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Corona Projects

Development Application
STATEMENT OF ENVIRONMENTAL EFFECTS

Removal of Existing Rear Boundary Fence and Construction of New Boundary Fence

133 Coronation Parade, Strathfield South

November 2020

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PROJECT DETAILS

Client: Mr Danny Da Silva
Subject land: 133 Coronation Parade, Strathfield South, NSW 2136
Lot Description: 62/DP11110
Proposed development: Removal of existing rear boundary fence and construction of a new boundary fence

The report is prepared by Mathew Fortunato
Bachelor of Architecture and Environments (USYD)




The report is reviewed by Crystal Pan
Bachelor of Design in Architecture (UTS)

Project Code: J000706

I certify that the contents of the Statement of Environmental Effects to the best of my knowledge, has been prepared as follows:

- In accordance with Section 4.12 of the Environmental Planning and Assessment Act 1979 and Clause 50 of the Environmental Planning and Assessment Regulation 2000;
- The statement contains all available information that is relevant to the environmental impact assessment of the proposed development;
- To the best of my knowledge the information contained in this report is neither false nor misleading.

Quality Management

	Name	Date	Signature
Prepared by	Mathew Fortunato	13/11/2020	
Checked by	Eleni Emvalomas	16/11/2020	
Approved for issue by	Emma Rogerson	17/11/2020	

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1.0 INTRODUCTION

This Statement of Environmental Effects has been prepared for Danny Da Silva to accompany a Development Application (DA) to Strathfield Council for the removal of the existing boundary fence and the construction of a new boundary fence at 133 Coronation Parade, Strathfield South, NSW 2136.

More specifically, the proposed development comprises the removal of the existing rear boundary fence to be replaced with timber fencing to meet the height of the adjacent rear feature wall at 2.14m at RL 14.69. Adjoining neighbours have agreed upon a new timber rear boundary fence with an overall height equal to or within close range to the feature wall. In addition, the portions of the side boundary fences within the rear setback of the property are also to be replaced. The northern boundary fence will have a total height of 2.14m, 340mm masonry blocks from ground level with 1.8m Colourbond fencing on top. The southern boundary fence will have a total height of 2.1m, 300mm masonry blocks from ground level with 1.8m Colourbond fencing on top. The existing 1.8m side boundary fencing from the rear façade to the street is to remain as existing.

The proposal is permissible with consent and is suitable for the site and the area. The proposal has been designed to relate to its site and to the streetscape in terms of appearance, envelope, setbacks, bulk and scale. The proposal will operate without any significant impact to the amenity of neighbouring properties.

This statement assesses any numeric non-compliance as acceptable on merit, resulting in no adverse impacts and in compliance with all relevant DCP and LEP objectives.

The purpose of this SEE is to:

- Describe the site to which the application applies and its context;
- Describe the proposed development
- Describe the legislative framework against which the application is to be assessed and determined; and
- Provide an assessment of the environmental impacts in accordance with the Section 4.15 of the EP&A Act 1979.

This Statement has been prepared in reference to the following:

Document	Author	Date
Architectural Plans	Corona Projects Pty Ltd	October, 2020

2.0 SITE ANALYSIS & CONTEXT

2.1 The Site

The site is located at 133 Coronation Parade, Strathfield South, and is legally described as Lot 62 in Deposited Plan DP111110. The site is located at the western side of Coronation Parade close to the intersection corner of Chiswick Street and Coronation Parade.

