density Residential zone the immediately adjoining property to the south is occupied by a medical centre being an established non-residential use. We note that boarding houses are also permitted with consent in the R2 Low Density Residential zone.
- The clear zoning intention, underpinned by the Strathfield Residential Development Strategy, is for R3 Medium Density Residential zoned land to be characterised by medium density housing.
- The site is not affected by any known hazards.
- The development is able to gravity drain to the street drainage system.
- Potential tree impacts are addressed in the accompanying arborist report.
- The sites proximity to heritage items and the adjacent heritage conservation are addressed in the accompanying Heritage Impact Statement.

3 Description of Proposed Development

3.1 Details of the proposed development

The proposal involves the demolition of the existing site structures and the construction of 3 storey new generation boarding house containing 35 accommodation rooms (including managers room), common facilities over 2 levels of basement carparking for 18 motor vehicles, 7 motorcycles and 7 bicycles. The proposed boarding house building is depicted on the following plans prepared by iDraft Architects.

We confirm that 6 rooms are double rooms (rooms 01, 02, 03, 1, 13 and 15) with the balance being single rooms. Accordingly, the proposal provides for a potential occupancy of 41 boarders inclusive of the on-site manager.

Each boarding room contains a kitchenette and bathroom facilities and has access to either a ground level courtyard or small Juliette style balconies at the upper levels. A manager's unit with private courtyard is located at ground floor level with a communal living room and communal open space also located at ground level. A waste and recycling room is located at basement level 1 and a communal laundry located at basement level 2.

The accompanying arborist report prepared by Treehaven Environments confirms that of the 16 trees on the site are proposed to be removed with replacement trees and an enhanced landscaping scheme proposed, as detailed in the accompanying landscape plan prepared by Vision Dynamics. This landscape plan incorporates deep soil perimeter landscaping to ensure that the development is softened and screened in the round and sits within a landscaped setting. The proposal utilises a varied palate of materials and finishes as depicted within the architectural plans and the accompanying perspectives with the articulated building facades providing a visually interesting presentation to the street.

All stormwater will be drained through the required OSD system to the street drainage system as detailed on the accompanying stormwater drainage concept plans prepared by Zait Engineering Solutions P/L.

4 Environmental Assessment

The following sections of the report assess the proposed development having regard to the statutory planning framework and matters for consideration pursuant to Section 4.15 of the Environmental Planning & Assessment Act, 1979 (the Act).

Those matters which are required to be addressed are outlined, and any steps to mitigate against any potential adverse environmental impacts are discussed below.

In summary assessment of the proposal reveals the following:

- The proposed development is permissible pursuant to Strathfield Local Environmental Plan 2012 (LLEP) and State Environmental Planning Policy (Affordable Rental Housing) 2009 and satisfies the range of assessment criteria relevant to the site.
- The proposed development complies with key planning, development and built form controls, principally contained in the SLEP and Strathfield Development Control Plan (the DCP) .
- The proposed development will not result in any unacceptable off-site impacts including streetscape, heritage conservation and residential amenity consequences.
- The proposal is in the public interest.

In coming to this view, the following detailed assessment of the proposal is provided having regard to the heads of consideration contained in Section 4.15 of the Act.

4.1 Planning Controls Overview

The proposal has been designed with regard to the objectives and standards of the relevant planning instruments and policies that apply to the site.

Under the provisions of the Act, the key applicable planning policies are:

- Strathfield Local Environmental Plan 2012;
- Strathfield Development Control Plan 2005;
- State Environmental Planning Policy (Infrastructure) 2007;
- State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004
- State Environmental Planning Policy No 55 – Contaminated Lands;
- State Environmental Planning Policy (Affordable Rental Housing) 2009; and

The application of the above plans and policies is discussed in detail in the following section of this SoEE.

5 Environmental Planning Instruments (S. 4.15)

The principal Environmental Planning Instrument applicable to the proposal is the LLEP. The provisions of the LLEP and other relevant EPI's are assessed below.

5.1 Strathfield Local Environmental Plan 2012

The Strathfield Local Environmental Plan 2012 is the principal local planning instrument applicable to the land. The relevant provisions of the LEP and the manner in which they relate to the site and the proposed development are assessed below.

5.1.1 Zoning and permissibility

The property is zoned R3 Medium Density Residential pursuant to Strathfield Local Environmental Plan 2012 (LLEP). Boarding houses are permissible with consent in the zone. The stated zone objectives are as follows:

- *To provide for the housing needs of the community within a medium density residential environment*
- *To provide a variety of housing types within a medium density residential environment.*
- *To enable other land uses that provide facilities or services to meet the day to day needs of residents.*

The development of the site for a boarding house is permissible with consent and consistent with the zone objectives as outlined given that it:

- provides for the housing needs of the community within a medium density residential environment.
- provides a variety of housing types within a medium density residential environment.
- will provide for a high concentration of housing with good access to transport, services and facilities.
- ensures that the existing amenity of residences in the neighbourhood is respected.
- ensures that landscaping is maintained and enhanced as a major element in the residential environment

Accordingly, there is no statutory impediment to the granting of consent.

5.1.2 Other relevant provisions

Clause	Proposal	Complies
<p>4.3 – Height of buildings</p> <p>The subject site has a max building height control of 11m</p>	<p>The development will sit below the 11m height control as detailed in the elevation and section drawings provided</p>	<p>Yes</p>
<p>4.4 Floor Space Ratio</p> <p>The subject site has an FSR of 1.2:1.</p> <p>SEPP ARH provides an FSR bonus of 0.5:1 bringing allowable FSR to 1.7:1</p>	<p>Proposed FSR: 1.26:1</p>	<p>Yes</p> <p>Complies with SEPP ARH “cannot refuse provisions”</p>
<p>5.10 Heritage conservation</p>	<p>The subject site is not a listed heritage item and is not located within a heritage conservation area. However, the subject site is located within the vicinity of a heritage conservation area and heritage items. A heritage impact assessment has been prepared by Weir Phillips and accompanies this application.</p> <p>The report concludes that the proposed works would have an acceptable impact on heritage items and conservation areas within the vicinity as it is consistent with the existing scale of development, however, would otherwise be sufficiently removed by intermediate buildings to reduce its visual impact. The traditional style of the building would have a simple façade and take its architectural cues from items, while remaining recessive to their more complex front elevations.</p>	<p>Yes</p>
<p>5.11 Bush fire hazard reduction</p>	<p>The land is not mapped as being bushfire prone</p>	<p>N/A</p>
<p>6.1 Acid Sulfate Soils</p>	<p>The site is mapped as being within Class 5 acid sulfate soils. A preliminary site investigation report has been prepared GCA geotechnical consultants recommends undertaking a preliminary ASS assessment prior to construction. This should be conditioned.</p>	<p>Yes</p>

