

STRATHFIELD MUNICIPAL COUNCIL

STATEMENT OF ENVIRONMENTAL EFFECTS

**DEVELOPMENT APPLICATION FOR DWELLING HOUSE AND ASSOCIATED
WORKS**

17 BROOKLYN STREET STRATHFIELD SOUTH NSW 2136

Prepared by Platinum Planning Solutions

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**STRATHFIELD COUNCIL
RECEIVED**

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SITE DETAILS

| | |
|---------------------------------|--|
| Address | 17 Brooklyn Street Strathfield South NSW 2136 |
| Lot/Section/Plan | 5/-/DP13784 |
| Local Authority | Strathfield Municipal Council |
| Local Environmental Plan | Strathfield Local Environmental Plan 2012 |
| Development Control Plan | Strathfield Consolidated Development Control Plan 2005 |
| Zone | R2 - Low Density Residential |
| Overlays | Local Aboriginal Land Council (Metropolitan), Acid Sulfate Soils (Class 5), Height of Building (9.5m) and Minimum Lot Size (560m ²). |

DEVELOPMENT PROPOSAL DETAILS

| | |
|----------------------------|--|
| Proposal Summary | Dwelling house and associated works |
| Assessment Controls | Strathfield Local Environmental Plan 2012 and Strathfield Consolidated Development Control Plan 2005 |
| Applicant | Metricon Homes Pty Ltd |

REVISION DETAILS

| | |
|--------------------|---|
| Version | 1.0 |
| Prepared by | Felipe Cunha – Town Planner (MSustEnviron&Planning) |
| Signed |  |
| Date | 24/09/2020 |
| Reviewed by | James Connolly – Town Planner (BUrbanEnvPlan, GCHM, MPIA) |
| Signed |  |
| Date | 24/09/2020 |

1.0 INTRODUCTION

This Statement of Environmental Effects (SEE) has been prepared by Platinum Planning Solutions on behalf of Metricon Homes Pty Ltd (the applicant) to accompany a development application to Strathfield Municipal Council over the land located at 17 Brooklyn Street, Strathfield South (the subject site).

The development application seeks development consent for a dwelling house and associated works as per the attached plans package. This SEE provides the following:

- A description of the subject site and surrounding development;
- Detailed description of the proposed development;
- Assessment of the proposed development in accordance with Section 4.15 of the Environmental Planning and Assessment Act 1979;
- Assessment of planning considerations related to the proposed development.

The proposal is seen to be a desirable outcome for the subject site and will not impact on the amenity of the surrounding area. This Statement of Environmental Effects is to be read in conjunction with the attached plans and supporting documents.

2.0 SITE DESCRIPTION AND CONTEXT

2.1 Subject Site

The subject site is located at 17 Brooklyn Street Strathfield South and is formally described as Lot 5 on DP13784. The subject site has an overall site area of 468.6m² and is currently improved by an existing dwelling house, which is to be demolished within a separate application. The site has a primary frontage to Brooklyn Street of approximately 10.16m, with vehicular access to the site provided by the existing vehicular crossover and driveway. The site is part of a primarily residential area with an array of residential premises in the surrounding vicinity with predominately low rise dwellings which partially embrace and retain native vegetation. The location of the subject site is indicated below in Figures 1 and 2.