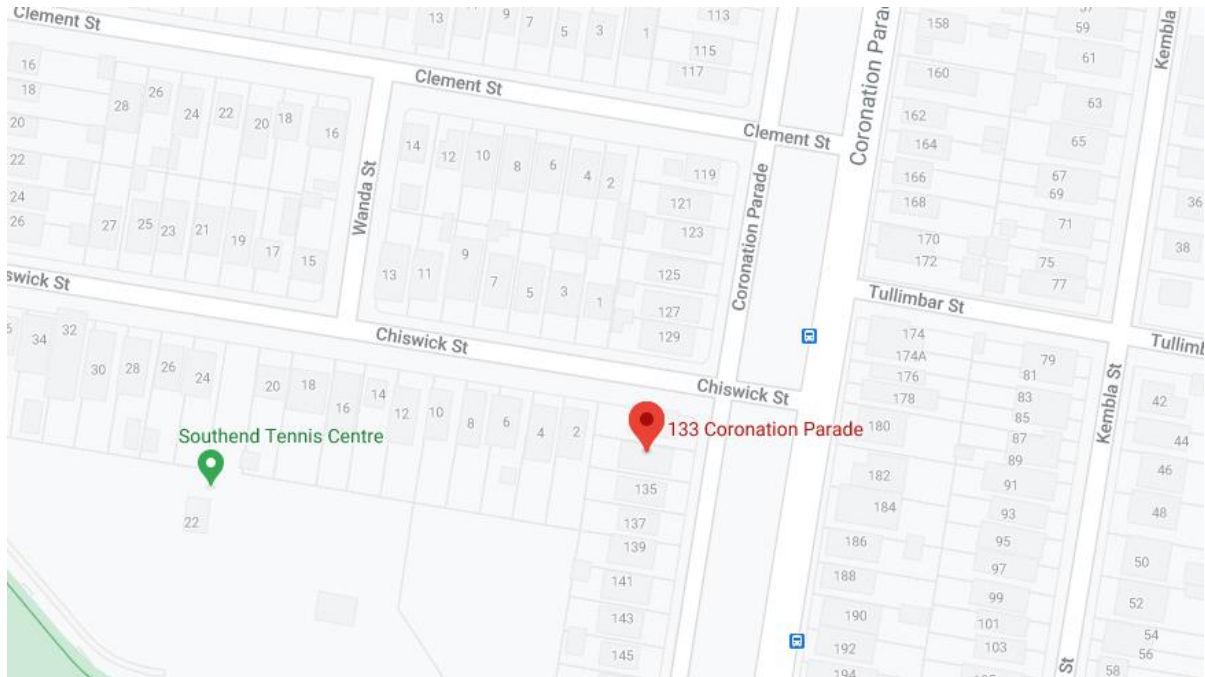


Figure 1 – Site locality map (Google Maps)



Figure 2 – Aerial map (SIX Maps)

The proposed subject tendency is situated at the rear side of a two-story residential building. The site is rectangular with a total area of 417.3 square metres by survey. The rear side boundary measures 11.43 metres.

The land is zoned R2 under the provisions of the Strathfield Local Environmental Plan. The site is not identified as a Heritage Item, nor is it located within a Heritage Conservation Area (HCA). It is also not considered to be located within the close vicinity of any Item or HCA, or as a contributory item.



Figure 3 – Subject site as viewed from Coronation Parade (Google Maps, December 2019)



Figure 4 –Feature wall and rear fencing (Corona Projects, October 2020)



Figure 5 – Non-compliant fence heights within the existing locality – 11-13 Agnes Street, Strathfield (D. Da Silva, October 2020)

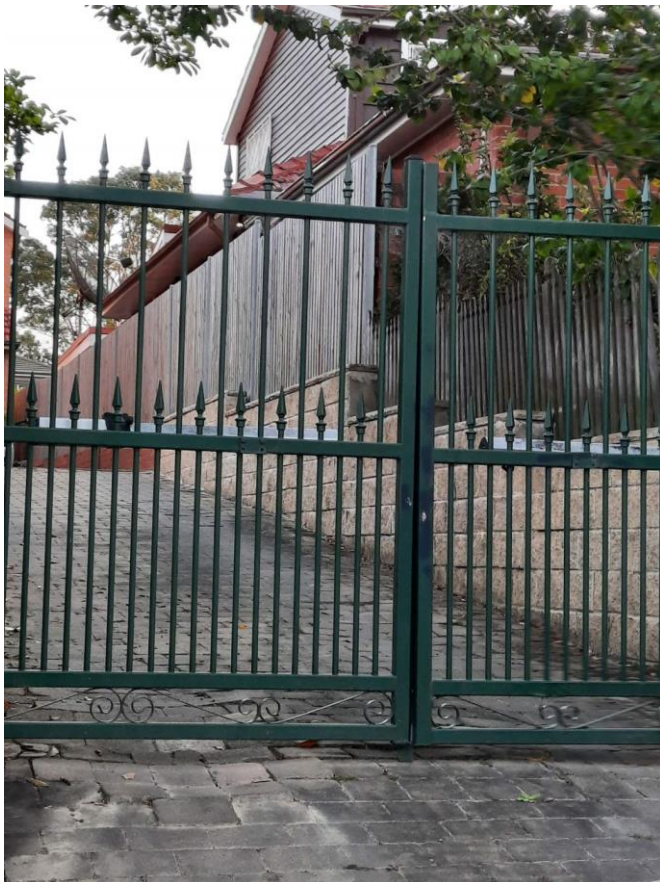


Figure 6 – Non-compliant fence heights within the existing locality – 44 Llandilo Avenue, Strathfield (D. Da Silva, October 2020)



Figure 7 – Metal Colourbond side boundary fencing within the existing locality – 145 Coronation Parade, Strathfield (Google Maps, November 2020)

2.2 The Locality

The site is located within a low-density residential area of Strathfield South. This area comprises of residential buildings, typically of one to two-storeys. The site is located next to 131 Coronation Parade and 135 Coronation Parade on both sides, whilst the rear is adjacent to 2 Chiswick Street.