<p>6.1A - Earthworks</p> <p><i>(2) Development consent is required for earthworks unless: (a) the earthworks are exempt development under this Plan or another applicable environmental planning instrument, or (b) the earthworks are ancillary to other development for which development consent has been given.</i></p>	<p>The development application details the nature of the excavation proposed with such excavation able to satisfy the clause 6.1A SLEP considerations.</p>	<p>Yes</p>
<p>6.2 Foreshore Building Line</p> <p>6.3 Riparian Land</p> <p>6.4 Environmental Protection Land</p>	<p>The site is not mapped as being subject to any foreshore building line, riparian land or environmental protection land.</p>	<p>N/A</p>

5.2 State Environmental Planning Policy - Infrastructure

Clause 102 of the policy applies to development for any of the following purposes that is on land in or adjacent to the road corridor for a freeway, a tollway or a transit way or any other road with an annual average daily traffic volume of more than 40,000 vehicles (based on the traffic volume data published on the website of the RTA) and that the consent authority considers it likely to be adversely affected by road noise or vibration:

- (a) a building for residential use,
- (b) place of public worship,
- (c) a hospital,
- (d) an educational establishment or child care centre.

If the development is for the purposes of a building for residential use, the consent authority must not grant consent to the development unless it is satisfied that appropriate measures will be taken to ensure that the following LAeq levels are not exceeded:

- (a) in any bedroom in the building — 35 dBA at any time between 10 pm and 7 am,
- (b) anywhere else in the building (other than a garage, kitchen, bathroom or hallway) — 40 dBA at any time.

In this regard, the application is accompanied by a Noise Assessment prepared by Rodney Stevens Acoustics which assesses the proposal against the applicable noise criteria and contains the following conclusions:

Rodney Stevens Acoustics has conducted a review of the proposed boarding house at 14 Rochester Street, Homebush NSW 2140. The review has assessed the noise generation and intrusion of the site and compared it with the noise criteria required by Strathfield Council and other relevant standards.

Noise emissions criteria for mechanical plant has been established in this report, a future noise survey may be required once the mechanical plant schedules are available.

Based on the noise impact study conducted, the proposed development is assessed to comply with Strathfield Council noise criteria. It is therefore recommended that planning approval be granted for the proposed development on the basis of acoustics.

5.3 State Environmental Planning Policy No 55 – Remediation of Land

State Environmental Planning Policy No. 55 - Remediation of Land applies to all land and aims to provide for a State-wide planning approach to the remediation of contaminated land.

Clause 7 of SEPP 55 requires Council to consider whether land is contaminated prior to granting consent to carrying out of any development on that land. In this regard, the application is accompanied by a Preliminary Site Contamination Assessment prepared by GCA consultants. Their report considers that the site has a low risk of containing contaminants.

Given the above factors no further investigation of land contamination is warranted. The site is suitable in its present state for the proposed residential development. Therefore, pursuant to the provisions of SEPP 55, Council can consent to the carrying out of development on the land.

5.4 State Environmental Planning Policy - BASIX

State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004 applies to the development and aims to encourage sustainable residential development.

A BASIX certificate accompanies the development application and demonstrates that the proposal achieves compliance with the BASIX water, energy and thermal efficiency targets.

5.5 State Environmental Planning Policy (Affordable Rental Housing) 2009

State and Environmental Planning Policy (Affordable Rental Housing) 2009 (SEPP ARH). The proposed boarding house development is made pursuant to the provisions of the ARH SEPP.

This section of the Statement provides an assessment of the development when assessed against the applicable provisions of the ARH SEPP.

5.5.1 Land to which this Division applies

This Division applies to land within any of the following land use zones or within a land use zone that is equivalent to any of those zones:

- (a) Zone R1 General Residential,
- (b) Zone R2 Low Density Residential,
- (c) Zone R3 Medium Density Residential,
- (d) Zone R3 Medium density Residential,
- (e) Zone B1 Neighbourhood Centre,
- (f) Zone B2 Local Centre,
- (g) Zone B4 Mixed Use.

The subject site is zoned R3 Medium density Residential pursuant to LCLEP 2012. Therefore, the provisions of the ARH SEPP apply to the proposed development. The proposed development is appropriately defined as containing a boarding house as it is:

- Wholly let in lodgings,
- Provides lodgers with a principle place of residence for 3 months or more, and
- Has shared communal open space and common living area, and
- Has rooms that accommodate 1 or more lodgers.

To that extent, the SEPP applies to the subject development.

5.5.2 Clause 29 – Standards that cannot be used to refuse consent

Pursuant to Clause 29 the consent authority cannot refuse a development application on the following grounds.

(i) Clause 29(1) - Density and Scale expressed as a floor space ratio

The Affordable Rental Housing SEPP states that a consent authority must not refuse consent to a development on the grounds of density or scale if the density and scale of the building when expressed as a floor space ratio are not more than:

- (a) *the existing maximum floor space ratio of any form of residential accommodation permitted on the land, or*
- (b) *if the development is on land within a zone in which no residential accommodation is permitted – the existing maximum floor space ratio for any form of development on the land, or*
- (c) *if the development is on land within a zone in which residential flat buildings are permitted and the land does not contain a heritage item that is identified in an environmental planning instrument or an interim heritage order or on a State Heritage Register - the existing floor space ratio for any form of residential accommodation permitted on the land plus:*
 - (i) *0.5:1, if the existing maximum floor space ratio is 2.5:1 or less, or*
 - (ii) *20% of the existing maximum floor space ratio, if the existing floor space ratio is greater than 2.5:1.*

Under the interpretation provisions in Clause 4 of the SEPP the existing floor space ratio is defined as:

“the maximum floor space ratio permitted on the land under an Environmental Planning instrument or development control plan applying to the relevant land, other than this policy or State Environmental Planning Policy No. 1 – Development Standards.”

The subject site is within a zone which permits residential flat buildings and there are no heritage items on the site. Therefore, given the above floor space ratio bonus provisions, the maximum FSR for the development is 1.7:1. The proposed boarding housing will have an FSR of 1.26:1 being well below the maximum prescribed for this form of development on the subject site.

(a) Clause 29(2)(a) – Building Height

The SEPP states that the consent authority must not refuse consent to a development on the grounds of height:

“if the building height of all proposed buildings is not more than the maximum building height permitted under another environmental planning instrument for any building on the land.”

A maximum building height of 11 metres applies to the site pursuant to SLEP 2012. The development has sits below the 11m height control as shown on the section drawing below.