Figure 1: Subject Site Location

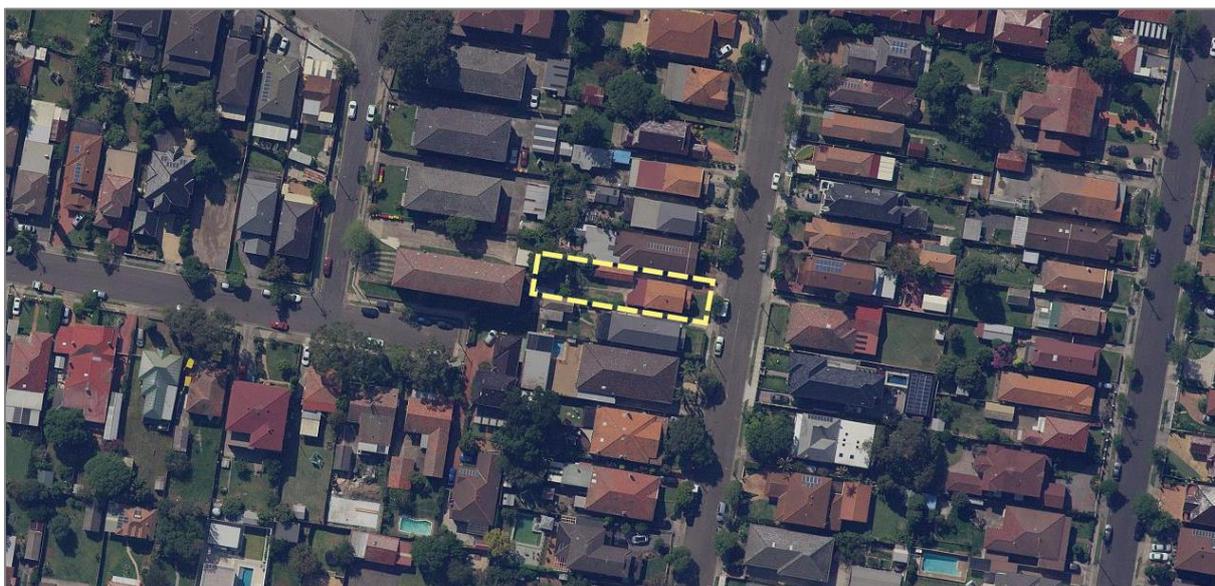


Figure 2: Subject Site Location

3.0 PROPOSED DEVELOPMENT

The proposed development is for a highly articulated double storey dwelling house and associated ancillary works as per the attached plans package. The proposed dwelling is to replace the existing dwelling, which is to be demolished within a separate application. The building footprint is proposed to be kept broadly the same, in order to avoid extra impacts to the environment and to the amenity of adjoining neighbours' and the streetscape.



Figure 3: Illustration of proposed dwelling house

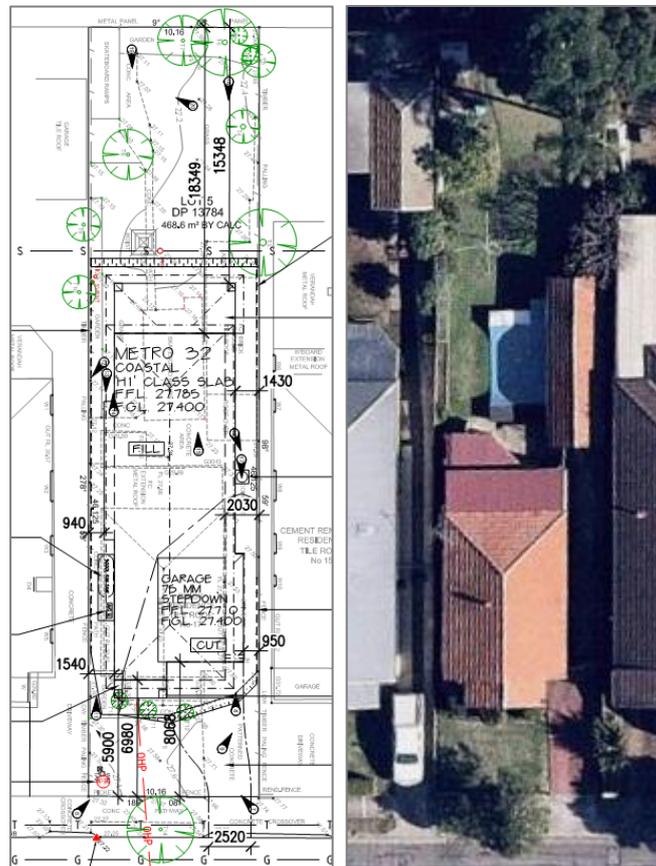


Figure 4: Illustration of proposed site plan in comparison with existing site plan

4.0 TOWN PLANNING ASSESSMENT

4.1 Environmental Planning and Assessment Act 1979

The Environmental Planning and Assessment Act 1979 (the Act) is the statutory planning instrument in New South Wales in which Council must use to assess development applications. In determining a development application, Council must take into consideration the following matters under Section 4.15 of the Act:

- a. *the provisions of:*
 - i. *any environmental planning instrument, and*
 - 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 Director-General has notified the consent authority that the making of the proposed instrument has been deferred indefinitely or has not been approved), and*
 - iii. *any development control plan, and*
 - iv. *any planning agreement that has been entered into under section 93F, or any draft planning agreement that a developer has offered to enter into under section 93F, and*
 - v. *the regulations (to the extent that they prescribe matters for the purposes of this paragraph), and*
 - vi. *any coastal zone management plan (within the meaning of the Coastal Protection Act 1979), that apply to the land to which the development application relates,*
- 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,*
- c. *the suitability of the site for the development,*
- d. *any submissions made in accordance with this Act or the regulations,*
- e. *the public interest.*

This Statement of Environmental Effects addresses the relevant provisions of the following planning instruments:

- Strathfield Local Environmental Plan 2012
- Strathfield Consolidated Development Control Plan 2005

A detailed Section 4.15 assessment is provided as part of this overall Statement of Environmental Effects and in Section 4.4 of this report.