2.3 Development History

A search on Council’s DA Tracker returned no results for development applications associated with the site.

3.0 THE PROPOSAL

3.1 Overview

The DA application proposes the removal of the rear boundary fence the site and replacing them with a taller boundary fence with a height of 2.14m at RL 14.69. Portions of the side boundary fences within the rear setback of the property are also to be replaced. The northern boundary fence will have a total height of 2.14m, 340mm masonry blocks from ground level with 1.8m Colourbond fencing on top. The southern boundary fence will have a total height of 2.1m, 300mm masonry blocks from ground level with 1.8m Colourbond fencing on top

The proposal has been planned to relate to the property's site to accompany a inground pool and feature wall at the rear of the property. It has also been designed to relate to the site and to the streetscape in relation to its appearance, bulk and scale. The contemporary design utilises high quality materials and detail to present an unobtrusive visual outcome in regards to the existing outcomes of the locality.

Please refer to plans provided Corona Projects.

4.0 STATUTORY PLANNING FRAMEWORK AND ENVIRONMENTAL ASSESSMENT

This Chapter provides an environmental assessment in accordance with Section 4.15 of the Environmental Planning and Assessment Act 1979.

4.1 Statutory and Policy Compliance

The relevant matters for consideration under Section 4.15(a) of the EP&A Act, 1979, are identified as:

- State Environmental Planning Policy No. 55 – Remediation of Land
- Strathfield Local Environmental Plan 2012
- Strathfield Consolidated Development Control Plan 2005

The primary statutory document that relates to the subject site and the proposed development is the Strathfield Local Environmental Plan 2012. The primary non-statutory plan relating to the subject site and the proposed development is the Strathfield Consolidated Development Control Plan 2005.

4.1.1 State Environmental Planning Policy No. 55 – Remediation of Land

This Policy is to provide for a state-wide planning approach to the remediation of contaminated land. Subject to Clause 7, considerations should be given to the suitability of land in terms of contamination.

The subject site has a long history of being used for the residential purpose. Thus, there is no further consideration required under Clause 7(1)(b) and (c) of SEPP 55.

4.1.2 Strathfield Local Environmental Plan 2012

The development complies with the provisions of Strathfield Local Environmental Plan 2012.

Zoning and permissibility

The site is located in Zone R2 Low Density Residential.