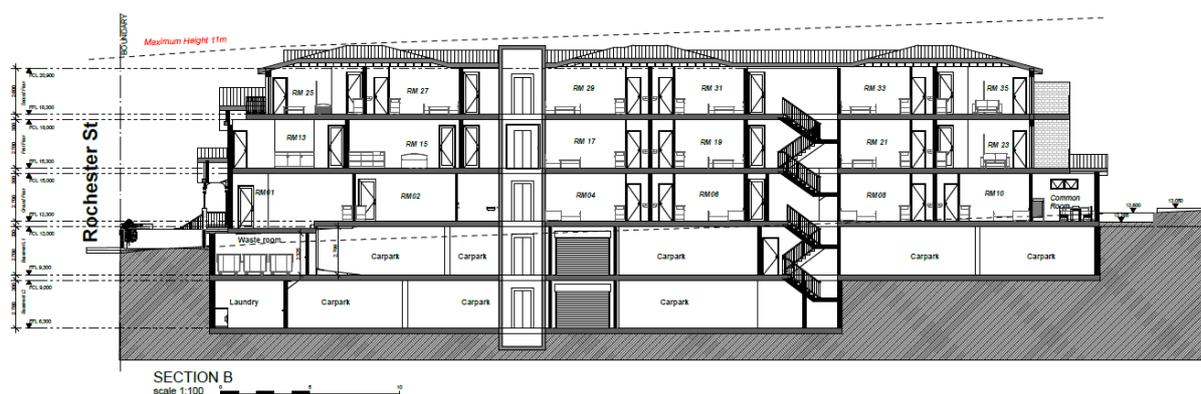


Figure 5 - 11m Height control compliance diagram.

(b) Clause 29(2)(b) – Landscaped Area

The SEPP states that the consent authority must not refuse consent to a development on the grounds of landscaping:

“if the landscape treatment of the front setback areas is compatible with the streetscape in which the building is located”.

The accompanying landscape plan prepared by Vision Dynamics nominates landscaping across the front of the site providing for a complimentary and compatible landscape outcome to the street consistent with that established by the adjoining development and development generally within the sites visual catchment.

Council can be satisfied that the landscape treatment of the front setback areas is compatible with the streetscape in which the building is located”.

(c) Clause 29(2)(c) – Solar Access

The affordable rental housing SEPP states that the consent authority must not refuse consent to a development on the grounds of solar access:

“where the development provides for 1 or more communal living rooms, if at least one of those rooms receives a minimum of 3 hours direct sunlight between 9am and 3pm in mid winter”.

The ground floor level of the development contains a 20 square metre communal living room with access to a 98 square metre communal open space courtyard at the rear of the site. The communal room contains north, south and east facing windows which will receive direct sunlight between 12noon and 3pm on 21st June. Such quantum satisfies the solar access standard.

(d) Clause 29(2)(d) – Private Open Space

The SEPP states that the consent authority must not refuse consent to a development on the grounds of private open space:

“if at least the following private open space areas are provided (other than the front setbacks area):

- i. one area of at least 20 square metres with a minimum dimension of 3 metres is provided for the use of the lodgers,*
- ii. if accommodation is provided on site for a boarding house manager – one area of at least 8 square metres with a minimum dimension of 2.5 m is provided adjacent to that accommodation”.*

The proposed development includes a 98 square metre private open space area at ground level of the development of required dimension. We confirm that the boarding house manager has direct access to a north facing private open space courtyard measuring 11m² and dimension in strict accordance with the standard.

(e) Clause 29(2)(e) – Parking

The ARH SEPP states that the consent authority must not refuse consent to a development on the grounds of parking:

.....

- (ia) in the case of development not carried out by or on behalf of a social housing provider— at least 0.5 parking spaces are provided for each boarding room, and*
- (iii) in the case of any development—not more than 1 parking space is provided for each person employed in connection with the development and who is resident on site,*

The proposed boarding house provides for 35 rooms which would result in a requirement of 18 car spaces (rounded up). 18 car spaces are provided with the development in accordance with this control.

(f) Clause 29(2)(f) – Accommodation Size

The SEPP states that the consent authority must not refuse consent to a development on the grounds of accommodation size:

“if each boarding room has a gross floor area (excluding any area used for the purpose of private kitchen or bathroom facilities) of at least:

- (i) 12 square metres in the case of the boarding room intended to be used by a single lodger, or*
- (ii) 16 square metres in any other case.”*

All rooms comply with the minimum 12/ 16 square metre requirements as detailed on plan DA1016.

5.5.3 Clause 30 – Standards for Boarding Houses

Clause 30(1) of the ARH SEPP contains a number of development standards that the consent authority is required to take into consideration when assessing boarding house applications. Departures from development standards are required to be justified by way of a clause 4.6 variation request. The development standards are as follows:

a) *if a boarding house has 5 or more boarding rooms, at least 1 communal living room will be provided.*

Comment: The proposal includes a communal living room of a sufficient size to cater for the lodgers of the 35 boarding rooms.

b) *No boarding room will have a gross floor area (excluding any area used for the purposes of private kitchen or bathroom facilities) or more than 25 square metres.*

Comment: No boarding rooms within the development have a gross floor area exceeding 25 square metres in strict accordance with this development standard.

c) *No boarding room will be occupied by more than 2 adult lodgers.*

Comment: The boarding rooms will not be occupied by more than 2 lodgers.

d) *Adequate bathroom and kitchen facilities will be available within the boarding house for the use of those lodgers.*

Comment: All boarding rooms contain kitchenette and bathroom facilities.

e) *If the boarding house has a capacity to accommodate 20 or more lodgers, a boarding room or on site dwelling will be provided for a boarding house manager.*

Comment: The development will have capacity to accommodate more than 20 lodgers and to that extent an on-site managers room has been provided for a boarding house manager.

g) *If the boarding house is on land zoned primarily for commercial purposes, no part of the ground of the boarding house that fronts the street will be used for residential purposes, unless another environmental planning instrument permits such a use.*

Comment: N/A

h) *At least one parking space will be provided for a bicycle, and one will be provided for a motor cycle, for every 5 boarding rooms.*

Comment: The development has 35 boarding rooms generating a requirement for 7 motorcycles and 7 bicycle spaces. The development incorporates 7 motorcycle spaces and 7 bicycle spaces within the basement in strict accordance with the standard.

5.5.4 Clause 30A –Character of local area

Pursuant to clause 30A of the ARH SEPP a consent authority must not consent to development to which this Division applies unless it has taken into consideration whether the design of the development is compatible with the character of the local area.

In this regard, we note that the subject site is located within an R3 Medium density Residential zone which anticipates buildings having a height and floor space consistent with that currently proposed.

The development displays a height and front setback alignment consistent with the height and front setbacks established by existing and recently approved residential flat development in the local area. Such building heights and front setbacks are consistent with the desired future character of the precinct as represented by the building height and FSR development standards and front setback provisions.

It has been determined that the development will not give rise to unacceptable physical impacts in terms of view loss, overshadowing, privacy or visual bulk.