4.2 Strathfield Local Environmental Plan 2011

The Strathfield Local Environmental Plan 2012 (LEP) is the principle local planning instrument that applies to the site.

4.2.1 Zoning & permissibility

The subject site is zoned as R2 Low Density Residential under the LEP. The objectives of the zone are as follows:

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

- *To ensure that development of housing does not adversely impact the heritage significance of adjacent heritage items and conservation areas.*

The proposed dwelling house is permissible with consent in the zone. The site is located within a residential area which is designed for proposals of this nature. The site has access to the appropriate services required and is accessible from the existing road network. The proposed dwelling house is seen to be in line with the existing streetscape and surrounding built form and to meet the prescribed intent of the subject zone. Therefore, the proposal it is seen as a desirable outcome for the subject site and will not adversely affect the amenity of the surrounding area.

4.2.2 Height of buildings (Clause 4.3)

The proposed dwelling house has a proposed building height of 7.97m and complies with the allowable maximum building height of 9.5m for the subject site under Clause 4.3 of the LEP.

4.2.3 Floor space ratio (Clause 4.4)

No floor space ratio is prescribed for the subject site, therefore Clause 4.4 of the LEP is not applicable.

4.2.4 Architectural roof features (Clause 5.6)

None of the proposed architectural roof features exceed the building height limit set out by Clause 4.3 of the LEP, therefore Clause 5.6 of the LEP is not applicable.

4.2.5 Heritage conservation (Clause 5.10)

The site is not identified as a heritage item, and is not within a heritage conservation area, however is in close proximity to a heritage item. The proposed development is deemed to not result in any impacts on any heritage items in the vicinity, and is therefore seen to comply with Clause 5.10 of the LEP.

4.2.6 Acid sulfate soils (Clause 6.1)

The subject site is affected by Class 5 acid sulfate soils, and is within 500m of an adjacent Class 4 acid sulfate soil area. However, the subject land and excavation will not extend below 5m AHD and the proposed works are not likely to lower the watertable, therefore the proposal is seen to comply with Clause 6.1 of the LEP.

4.2.7 Earthworks (Clause 6.2)

There is a small amount of cut and fill proposed to suite the proposed dwelling house, with the proposed earthworks not having a detrimental impact on the surrounding land. Appropriate measures will be in place to ensure there will be no negative impacts. The proposed earthworks therefore comply with Clause 6.2 of the LEP.

4.2.8 Flood planning (Clause 6.3)

The subject site is not identified as being affected by flooding, therefore Clause 6.3 of the LEP is not applicable.

4.2.9 Essential services (Clause 6.4)

The site is located within a residential area which is designed for proposals of this nature. The site has access to the appropriate services required and is accessible from the existing road network. The proposal has been designed to suite the site constraints and is seen to meet the objectives of the relevant planning controls and therefore the proposed development is seen to comply with Clause 6.4 of the LEP.

4.4 Strathfield Consolidated Development Control Plan 2005

The Strathfield Consolidated Development Control Plan 2005 (DCP) is the planning instrument that provides comprehensive development controls for the local area. The relevant matters to be considered under the DCP for the proposed development are outlined below.

4.4.1 Part A – Dwelling Houses and Ancillary Structures

| Control / Objective | Compliance | Comments |
|---|-------------------|--|
| <i>2 Architectural Design and Streetscape Presentation</i> | | |
| 2.2.1 Streetscape Presentation | Complies | The surrounding streetscape is deemed to consist of narrow and straight roads, responding to the natural terrain of the locality. This residential area comprises a variety of contemporary architectural styles interspersed on a range of narrow rectangular allotments, with a built form following an average setback approximately 6m from the road frontage. Roofs vary from flat to pitched, with no consistency in roof pitch. Low masonry or palisade fencing, rockery or shrubs provide demarcation of the front boundary with the abutting grassed verges. The residential character of the area is of generally one-two storey residential buildings which use predominantly masonry or natural stone materials, with a balanced composition of vegetation and greenspaces and the built form. The subject site is currently improved by an existing dwelling house, which is proposed do be demolished. Successively, the proposed new dwelling house is to replace the existing dwelling adopting broadly the same building footprint in order to avoid extra impacts to the environment and to the amenity of adjoining neighbours' and the streetscape. The proposed dwelling is to be double storey in height and well recessed from the street frontage, similarly to some existing dwelling houses on the same side of the street frontage. Additionally, the proposed dwelling is designed to embrace the site topography and to match the existing bulk and scale of dwelling houses in the proximity. The proposed dwelling was designed to combine the almost semi-rural sense of houses sited in a residential and contemporaneous setting, together with a highly articulated modern and efficient design. Due to the above-mentioned attributes and characteristics of the proposed dwelling house and its relationship with the existing built form, it is seen that the proposal is well presented to the street in terms of bulk and scale, it will add to the quality of the streetscape and sense of place of the locality and therefore it is seen to be |