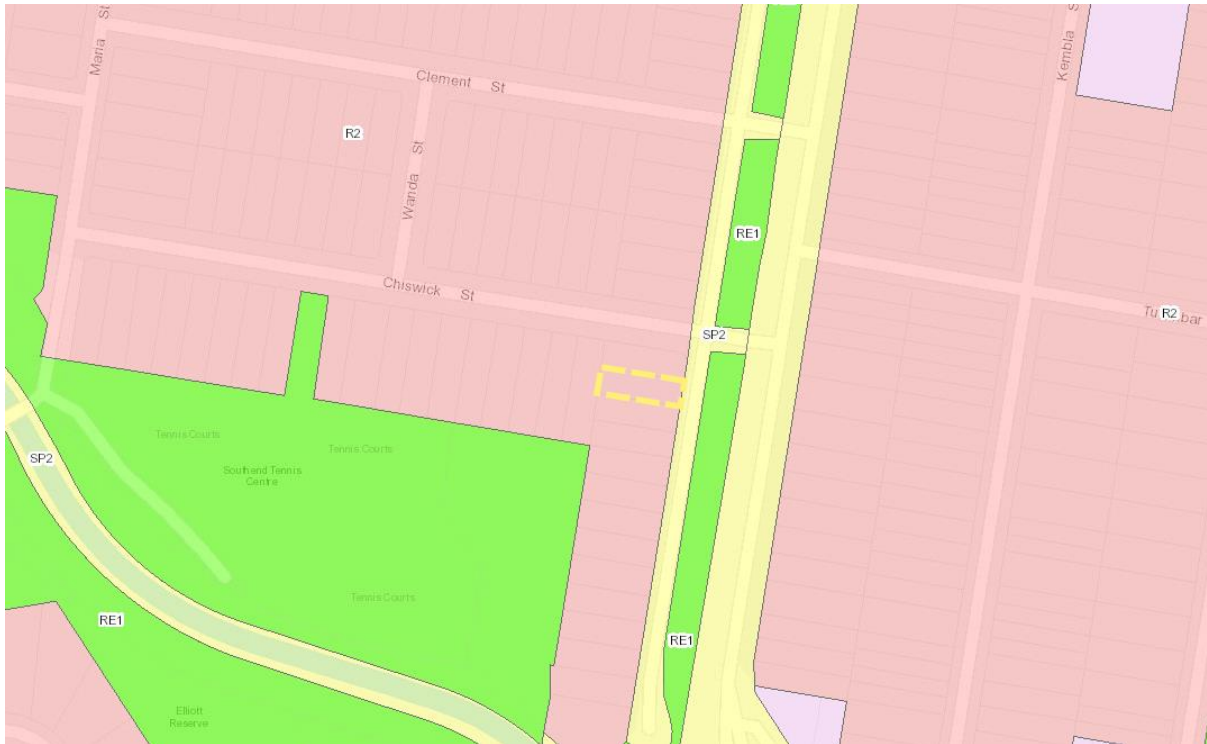


Figure 8 – Land Zoning Map (NSW Planning Portal)

The development is identified to be a *boundary fence*, which is permitted with consent in the R2 zone.

The objectives of the zone are:

- *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 development will implement an appropriate design and scale to suit the site and to the streetscape in relation to its appearance, bulk and scale. The increase in height for the proposed Colourbond and timber paling fence provides a sympathetic design which is designed to minimise the obstruction of view concerning neighbours of adjoining properties, whilst also minimising the impact of solar access interferences. Therefore, the proposed feature wall meets the objectives of the R2 zone.

Clause 4.3 Height of buildings

The Height of Building Map stipulates that the maximum building height permitted for the site is 9.5 metres. The proposed height of the boundary fence development will be 2.14m, thus will not exceed the maximum height controls permitted within the site.

Clause 4.4 Floor space ratio

The site is located in Area 3 on the Floor Space Ratio (FSR) Map, which stipulates that the maximum floor space ratio permitted for the site, under Clause 4.4B in the Strathfield Local Environmental Plan 2012 may exceed 3:1 if the size of the lot exceeds 1,500 square meters but must not exceed 5:1. The site has a total area of 418.1m², thus the FSR is 3:1. The total floor area the site is 200m², permissible as the allowable area is 254.2m².

Clause 5.10 Heritage Conservation

The site is not identified as a Heritage Item, nor is it located within a Heritage Conservation Area (HCA). It is also not considered to be located within the close vicinity of any Item or HCA, or as a contributory item.

Clause 6.1 Acid sulphate soils

The Acid Sulphate Soils Map stipulates that the site is Class 5. The proposed works will not be below 5 metres Australian Height Datum, and are unlikely to lower the water table below 1 metre Australian Height Datum on adjacent Class 1,2,3 or 4 land

4.1.3 Strathfield Consolidated Development Control Plan 2005

The development achieves a high level of compliance with the provisions of Strathfield Development Control Plan 2012.

Control	Comment	Compliance	
Part A – Dwelling Houses and Ancillary Structures			
Section 2 - Architectural Design and Streetscape Presentation			
2.2.1 Streetscape Presentation			
1	New dwellings must be positioned and oriented on their site to address the street frontage with a clearly identifiable entry.	The proposed development is sensitive to the visual streetscape and does not distract or dominate the street frontage façade as it is harmonious in design with fencing on other properties within the locality, allowing the streetscape to retain its existing contextuality.	Yes
2.2.2 Scale, Massing and Rhythm of Street			
1	The overall scale, massing, bulk and layout of the proposed building must complement the existing streetscape. New buildings and alterations and additions should reflect the dominant building rhythm in the street.	The proposed boundary fencing will not be visible from the streetscape as the side boundary fencing ahead of the rear façade is to remain as existing.	Yes
2	Building height and mass must not result in loss of amenity to adjacent properties, open space or the public domain.	Consideration has been given to the mitigation of adverse effects concerning the loss of amenities including solar access and privacy. The height of the fencing will improve residential privacy, minimising any overlooking into the property's rear pool area whilst the current private open space will be completely maintained.	Yes
2.2.4 Architectural Detailing, including Roof Forms, Materials and Colours			