Consistent with the conclusions reached by Senior Commissioner Roseth in the matter of *Project Venture Developments v Pittwater Council* (2005) NSW LEC 191 we have formed the considered opinion that most observers would not find the proposed development offensive, jarring or unsympathetic in a streetscape context nor having regard to the built form characteristics of development within the sites visual catchment.

Accordingly, it can be reasonably concluded that the proposal is compatible with its surroundings when viewed from the public domain and surrounding properties. We consider the design of the development to be compatible with the character of the local area therefore satisfying the clause 30A consideration.

6 Development Control Plans (S. 4.15(1)(a)(iii))

6.1 Strathfield Development Control Plan 2005 – Overview

The Strathfield Development Control Plan (the DCP) is applicable to the proposal.

The following sections of this SoEE will demonstrate that the proposed development is contextually appropriate and consistent with the applicable objectives of the DCP.

The proposal displays compliance with the objectives and / or numerical requirements of the DCP. An assessment of the applicable development controls and the manner in which the proposal responds is provided in the table below.

6.2 Development Control Plan– Assessment

Tables demonstrating compliance with the relevant provisions of the Strathfield DCP are detailed as follows:

Part C – Multiple Unit Housing		
Provision	Comment	Complies
<p>2.1 Site Analysis and Design Principles</p> <p><i>To ensure that site layout and building design consider the existing characteristics, opportunities and constraints of the site and the surrounds which will result in a design sensitive to its environment and be of high quality.</i></p>	<p>The site is located in a medium density residential zone and it is reasonably anticipated that the subject site would incorporate a development of increased density which is consistent with existing residential and mixed used apartment building in the local area. The proposed development is very typical of the current density, height and scale of the approved and/or recently constructed residential apartment development within the site’s visual catchment.</p> <p>The design is compliant with the height development standard in the SLEP and with the prescribed FSR under the SEPP (affordable housing).</p> <p>Consideration has been given to the design to ensure a transition between adjoining low density zone and the subject site. The streetscape presentation include pitched roof from which is consistent with the Federation character of the area and with heritage items within the vicinity.</p> <p>The development will not give rise to any unreasonable levels of amenity impact in regard to privacy, view loss or overshadowing.</p>	Yes
<p>2.2 Density, Bulk and Scale</p> <p><i>a) To establish appropriate building envelopes for multiple-unit residential development throughout the Strathfield Municipality, while allowing flexibility in siting buildings;</i></p>	<p>The proposed development has been designed to ensure the perceived bulk and scale is minimised and is consistent with the character of the local area. The proposal is consistent with the prescribed height and FSR controls. Consideration has been given to the streetscape presentation to ensure is compatibility with the predominant Federation style that is</p>	Yes

<p><i>b) To ensure that the amenity, character and environmental quality of the Strathfield Municipality is maintained by grouping together compatible residential development;</i></p> <p><i>c) To clearly define appropriate site requirements for multiple-unit residential development; and</i></p> <p><i>d) To encourage vertical, rather than stepped or terraced building forms, as appropriate to an area's predominant built character.</i></p>	<p>characteristic of the area. In that regard, it is considered that proposal will be sympathetic to the existing streetscape.</p> <p>The building will break up the side boundary facing walls to reduce its visual bulk and provide articulation. A range of materials and finishes are proposed to assist in minimising the bulk and scale.</p>	
<p>Site Requirements</p> <p>Multiple-unit housing shall not be permitted on allotments less than 1000m² in area and 30 metres in width. The frontage of all sites however should be of sufficient width to permit adequate and safe vehicular access, and side boundary setbacks.</p>	<p>The site 745m² and has a frontage of 12.23m.</p> <p>These provisions are not applicable to boarding house development.</p>	N/A
<p>Building Envelope (Height, Scale and Setbacks)</p> <p>3 storeys</p> <p><i>Front Setback – 9m or predominant setback in the street</i></p> <p><i>Buildings shall be sited within a building envelope determined by a plane projected at an angle of 45 degrees over a site from a height of 3.5m above natural ground level along the side and rear boundaries of the land.</i></p> <p><i>Side and rear setbacks are intended to maintain a reasonably consistent relationship between buildings, allotment boundaries and adjacent development, limit potential for overlooking of neighbouring properties and allow adequate daylight, sunlight and ventilation to living areas and private open spaces of new and neighbouring dwellings.</i></p> <p><i>The outer walls of basements shall comply with the setbacks required in this section.</i></p>	<p>The proposal is consistent with the number of storeys and with the predominant front setback established in the streetscape.</p> <p>The constraints of the site in regard to width make strict compliance with this control challenging. The design ensures that reasonable levels of amenity are maintained to neighbouring sites in terms of privacy and overshadowing.</p> <p>The side setbacks are consistent with that of established residential flat building within the local area and provide opportunities for landscaping treatments, in particular to the northern boundary. The side setbacks proposed do not pose a significant risk to privacy with limited fenestration proposed to side facing walls and privacy screen to balconies. The building to the south is currently being used for a non-residential purposes also.</p> <p>The rear setback proposed is measured at 9.885m which is considered to be appropriate and provides for a significant level of communal private open space.</p> <p>The basement level is consistent with the front and rear setback controls. Nil side setbacks are proposed to ensure cars can safely enter and exit the building.</p>	Yes

	The subject site is not located near a busy road (40,000 vpd) or near a rail corridor.	N/A
2.3 Dwelling Unit and Building Design <i>a) To ensure that a choice of housing is available throughout the Strathfield Municipality.</i> <i>b) To ensure that housing is accessible to older people and people with mobility disabilities.</i> <i>c) To encourage materials used in new developments to be compatible with adjoining developments and the streetscape in terms of type, form and colour.</i>	<p>The proposal is for a boarding house and the rooms meet the requirements prescribed by the SEPP (Affordable Rental Housing) 2009 which takes precedent over the SDCP.</p> <p>The building has been designed in accordance with BCA requirements for access and mobility. An access report accompanies this application.</p> <p>A schedule of materials and finishes are provided with the architectural plans. The materials and finishes chosen are reflective of the character of the local area.</p>	Yes
2.4.1 Energy Efficiency	A BASIX and NatHERS certificate has been provided with this application.	Yes
2.4.2 Solar Access <i>(i) the main living areas and at least 50 percent of the principal private open space of each dwelling shall have at least three hours of sunlight between the hours of 9am and 3pm on June 22 (winter solstice); and</i> <i>(ii) solar access to the windows of habitable rooms and to the majority of private open space of adjoining properties must be substantially maintained or achieved for a minimum period of 3 hours between 9.00am and 3.00pm at the winter solstice (June 22).</i>	<p>The shadow diagrams prepared show that the development will result in overshadowing of the dental clinic located at 16 Rochester Street.</p> <p>The resultant overshadowing does impact on the solar access to the rear open space and north elevation windows.</p> <p>It is reasonably anticipated that the subject site would be redeveloped which would cause an impact to solar access for the neighbour to the south. The proposal is compliant in height and FSR and in that regard is not considered to be unreasonable in bulk and scale or an overdevelopment of the site. The dwelling by 12pm will receive solar access to the front façade windows and southern elevation windows.</p> <p>Furthermore, the dwelling currently is not used as a residential dwelling. The floor plan of 16 Rochester Street shows that it is predominately consulting rooms.</p>	No – worthy on merit
2.4.3 Natural Space Heating and Cooling <i>It is desirable that the use of artificial heating and cooling devices be minimised. Heating and cooling needs should be considered at the design stage.</i> <i>Developments shall be designed/oriented in a manner which minimises heat gain during</i>	The boarding rooms have been designed to maximise its solar access and have natural cross ventilation. Each room will have access to private open space area and highlight windows to provide adequate natural ventilation and cooling in summer.	Yes