| Control / Objective | Compliance | Comments |
|--|-------------------|---|
| | | compatible with the surrounding developments and a good outcome for the subject site. |
| 2.2.2 Scale, Massing and Rhythm of Street | Complies | The proposed dwelling house has been designed to embrace the site topography and to match the existing bulk and scale of dwelling houses in the proximity. The proposed dwelling design embrace traditional features which are understood to be an existing attribute of the streetscape, and does not break the street rhythm, continuity and spacing. |
| 2.2.3 Building Forms | Complies | The proposed dwelling house is considered appropriate noting the size of the allotment and intended character of the area, with the appropriate amenity able to be maintained. Additionally, the proposed dwelling addresses the street frontage, incorporates a design that is responsive to the streetscape, does not result in a visually prominent built form, and incorporates external surfaces that help blend structures into the natural environment. In addition, unbroken, flat and monotonous walls are not proposed, attics are not proposed, and rooftop terraces are also not proposed and therefore the proposal is seen to comply with the DCP requirements. |
| 2.2.4 Architectural Detailing, including Roof Forms, Materials and Colours | Complies | The proposed dwelling house is considered appropriate noting the size of the allotment and intended character of the area, with the appropriate amenity able to be maintained. It is asserted that the proposed dwelling house will not significantly protrude above adjacent buildings and does not visually break the level of the skyline. The proposed roof form is asserted to be expected and appropriate for a dwelling house and the proposed dwelling materials, finishes and details are pleasant and a balanced composition of building elements, textures, materials and colours in neutral tones will be used, which harmonise with the natural environment and minimises the visual prominence of the development while enhancing the visual quality and identity of the streetscape. The proposed additional dwelling has a scale and form that responds and contributes to the quality and identity of the area and will add to the quality of the streetscape, by using design, colours and materials which preserve important natural and cultural settings of the streetscape, neighbourhood and locality. |
| 2.2.5 Two (2) Storey Porticoes | N/A | Not proposed. |
| 2.2.6 Dormers | N/A | Not proposed. |

| Control / Objective | Compliance | Comments |
|----------------------------|--|---|
| 3 Heritage | | |
| 3 Heritage | N/A | The site is not identified as a heritage item, and is not within a heritage conservation area, therefore Part 3 of the DCP is not applicable. |
| 4 Building Envelope | | |
| 4.2.1 Floor Space Ratio | Complies | No floor space ratio is prescribed for the subject site, therefore Clause 4.4 of the LEP is not applicable. |
| 4.2.2 Building Height | Complies | The proposed dwelling house has a proposed building height of 7.97m and complies with the allowable maximum building height of 9.5m for the subject site under Clause 4.3 of the LEP. Additionally, there are no proposed walls which exceed 7.2m from existing ground level, the internal ceiling heights are all under 3m and therefore the proposal is seen to comply with the DCP requirements. |
| 4.2.3 Setbacks | Complies with intent – variation requested | <u>Front setback:</u> The proposed front setback of the dwelling house is approximately 7m to the main building line, which is seen to be consistent with the average setback of both adjoining properties and with the prevailing setback along the street. However, the proposed front setback does not comply with the minimum front setback requirement of 9m under the DCP. It is asserted that this the proposed variation to the DCP standards will not cause any loss of privacy and amenity and will not cause any material detriment to adjoining land owners and streetscape. Moreover, the proposed dwelling façade will be screened by existing and complementary vegetation and is seen to be in line with the streetscape character of the locality and adjoining properties. Therefore, the proposed variation to the frontage alignment is deemed to be appropriate in this instance, and should be supported as it is a technical non-compliance, where the proposal will still sit well within the locality and provide a built form, scale and bulk that is compatible with existing dwellings in the surrounding vicinity, and streetscape. It is asserted that the proposed development will not result in any unreasonable visual impacts to the streetscape, and will not cause any material detriment to adjoining land owners and locality. Additionally, it is deemed that the proposed frontage setback is in line with the setback line along the street and with the built form of the locality. Therefore, due to the existing streetscape configuration and the vegetation screening on the lot frontage, it is asserted that the proposed frontage setback encroachment will not |