<i>summer and maximises solar access during winter thereby reducing the need for artificial cooling and heating (and the associated consumption of natural energy resources).,</i>		
2.4.4 Natural Lighting <i>Residential units are to be designed so as to maximise natural lighting.</i>	Each unit will include access to natural lighting through the window and access to private open space areas.	Yes
2.4.5 Building Materials <i>1. Building materials and insulation that assist in providing acceptable thermal conditions are to be used wherever possible.</i> <i>2. Materials of high thermal mass should be used for living areas and located to receive maximum sun during cooler months.</i> <i>3. Existing buildings which are in sound condition can be converted in whole or in part for multiple unit dwellings.</i>	The proposed brick development will allow for appropriate levels of thermal massing.	Yes
2.4.6 Water Management	The development is capable of providing energy efficient water saving devices in the bathrooms A drainage plan has been prepared and accompanies this application.	Yes
2.4.7 Energy Smart Appliances	Energy efficient appliances are to be installed as well as energy smart lighting. In particular, the use of sensor/timed lighting in the communal and circulation areas.	Yes
2.5 Streetscape and Building Orientation <i>a) To ensure that residential development is of a type, height and scale that is generally compatible with or which improves the appearance of existing buildings and contributes positively to the future character of the street;</i> <i>b) To provide design solutions which will assist in achieving residential development, which is attractive, functional and convenient for residents; and</i>	The Federation style of development is the predominant character of the area. This has been taken into consideration into the design as well as the comments raised by Councils heritage department in the pre-lodgement meeting. The front façade incorporates Federation gables and retains the brick character of the front fence, and with development in the vicinity, into the design.	Yes

<p><i>c) To ensure street facing facades incorporate appropriate decorative elements to provide interest to the development and address the street frontage.</i></p>		
<p>2.6 Heritage and Conservation</p> <p><i>a) Protect and enhance items of environmental and heritage significance; and</i></p> <p><i>b) All new developments and works to existing developments or adjoining heritage properties are to be designed to be compatible with the heritage significance of listed heritage items.</i></p>	<p>This has been addressed previously in this statement. The application includes a heritage impact assessment.</p>	<p>Yes</p>
<p>2.7 Open Space and Landscaping</p> <p>50% landscape area</p>	<p>The SEPP ARH requires the front setback to be landscaped to be compatible within the streetscape. The landscape plan provided demonstrates that significant landscape treatments are proposed within the front setback with a clearly defined pedestrian entrance.</p> <p>The development proposes 229m² (31%) of landscape area of the site. The treatments proposed are located along the perimeter of the site which provides additional screening and softening of the building. Replacement tree planting is proposed to compensate for the trees to be removed. The existing street tree is to be retained and protected during construction.</p>	<p>Yes</p>
<p>2.8 Privacy and Security</p> <p><i>a) To ensure the siting and design of buildings provides visual privacy for residents and their neighbours in their dwellings and open space areas; and</i></p> <p><i>b) To provide personal and property security for residents and visitors and enhance perceptions of community safety.</i></p>	<p>The design allows for appropriate levels of privacy afforded to future residents and neighbouring properties. Limited fenestration is provided to the side elevations which are designed to provide solar access to the rooms and little opportunity for overlooking. The larger front and rear facing upper level balconies will include privacy screens.</p> <p>The building will include enhanced security measures in regard to accessing the building and carpark. Car and pedestrian entries are clearly defined.</p>	<p>Yes</p>
<p>2.9 Access and Parking</p> <p><i>a) To provide adequate off-street car parking for residents and visitors within each development;</i></p> <p><i>b) To ensure that access driveways and manoeuvring areas are provided which are adequate for the convenience</i></p>	<p>The proposal is compliant with the parking rates prescribed in the SEPP ARH. A traffic and parking report is also provided with this application.</p>	<p>Yes</p>

<p><i>and safety of residents and visitors to the site; and</i></p> <p><i>c) To encourage the integrated design of access and parking facilities to minimise visual and environmental impacts.</i></p>		
<p>2.10 Site Facilities and Water Management</p> <p><i>a) To preserve and protect the amenity and property of residents, property owners and the community;</i></p> <p><i>b) To ensure the safety of residents and the community;</i></p> <p><i>c) To protect the physical environment and receiving waters of the catchment;</i></p> <p><i>d) To ensure that site facilities and essential services and amenities are well integrated into residential developments, and are unobtrusive; and</i></p> <p><i>e) To ensure that site facilities are adequate, convenient and easy to maintain.</i></p>	<p>Stormwater management plan have been prepared by Zait Engineering solutions.</p> <p>Essential services will be able to be connected to the development.</p> <p>The communal laundry is proposed in the basement level. Each room is afforded private open space area which can also be used for drying clothes.</p>	Yes
<p>2.12 Excavation of Sites</p>	<p>The application is accompanied by a geotechnical report and provided recommendations regarding the proposed excavation to accommodate the basement car parking.</p>	Yes

Part H – Waste Minimisation and Management Plan		
Provision	Comment	Complies
2.1 Waste Management Plans	<p>A waste management plan has been prepared by iDraft Architects detailing the demolition and construction of the building.</p> <p>The on-site waste room is located within the Basement 1 level.</p>	Yes
Part P - Heritage		
Provision	Comment	Complies
Heritage	A heritage impact statement has been prepared by Weir Phillips	Yes
Part Q – Urban Design Controls		
Provision	Comment	Complies
2.1 Public Domain and place making	<p>The development will ensure that the existing public domain will maintain its streetscape character through. The development will maintain the existing street tree and pathway. The brick fence character will be maintained with the front setback to include an enhanced landscaping scheme.</p>	Yes
<p><i>a. To ensure that development adjacent to the Public Domain complements the landscape character, public use and enjoyment of that land.</i></p> <p><i>b. To enhance the quality of the Public Domain.</i></p> <p><i>c. To ensure the Public Domain is attractive, safe, interesting, comfortable, readily understood and easily accessed.</i></p>		
2.2 Streetscape	<p>Particular attention has been given to the presentation of the development within the streetscape. The design incorporates Federation style elements, such as gables and two tone brickwork, to ensure the development is consistent with the streetscape and heritage value of the local area.</p> <p>The proposal sits adjacent to the low density zone and as such there will be a transition of height. The proposal is consistent with the height of building development standard. The gables to the front façade also provide a visual transition of the height and provides articulation to ensure the bulk and scale of the building is minimised.</p>	Yes
<p><i>a. To ensure that all development contributes positively to the street and locality.</i></p> <p><i>b. To ensure new development responds to, reinforces and sensitively relates to the spatial characteristics of the existing urban environment.</i></p> <p><i>c. To increase the legibility of streetscapes and urban spaces so that the interrelationship between development and the</i></p>		

<p><i>Public Domain is visually coherent and harmonious.</i></p> <p><i>d. To maximise opportunities for buildings to define the Public Domain.</i></p> <p><i>e. To encourage attractive street frontages and improve pedestrian amenity.</i></p>		
<p>2.3 Siting</p> <p><i>Development must achieve high quality urban form that is cohesive. The arrangement of buildings affects the Public Domain, amenity of spaces, the quality of space between buildings, visual and acoustic privacy and solar access to private and shared open spaces.</i></p> <p><i>Appropriate building separation is required to maximize light, air and outlook. Good site planning can reinforce an area's character, or make an important contribution to the future character of an area undergoing change.</i></p> <p><i>Appropriate building configuration and site planning will be informed by the surrounding built environment, street conditions and any vision statements adopted for individual areas.</i></p>	<p>The siting of the development includes appropriate setbacks which ensure that the space between buildings provide opportunities for solar access, visual and acoustic privacy. The ground floor level provides for excellent communal open space of a significant size and includes landscaping treatments.</p>	<p>Yes</p>
<p>2.4 Building envelope</p> <p><i>a. To ensure the scale and bulk of future development is compatible with site conditions, surrounding development and the existing and desired future character of the streetscape and locality.</i></p>	<p>The envelope of the development provides for a building that would not be considered unreasonable in terms of its bulk and scale. Side boundary facing walls include articulation to break up the walls and reduce its perceived bulk and scale and potential visual impact.</p> <p>The building is consistent with building height control and FSR as prescribed in the SEPP ARH. Furthermore, the FSR is only minorly non-compliant with the SLEP control of 1.2:1 which does not include the 0.5:1 SEPP bonus provision. As such, the development does not represent an overdevelopment with regard to the building height and FSR controls.</p>	<p>Yes</p>

<p>2.5 Building massing and scale</p> <p><i>a. To ensure buildings are compatible in form relative to the spatial characteristics of the local area. 11</i></p> <p><i>b. To ensure building mass and form reinforces, complements and enhances the visual character of the street.</i></p> <p><i>c. To ensure the building height and mass preserves and enhances the Public Domain, neighbourhood amenity, and site characteristics.</i></p> <p><i>d. To ensure that where changes in building scale, mass and/or height is proposed, it occurs in a manner that is sensitive to amenity issues of surrounding or nearby development.</i></p>	<p>The streetscape presentation has been broken up with the inclusion of the gable features which also reflect the heritage character of the area.</p> <p>Side boundary facing walls have been articulated, along with a range of materials and finishes, which ensure that the building creates visual interest when viewed from the public domain and minimises its visual impact.</p>	<p>Yes</p>
<p>2.6 Transition zones</p> <p><i>1) Development proposing to be higher than adjoining development must incorporate gradual stepping up of the built form at its interface with existing low rise development. Where there is a common boundary between areas where a different height limit is specified, one solution may be that the top storey of the development on the land with the higher height limit be stepped back to fit within a plane projected at a 45 degree angle from the floor below the topmost floor</i></p>	<p>The development is adjacent to the low density zone to the south of the site.</p> <p>The inclusion of gabling features to the front façade reflect the transition in height. The front gabling continues to step back from the front boundary as the development increasing in height. This allows the height of the development to be minimised when viewed from the public domain while acknowledging the scale of development in the adjoining low density zone.</p>	<p>Yes</p>
<p>2.7 Building frontages to Public Domain</p> <p><i>a. To ensure the appearance of buildings complement and enhance neighbourhood and streetscape character.</i></p> <p><i>b. To encourage contemporary designs which integrate with the appearance of the streetscape. 13</i></p>	<p>As previously mentioned, the development incorporates Federation style design elements to reflect the character of the local area.</p>	<p>Yes</p>

<p><i>c. To provide attractive building facades which establish identity and contribute to the streetscape.</i></p>		
<p>2.8 Roof forms</p> <p><i>a. To treat roof spaces and forms as an important element of the overall building appearance.</i></p> <p><i>b. To encourage roof forms that provide continuity and consistent character in the streetscape.</i></p> <p><i>c. To encourage roof designs that integrate with the building composition and form</i></p>	<p>The roof form has incorporated a flat roof design so that it is unobtrusive in the street and the gables are the predominant feature.</p>	<p>Yes</p>
<p>3.1 Accessibility and connectivity</p> <p><i>a. To improve pedestrian access and connectivity between housing, open space networks, community facilities, public transport, local activity centres and schools.</i></p> <p><i>b. To encourage pedestrian through-site links that are designed to promote safety and amenity.</i></p>	<p>No pedestrian connections required through the development.</p>	<p>Yes</p>
<p>3.2 Building entries</p> <p><i>a. To create street entrances with a strong identity that provide a transition from the street to residential interiors.</i></p> <p><i>b. To ensure car park entries do not detract from the street.</i></p>	<p>Both the carpark and pedestrian entry are clearly defined at the front of the site. The pedestrian entry has been centrally located at the front of the site.</p>	
<p>3.3 Visual and acoustic privacy</p> <p><i>a. To ensure that development does not cause unreasonable overlooking of habitable rooms and principal private open spaces of dwellings.</i></p> <p><i>b. To ensure that visual privacy is provided both within a development and between a development and its neighbours.</i></p>	<p>The development will ensure appropriate levels of visual and acoustic privacy will be afforded to future occupants and neighbouring dwellings. Privacy attenuation measures and limited fenestration is proposed to the side elevations to limit any risk to overlooking.</p>	<p>Yes</p>