| Control / Objective | Compliance | Comments |
|-----------------------|------------|--|
| | | <p>adversely impact on the amenity of the streetscape, will not increase building dominance and bulk, it is in line with the existing built form of the locality and therefore should be supported.</p> <p><u>Side setbacks:</u> the subject site is 10m wide and therefore the minimum side setbacks are calculated to be 2m in total, which would result in 1m on each side if evenly distributed. The propose side setbacks are 940mm to the left-hand side (LHS), and 950mm to the right-hand side (RHS) for the pop-out components of the building and therefore does not comply with the DCP requirements. It is to be noted that the upper floor setbacks are 2m to the LHS and 1.5m to the RHS and therefore comply with the DCP controls. It is asserted that the proposed building components which encroach into the side setbacks located on the ground floor will not detract from the amenity of the adjoining land users and will not cause any material detriment for the locality. Given the allotment width and proposed dwelling layout, the proposal is seen as a desirable outcome for the subject site as it will not unreasonably impact on visual privacy, solar access and other amenity matters regarding the adjoining land users. It is to be noted that compliant side setbacks of 1m on both sides would not result in a noticeable change in relation to the overall site plan in terms of building bulk, height and scale. Therefore it is considered that there would be no public benefit in refusing the proposed setbacks variation in order to ensure that full compliance with the all planning controls are achieved. Accordingly, Council's agreement is sought to the proposed variation in regards to the minimum setbacks for the subject site.</p> <p><u>Rear setback:</u> the proposed rear setback is approximately 15.3m which complies with the minimum rear setback of 6m as per the DCP requirements and therefore complies with the DCP controls.</p> |
| 5 Landscaping | | |
| 5.2.1 Landscaped Area | Complies | The proposed landscape design is responsive and complementary to the bulk and scale of the proposed dwelling and existing vegetation on site. The proposed development minimises impacts on native vegetation and site disturbance by adopting broadly the same building platform as the existing dwelling house on the site. Deep soil permeable |

| Control / Objective | Compliance | Comments |
|--------------------------|------------|---|
| | | surfaces retained as areas of natural ground, free of artificial structures and with a relatively unmodified soil profile represents 54% of the site area and therefore complies with the minimum required 35% as per DCP requirements. Additionally, the proposed soil modifications are limited to the existing building platform and no adverse impact on existing vegetation or neighbours' amenity will be cause as a result of the proposed dwelling house. Moreover, the front yard will have at least 50% of deep soil zones and 50% of the proposed landscaped area is located behind the building line Therefore, it is asserted that the proposed landscape layout will sit well within the locality and provide a built form, scale and bulk that is compatible with existing dwellings in the surrounding vicinity. Please refer to attached landscape plan for further details. |
| 5.2.2 Tree Protection | Complies | No trees are required to be removed as part of the proposed development. |
| 5.2.3 Private Open Space | Complies | Adequate principal private open space accessible from main living areas is provided at the rear of the site, which is greater than 10m ² and able to contain a rectangle measuring 3 metres by 3 metres. Additionally, the private open space complies with minimum sunlight requirements and is located accordingly to landscape design and vegetation screening, which is to enhance privacy and visual amenity in regards to adjoining properties. |
| 5.2.4 Fencing | Complies | The existing fencing of the site maintains the streetscape character and is consistent with the established pattern of fences in the surrounding area. The fencing allows for casual surveillance and incorporate the applicable CPTED principles, with the fencing being compatible with the surrounding developments. |
| 6 Solar Access | | |
| 6.2.1 Sunlight access | Complies | The proposed dwelling house is designed in such a way that allows solar access to habitable areas, recreational space and private open spaces on the site and on neighbouring sites. In addition, the proposal will not unnecessarily negatively impact on solar access to the adjoining dwelling due to distance from the adjoining dwelling and site orientation. The proposal will not impact on minimum hours of direct solar access to adjoining properties living areas presented by the DCP. Please refer to attached shadow diagrams for further details. |

| Control / Objective | Compliance | Comments |
|--|-------------------|--|
| 7 Privacy | | |
| 7.2.2 Windows | Complies | The proposal will not have any adverse visual impacts dwelling has been designed to achieve great visual privacy in regards to adjoining dwellings. Direct views from the upper level of the dwelling are minimised to prevent overlooking to the common areas or private open space of any adjoining dwelling houses by adopting a small number of windows with increased still height, oppositely alternating proposed window locations in relation to adjoining dwellings windows and open spaces. Additionally, obscure glazing, screening and other architectural solutions will be in place to ensure visual privacy, which can be conditioned to the DA as considered appropriate. |
| 7.2.3 Elevated Decks, Verandas and Balconies | N/A | Not proposed. |
| 7.2.4 Acoustic Privacy | Complies | The proposal will not have any adverse acoustic impacts from noise sources and the dwelling has been designed to minimise acoustic impacts on adjoining dwellings. Additionally, appropriate materials with acoustic properties are to be incorporated in order to attenuate the external noise and reflected noise. |
| 8 Vehicle Access and Parking | | |
| 8.2.1 Driveway and Grades | Complies | The visual dominance of the existing driveway and garage are to be minimized by adopting an existing and narrow driveway (2.5m wide at the kerb), and use of existing paving materials in natural tones and by the use of complementary landscaping. The location of the existing crossover is clear of stormwater or other infrastructure assets and will not impact on amenity or security of surrounding land users. Therefore, the existing driveway and crossover are seen to comply with the DCP. |
| 8.2.2 Garages, Carports and Car Spaces | Complies | The proposed dwelling house provides 1 covered car parking spaces on its appropriately sized single lock-up garage, which is recessed from the front alignment of the ground floor by approximately 2m. Additionally, the proposed dwelling house integrates its double garage together within its design, and the façade elements are consistent with the design of the dwelling in terms of height, form, materials and external surfaces that help to blend and integrate these structures among each other and with the natural environment. The proposed garage has a 4m wide door opening and complies with the DCP requirements in regards to floor level height and minimum internal dimensions. |