<p>c. To ensure that the siting and design of development minimises the impacts of noise transmission between properties.</p>		
<p>3.4 Acoustic amenity and air quality</p> <p><i>a. To ensure that the siting and design of buildings minimises noise impacts from abutting roads, rail corridors and other noise-generating land uses.</i></p> <p><i>b. To ensure that new commercial or industrial development does not unreasonably diminish the amenity of nearby residential uses by noise intrusion.</i></p> <p><i>c. To ensure mitigation measures such as building layout and design and building materials are taken into consideration where poor air quality is likely to affect inhabitants.</i></p>	<p>The site sits within a residential street and does not pose a significant risk to the air quality or acoustic impacts</p>	<p>Yes</p>
<p>3.5 Solar access and cross ventilation</p> <p><i>a. To provide thermal comfort for occupants.</i></p> <p><i>b. To ensure that development does not unreasonably diminish sunlight to neighbouring properties and within the development site.</i></p> <p><i>c. To ensure that sunlight access is provided to private open space and habitable rooms to improve amenity and energy efficiency.</i></p> <p><i>d. To ensure sufficient volumes of fresh air circulate through buildings to create a comfortable indoor environment and to optimize cross ventilation.</i></p> <p><i>e. To ensure that sunlight access is provided to the Public Domain</i></p>	<p>All rooms will be able to achieve natural cross ventilation and thermal comfort.</p> <p>The proposal will not impact on the solar access to the public domain.</p> <p>The neighbouring property to the south will experience some overshadowing. It is noted that 16 Rochester Street is not currently being used for residential purposes. The proposal is compliant with building height and FSR and is not considered an unreasonable development and that some overshadowing is to be expected with any development on the subject site, above the existing shadowing circumstance.</p> <p>Compliant levels of solar access will be maintained to all surrounding residential development.</p>	<p>Yes</p>

<p>3.6 Safety and security</p> <p><i>a. To ensure a safe physical environment by promoting crime prevention through design.</i></p> <p><i>b. To encourage increased use of shopping centres, particularly at night.</i></p> <p><i>c. To create a balance of uses that are safe and easily accessible.</i></p> <p><i>d. To ensure there is adequate lighting and signage.</i></p> <p><i>e. To reduce crime risk and minimise opportunities for crime.</i></p> <p><i>f. To increase and contribute to the safety and perception of safety in public and semi-public spaces.</i></p> <p><i>g. To encourage the consideration and application of crime prevention principles when designing and siting buildings and spaces.</i></p> <p><i>h. To encourage dwelling layouts that facilitate safety and encourage interaction and recognition between residents.</i></p>	<p>The development will include appropriate safety and security measures with opportunities for casual surveillance of the street and effective security lighting proposed.</p> <p>The front setback is to be landscaped with a clearly defined and effectively lit entry.</p>	<p>Yes</p>
<p>3.8 Views</p> <p><i>a. To provide view sharing for both existing and proposed and future residents.</i></p> <p><i>b. To minimise disruption to views from adjacent and nearby development and views to and from public spaces, including accumulated view loss i.e. 'view creep'.</i></p>	<p>The development will not impact upon any existing views.</p>	<p>Yes</p>
<p>3.9 Landscaping</p> <p><i>a. To enhance the existing streetscape and promote a scale and density of planting that softens the visual impact of buildings.</i></p> <p><i>b. To ensure developments make an equitable contribution to the landscape setting of the locality.</i></p>	<p>This application is accompanied by a landscape plan prepared by Vision Dynamics.</p> <p>The plan provides for enhanced landscaping treatments within the front setback consistent with the controls under the SEPP ARH.</p> <p>Perimeter planting is proposed along the northern and rear boundary which will soften and screen the built form. Several trees are proposed</p>	<p>Yes</p>

<p><i>c. To maximise the provision of open space for recreational needs of the occupier and provide privacy and shade.</i></p>	<p>to be removed and replacement trees are detailed on the landscape plan.</p> <p>The development will provide for a large communal courtyard at the rear of the site which will be boarder by large trees providing privacy and shade.</p>	
<p>3.10 Private and communal open space</p> <p><i>a. To ensure that private open space is designed to provide residents with quality usable private outdoor living areas for recreational and outdoor activities.</i></p> <p><i>b. To ensure that private open space is designed for privacy, solar access, and is well integrated with living areas.</i></p> <p><i>c. To provide low maintenance communal open space areas for residents that facilitate opportunities for recreational and social activities, passive amenity, landscaping and deep soil planting</i></p>	<p>Each room will have access to private open space area in the form of a courtyard or balcony area.</p> <p>Communal private open space is provided at the rear of the site at ground level and will afford the residents an area of high amenity.</p> <p>The development is consistent with the requirement of private open space as stipulated in the SEPP ARH</p>	Yes
<p>3.11 Energy efficient design</p> <p><i>a. To promote sustainable development which uses energy efficiently and minimises non-renewable energy usage in the construction and use of buildings.</i></p> <p><i>b. To ensure that development contributes positively to an overall reduction in energy consumption and greenhouse gas emissions.</i></p>	<p>A BASIX certificate and NatHERS has been provided with this application.</p>	Yes
<p>4.1 Car parking and vehicular access</p> <p><i>1) Vehicular access points are to be minimised and should not break the continuity of the streetscape. Landscaping should be used to minimise the visual intrusion of vehicular access points.</i></p> <p><i>2) Garages and parking structures are not to dominate the building facade and front setback</i></p>	<p>The proposal is consistent with the provision of car parking, motorbike and bicycle as stipulated in the SEPP ARH.</p> <p>A traffic and parking report has been prepared Stanbury Traffic Planning.</p>	Yes

<p>3) <i>To ensure that the location and design of driveways, parking spaces and other areas used for the movement of motor vehicles are efficient, safe, convenient and are integrated into the design of the development to minimise their visual impact.</i></p>		
<p>4.2 Front Fences</p> <p><i>a. To avoid creating in active frontages as a result of fencing private open spaces.</i></p> <p><i>b. To ensure fences complement and conserve the visual character of the street and neighbourhood.</i></p> <p><i>c. To contribute positively to the Public Domain.</i></p>	<p>The proposed front fence will be replaced to match the existing front fence character. The brickwork on the front fence will match the two-tone brickwork of the building.</p> <p>This will ensure that the character of the streetscape is maintained.</p>	<p>Yes</p>

7 Matters for consideration pursuant to Section 4.15 of the Environmental Planning and Assessment Act 1979 as amended

The following matters are to be taken into consideration when assessing an application pursuant to S4.15 of the Environmental Planning and Assessment Act 1979 (as amended). Guidelines (in italic) to help identify the issues to be considered have been prepared by the Department of Planning and Environment. The relevant issues are:

(i) Any Environmental Planning Instrument

The proposal is permissible and in conformity with the provisions of State Environmental Planning Policy (Affordable Rental Housing) 2012 and the LLEP and DCP as reasonably applied to the proposed boarding house development. The proposal succeeds when assessed against the Heads of Consideration pursuant to s4.15 of the Environmental Planning and Assessment Act, 1979 as amended.

(ii) Any proposed instrument that is or has been the subject of public consultation under this Act and that has been notified to the consent authority (unless the Secretary has notified the consent authority that the making of the proposed instrument has been deferred indefinitely or has not been approved), and

N/A

(iii) Any Development Control Plan

Strathfield DCP applies and has been addressed in the statement.

(iiia) Any Planning Agreement that has been entered into under Section 7.4 or any draft planning agreement that a developer has offered to enter into under Section 7.4, and

N/A

(iv) The Regulations (to the extent that they prescribe matters for the purposes of this paragraph), and

N/A

(v) The Regulations (to the extent that they prescribe matters for the purposes of this paragraph), and

N/A

(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,

Context and Setting

i. What is the relationship to the region and local context in terms of:

- The scenic qualities and features of the landscape*
- The character and amenity of the locality and streetscape*
- The scale, bulk, height, mass, form, character, density and design of development in the locality*
- The previous and existing land uses and activities in the locality*

The proposed residential flat building is entirely commensurate with that established by development generally within the site's visual catchment with no adverse residential amenity impacts in terms of views, privacy or overshadowing.

ii. *What are the potential impacts on adjacent properties in terms of:*

- *Relationship and compatibility of adjacent land uses*
- *sunlight access (overshadowing)*
- *visual and acoustic privacy*
- *views and vistas*
- *edge conditions such as boundary treatments and fencing*

These matters have been discussed in detail earlier in this report. The works have been designed such that potential impacts are minimal and within the scope of the built form controls.

Access, transport and traffic:

Would the development provide accessibility and transport management measures for vehicles, pedestrians, bicycles and the disabled within the development and locality, and what impacts would occur on:

- *Travel Demand*
- *dependency on motor vehicles*
- *traffic generation and the capacity of the local and arterial road network*
- *public transport availability and use (including freight rail where relevant)*
- *conflicts within and between transport modes*
- *Traffic management schemes*
- *Vehicular parking spaces*

The proposal provides safe, convenient and compliant of street parking with no unmanageable traffic generation proposed.

Public Domain

The proposed works will have no adverse impact on the public domain.

Utilities

Existing utility services will continue to service the development site.

Flora and Fauna

Some removal of trees is required. An arborist report accompanies this application. Landscaping is enhanced as detailed on the accompanying landscape plans.

Waste Collection

Garbage storage area proposed as detailed.

Natural Hazards

N/A

Economic Impact in the Locality

The proposed works will not have any significant impact on economic factors within the area other than short term employment opportunities during construction.

Site Design and Internal Design

- i) *Is the development design sensitive to environmental considerations and site attributes including:*
- *size, shape and design of allotments*
 - *The proportion of site covered by buildings*
 - *the position of buildings*
 - *the size (bulk, height, mass), form, appearance and design of buildings*
 - *the amount, location, design, use and management of private and communal open space*
 - *Landscaping*

These matters have been discussed in detail earlier in this report.

- ii) *How would the development affect the health and safety of the occupants in terms of:*
- *lighting, ventilation and insulation*
 - *building fire risk – prevention and suppression*
 - *building materials and finishes*
 - *a common wall structure and design*
 - *access and facilities for the disabled*
 - *likely compliance with the Building Code of Australia*

The proposed development will comply with the provisions of the Building Code of Australia as detailed within the accompanying report prepared by CD Certification. There will be no detrimental effects on the occupants through the building design which will achieve the relevant standards pertaining to health and safety.

Construction

- i) *What would be the impacts of construction activities in terms of:*
- *The environmental planning issues listed above*
 - *Site safety*

Normal site safety measures and procedures will ensure that no site safety or environmental impacts will arise during construction.

(c) The Suitability of the Site for the Development

- *Does the proposal fit in the locality*
- *Are the constraints posed by adjacent development prohibitive*
- *Would development lead to unmanageable transport demands and are there adequate transport facilities in the area*
- *Are utilities and services available to the site adequate for the development*

- *Are the site attributes conducive to development*

The site is located in a medium density residential area. The adjacent development does not impose any unusual or impossible development constraints. The proposed development will not cause excessive or unmanageable levels of transport demand.

The site being of moderate grade, adequate area, and having no special physical or engineering constraints is suitable for the proposed works.

(d) Any submissions received in accordance with this Act or the regulations.

It is envisaged that Council will appropriately consider any submissions received.

(e) The Public Interest

It is considered that the development is sensitive both to the natural and built environments and is consistent with existing character of the area and the planning controls as they reasonably apply.

8 Conclusion

The proposal involves the demolition of existing site structures and the construction of a new age boarding house on the subject allotment. The proposal involves the construction of 35 accommodation rooms (including managers room), common facilities and basement carparking for 18 motor vehicles (including 1 accessible space), 7 motorcycles and 7 bicycles pursuant to the provisions of State Environmental Planning Policy (Affordable Rental Housing) 2009 (SEPPHSPD). The application also proposes the implementation of an integrated landscape regime and the adoption of an operational plan of management.

The project architect has responded to the client brief to design a contextually responsive building which takes advantage of the sites locational attributes whilst providing high levels of amenity for future occupants. In this regard, the scheme has been developed through detailed site and contextual analysis to identify the constraints and opportunities associated with the development of this site. The outcome is a building of good design quality which will sit comfortably within the emerging medium density residential environment and maintain appropriate amenity to adjoining development whilst meeting a clear demand for affordable housing in this location. The development is also responsive to the minutes arising from formal pre-DA discussions with Council.

This report demonstrates that the development will not give rise to any unacceptable environmental impacts, residential amenity impacts or streetscape consequences. In summary:

- The built form outcome is of appropriate design quality. The proposal will reinforce the desired character of the locality and contribute to the built form quality of development within the sites visual catchment.
- The proposed development has been appropriately sited and designed in order to maintain the appropriate levels of privacy, solar access, view sharing and amenity to neighbouring developments.
- The proposed design is appropriate, relative in scale to the area of the allotment, and does not result in what could be concluded to be an over-development of the site.
- The proposal is permissible and generally in conformity with the development standards and built form controls contained within the applicable statutory planning regime.
- The proposal will not give rise to adverse heritage conservation consequences.
- Consistent with the conclusions reached by Senior Commissioner Roseth in the matter of Project Venture Developments v Pittwater Council (2005) NSW LEC 191 we have formed the considered opinion that most observers would not find the proposed development offensive, jarring or unsympathetic in a streetscape context nor having regard to the built form characteristics of development within the sites visual catchment.
- Council and the community can be satisfied that the proposed design is both reasonable and appropriate in the circumstances.

Having given due consideration to the matters pursuant to Section 4.15 of the Environmental Planning and assessment Act, 1979 as amended, it is considered that there are no matters which would prevent Council from granting consent to this proposal in this instance.

Boston Blyth Fleming Pty Limited



Director