| Control / Objective | Compliance | Comments |
|---|-------------------|---|
| 8.2.3 Basements | N/A | Not proposed. |
| 9 Altering Natural Ground Level (Cut & Fill) | | |
| 9.2 Controls | Complies | The proposed dwelling house is to be established broadly within the building platform of the existing dwelling house and therefore there is a small amount of cut and fill proposed, to complement the building platform of the existing dwelling house, with the proposed earthworks not having a detrimental impact on the surrounding land. The proposed building siting and design considers the topography of the site and the pre-existent building platform, with a small amount of cut and fill proposed to complement the building platform (maximum of 0.25m cut and 0.25m fill on RL 27.400). The proposed earthworks will be contained mostly within the new proposed building footprint, and will not have a detrimental impact on the surrounding land, environment or adjoining neighbours. Appropriate measures will be but in place to ensure there will be no negative impacts to adjoining land or environment. Please refer to the material attached to this application for further details. |
| 10 Water and Soil Management | | |
| 10.2.1 Stormwater Management and Flood Prone Areas | Complies | All stormwater collected will be appropriately managed and directed to a lawful point of discharge. Additionally, on-site retention and re-use of stormwater runoff will be provided throughout a rain water tank, which will be dimensioned as per DCP and BASIX requirements. Moreover, stormwater management measures will be in place to ensure that no negative impacts on adjoining properties or environmental features will be resultant from the proposed development. Further to this, an appropriate erosion and sedimentation control plan (ESCP) will be in place which can be conditioned on the DA as considered appropriate. The subject site is not identified as being part of a flooding area or flood prone land. Please refer to attached material for further details on stormwater management. Additionally, the subject site is not identified as flood prone area, and therefore does not require further hydrological assessments. |
| 10.2.2 Acid Sulfate Soils | Complies | The subject site is affected by Class 5 acid sulfate soils, and is within 500m of an adjacent Class 4 acid sulfate soil area. However, the subject land and excavation will not extend below 5m AHD and the proposed works are not likely to lower the water table, therefore the proposal is seen to comply with the DCP provisions. |

| Control / Objective | Compliance | Comments |
|--|-------------------|--|
| 10.2.3 Soil Erosion and Sediment Control | Complies | An appropriate erosion and sedimentation control plan (ESCP) will be in place which can be conditioned on the DA as considered appropriate. Please refer to attached ESCP for further details on erosion and sedimentation control measures. |
| 11 Access, safety and security | | |
| 11.2 Controls | Complies | The proposed dwelling house and associated works addresses the required and applicable CPTED principles (surveillance, access control, territorial reinforcement and space management). Additionally, the proposal will have clearly identifiable pedestrian, vehicle access and dwelling entrance. Therefore the proposal complies with the access and safety controls regarding street activation and dwelling front layout. |
| 12 Ancillary Development | | |
| 12.2.1 Secondary Dwellings | N/A | Not proposed. |
| 12.2.2 Outbuildings | N/A | Not proposed. |
| 12.2.3 Retaining Walls | Complies | All proposed retaining structures are under 600mm in height and therefore complies with the DCP. It is asserted that the proposed retaining structures will have no adverse impacts as these will not adversely alter surface water flows to adjoining land, and they have been designed subject to engineer's details. The proposed structures are considered appropriate in this instance as the retaining walls have been designed accordingly to engineering details and will have no adverse impacts adjoining land or environment. |
| 12.2.4 Air-conditioning | Complies | Noise generated equipment will be carefully located and acoustically isolated, and appropriate materials with acoustic properties are to be incorporated in order to attenuate the road noise and reflected noise. In addition, equipment will be integrated into the dwelling design and installed appropriately, therefore it is asserted that the proposed dwelling structure and integrity will not be affected by operational equipment. |
| 12.2.5 Satellite Dishes | N/A | Not proposed. |
| 12.2.6 Swimming Pools | N/A | Not proposed. |
| 12.2.7 Tennis Courts | N/A | Not proposed. |
| 12.2.8 Waste Bin Storage and Management | Complies | Construction, demolition and on-going waste will be managed appropriately as per the Waste Management Plan provided with the application. Adequate storage for waste is provided on site, incorporated with landscape design and site planning, easily transportable to the collection areas and designed to minimize amenity issues related |

| Control / Objective | Compliance | Comments |
|--|------------|--|
| | | with smells. Please refer to attached Waste Management Plan and site plan provided for further details on construction waste. |
| 13 Ecologically Sustainable Development | | |
| 13.1 Objectives | Complies | The proposed dwelling house is responsive to the environmental values of the site and the proposed dwelling siting location aims to minimize site disturbance by adopting broadly the same building platform as the existing dwelling on site. Additionally, the subject site is not classified as having protected terrestrial biodiversity, threatened species or fauna corridors and no buffer zones are applicable to the subject site. Therefore, it is asserted that no negative effects will be delivered on significant flora and fauna species, or habitats as a result of this proposal. Moreover, no vegetation is proposed to be cleared in order to establish the proposed dwelling house, and complementary landscape is to be provided on the site, which is seen to contribute with biodiversity regrowth and possible future fauna corridors. |
| 13.2.1 Natural Lighting and Heating | Complies | The proposed dwelling house is designed in such a way that allows for natural lighting and heating on the site and on neighbouring sites. In addition, the proposal will not unnecessarily negatively impact on natural lighting and heating to the adjoining dwelling. Please refer to the material attached to this DA for further details. |
| 13.2.2 Natural Cooling and Ventilation | Complies | Natural cross ventilation is provided through window locations, doors that can section the proposed dwelling house and other features absorbed earlier in the design concept of the proposed dwelling in order to achieve appropriate human thermal comfort standards and to avoid the use of unnecessary heating/cooling equipment. Additionally the minimum floor ceiling heights are designed as per DCP requirements. |
| 13.2.3 Water Tanks | Complies | On-site retention and re-use of stormwater runoff will be provided throughout a rain water tank, which will be dimensioned, located and installed as per DCP and BASIX requirements. |
| 13.2.4 Hot Water Heater Units | Complies | Hot water heater units will be dimensioned, located and installed in accordance with the DCP requirements. |
| 13.2.5 Greywater Systems | Complies | On-site retention and re-use of stormwater runoff will be provided in accordance with the DCP controls. |

4.4.3 Part H – Waste Minimisation and Management

| Control / Objective | Compliance | Comments |
|--|-------------------|--|
| 3.5 Single Dwellings, Semi-Detached and Dual Occupancy Development | Complies | Construction, demolition and on-going waste will be managed appropriately as per the Waste Management Plan provided with the application. Adequate storage for waste is provided on site, incorporated with landscape design and site planning, easily transportable to the collection areas and designed to minimize amenity issues related with smells. Please refer to attached Waste Management Plan and site plan provided for further details on construction waste. |

4.4.4 Part I – Provision of Off-street parking facilities

| Control / Objective | Compliance | Comments |
|----------------------------|--|--|
| 3.1.1 Dwelling Houses | Complies with intent – variation requested | The proposed dwelling house provides only one covered car parking space in its appropriately sized single lock-up garage (which meets the DCP requirements) and associated driveway, and therefore does not comply with the requirements of the DCP as the second car parking space is located within the front setback. A second car parking space can be used on the hard stand area in front of the proposed garage if required by the household users. A proposed single garage is seen to be advantageous in this instance, due to allotment width and proposed decreased garage dominance in regards to how the dwelling will be presented to the street. Noting the size of the allotment, and its proximity with a varied range of public transport network (roads, rails and other facilities) and local business, it is asserted that the proposed variation to the minimum car parking requirements is considered appropriate for the subject site. |

4.4.5 Part N – Water Sensitive Urban Design

| Control / Objective | Compliance | Comments |
|----------------------------|-------------------|--|
| 3.1 Water Conservation | Complies | All stormwater collected will be appropriately managed and directed to a lawful point of discharge. Additionally, on-site retention and re-use of stormwater runoff will be provided throughout a rain water tank, which will be dimensioned as per DCP and BASIX requirements. Moreover, stormwater management measures will be in place to ensure that no negative impacts on adjoining properties or environmental features will be resultant from the proposed development. Further to this, an appropriate erosion and sedimentation control plan |

| | | |
|--|--|--|
| | | (ESCP) will be in place which can be conditioned on the DA as considered appropriate. The subject site is not identified as being part of a flooding area or flood prone land. Please refer to attached material for further details on stormwater management. |
|--|--|--|

4.4.6 Part P – Heritage

| Control / Objective | Compliance | Comments |
|----------------------------|-------------------|---|
| 2.1 General objectives | N/A | The site is not identified as a heritage item, and is not within a heritage conservation area, however is in close proximity to a heritage item. The proposed development is deemed to not result in any impacts on any heritage items in the vicinity, and is therefore seen to comply with Part P of the DCP. |

4.4.7 Part Q – Urban Design Controls

| Control / Objective | Compliance | Comments |
|--|-------------------|---|
| 1.2 Development to which this Part applies | N/A | Not applicable for proposed dwelling-houses on land zoned R2 Low Density Residential under SLEP 2012. |

4.5 Section 4.15 Assessment

In determining a development application, the consent authority must take into consideration a number of matters under Section 4.15 of the Environmental Planning and Assessment Act 1979. This assessment is shown in the below table:

| Evaluation | Assessment |
|--|---|
| <p>In determining a development application, a consent authority is to take into consideration such of the following matters as are of relevance to the development the subject of the development application:</p> <p>a) the provisions of:</p> <ul style="list-style-type: none"> (i) any environmental planning instrument, and (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 (iii) any development control plan, and (iiia) any planning agreement that has been entered into under section 93F, or any draft planning agreement that a | <p>a) The proposal aligns with the relative matters of the LEP and DCP as per the compliance assessment in this Statement of Environmental Effects. The proposal is seen to generally satisfy the objectives of the relative planning controls and is seen as a desirable outcome for the subject site.</p> |

| Evaluation | Assessment |
|---|---|
| <p>developer has offered to enter into under section 93F, and</p> <p>(iv) the regulations (to the extent that they prescribe matters for the purposes of this paragraph), and</p> <p>(v) any coastal zone management plan (within the meaning of the Coastal Protection Act 1979), that apply to the land to which the development application relates,</p> <p>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,</p> <p>c) the suitability of the site for the development,</p> <p>d) any submissions made in accordance with this Act or the regulations,</p> <p>e) the public interest.</p> | <p>b) The proposal will not have any negative impacts on any surrounding dwellings as the proposed siting and design of the dwelling house and associated works is seen to be a desirable outcome. Appropriate sedimentation, waste management and noise controls will be in place which can be conditioned on the DA as considered appropriate. The proposal will not adversely impact any significant environmental aspects of the surrounding area and is seen as a desirable outcome from an economic and social perspective as part of on-going investment and development.</p> <p>c) The site is located within a residential area which is designed for proposals of this nature. The site has access to the appropriate services required and is accessible from the existing road network. The proposal has been designed to suite the site constraints and is seen to meet the objectives of the relevant planning controls.</p> <p>d) As per the DCP requirements, the development application may be placed on public exhibition to invite submissions, and if applicable Council will assess these accordingly.</p> <p>e) The proposal is in the public interest as it satisfies the objectives of the relevant planning controls.</p> |

4.6 Other Considerations

4.6.1 Amenity

The proposal will not have any negative amenity impacts on the surrounding area or adjoining dwellings as the proposed siting and design of the dwelling house and associated works is seen to be compatible with the built form of the surrounding area in terms of height, bulk and scale.

4.6.2 Sedimentation Control

Appropriate sedimentation controls will be in place which can be conditioned on the DA as considered appropriate.

4.6.3 Noise and Vibration

The proposal is not expected to cause any adverse acoustic impacts and compliance with the acoustic requirements of the DCP and any other relevant acoustic requirements and construction hours can be conditioned on the DA as considered appropriate.

4.6.4 Landscaping

The proposal incorporates landscaping to the subject site and is seen as a desirable outcome.

4.6.5 Social and Environmental Impact

The proposal will not adversely impact any significant environmental aspects of the surrounding area and is seen to be a desirable outcome from an economic and social perspective as part of on-going investment and development.

4.6.6 Waste Management

Waste will be managed appropriately as per the Waste Management Plan provided with the application, and compliance with the appropriate waste management procedures and requirements can be conditioned on the DA as considered appropriate.

4.6.7 BCA Compliance

The proposed works will be capable of complying with the BCA which will be part of a detailed assessment prior to the issue of a Construction Certificate and can be conditioned on the DA as considered appropriate.

5.0 CONCLUSION

This Statement of Environmental Effects has reviewed the proposed dwelling house and associated works to the subject site. It is considered that the proposed works, which are permissible with consent, are appropriate for the subject site. The proposal is not expected to have any adverse impacts on the surrounding natural or built environment. Ultimately the proposal complies with the intent and design objectives of the relevant planning controls and represents ongoing investment in the area. For these reasons it is seen that the proposed development should receive full development consent subject to reasonable and relevant conditions.