Control	Comment	Compliance	
5	Materials must be compatible with the existing dwelling house (in the case of alterations and additions) and compatible with adjoining dwelling houses and the streetscape in terms of type, form and colour.	The proposed addition cohesively integrates with the finishes and detail of the existing building, the standard fencing material palette used will not detract from the existing property's aesthetic appeal.	Yes
8	New development must incorporate colour schemes that have a hue and tonal relationship with the traditional colours or the predominant colours of the street.	The existing fencing within the locality incorporates a neutral colour scheme, see fig. 7. The use of the grey tone within the proposed fencing wall blends in appropriately with the existing colours of the neighbourhood's-built environment.	Yes

Section 4 – Building Envelope

4.2.1 Floor Space Ratio

1	The maximum floor space ratio (FSR) permitted on a site is indicated on the SLEP 2012 Floor Space Ratio Map.	The site is located in Area 3 on the Floor Space Ratio (FSR) Map, which stipulates that the maximum floor space ratio permitted for the site, under Clause 4.4B in the Strathfield Local Environmental Plan 2012 may exceed 3:1 if the size of the lot exceeds 1,500 square meters but must not exceed 5:1. The site has a total area of 418.1m ² , thus the FSR is 3:1. The proposed fencing will not increase the current FSR.	Yes
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4.2.2. Building Height

1	The maximum height of dwelling houses in accordance with the SLEP 2012 Height of Buildings Map is 9.5 metres.	The Height of Building Map stipulates that the maximum building height permitted for the site is 9.5 metres. The proposed maximum height of the fencing will be 2.4m, thus will not exceed the maximum height controls permitted within the site.	Yes
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Section 5 – Landscaping

5.2.4 Fencing

1	Front and side fencing including fencing facing the secondary street on a corner site must be designed to be sympathetic to the particular style of the dwelling and be compatible with the style and height of fencing on adjoining properties and the streetscape. A number of different styles of fencing appropriate to particular architectural styles	The proposed fencing will be sympathetic to fencing within the locality. Currently the site features Colourbond fencing along the side and rear boundaries, thus the proposed Colourbond fencing along the side boundary will be compatible with the existing dwelling.	Yes
5	Side and rear fences (including any retaining walls) are to be no taller than 1.8m, but may be capped with a maximum 300mm of open weave timber lattice privacy screen where the consent of the neighbouring property owner has agreed.	The fencing is to be constructed in alignment to feature wall at the rear of the property. The proposed fencing will be 1.8m in height, increased to 2.14m in height with the addition of the ground level masonry blocks. The additional height is required to meet the privacy needs of the property and to minimise overlooking into the sensitive private pool area. Other properties within the locality also feature non-compliant fencing heights. See fig. 5 & 6.	Acceptable upon merit

Control	Comment	Compliance	
Section 6 - Solar Access			
6.2.1 Sunlight Access			
3	50% of the principal private open space of any adjoining premises should receive solar access for a minimum period of 3 hours between 9.00am and 3.00pm at the winter solstice (June 21).	The proposed fencing match the height of the existing feature wall located in the rear of the property 100mm away from the rear boundary fencing. Thus, the small amount of additional height in fencing will not severely impact the solar access to neighbouring properties.	Yes
Section 7 – Privacy			
7.2.1 Visual Privacy Building Envelope and Dwelling Layout			
2	Provide adequate separation of buildings	The proposal will increase the privacy within the rear private area of the subject site and adjoining neighbouring properties. However, this does not mitigate other amenities including solar access and private space due to the minimal changes in height.	Yes

4.2 Impacts of the Development

As noted in the above assessment against the provisions of the relevant Environmental Planning Instruments and Development Control Plan, the development is of a minor scale and nature, and does not present unreasonable environmental, social and economic impacts.

Impacts on Natural and Built Environment

The proposed development does not have significant adverse effects on the existing natural and built environment. With the increase in height of the boundary fence design the visual and acoustic privacy of adjoining property's and that of the proposal site have been increased. Adverse impacts on solar access will be minimal and are insignificant given the large increase in amenity to the property.

Social and Economic Impacts

The boundary fence will increase the visual amenity of the property, upgrading the presentation of the property's rear private open space. The proposal will have minimal negative impacts on the adjoining neighbourhood properties due to the design considerations, pertaining to solar access, views and privacy. The proposal does not engender any negative social or economic outputs.

4.3 Suitability of the Site

The subject site is considered suitable in size and shape to accommodate the proposed fencing. The proposal does not introduce any incompatible uses to the site. The works are permissible under the R2 zone.

4.3.3. Hazards

The site is not in an area recognised by Council as being subject to flooding, landslip, bushfire or any other particular hazards. The proposed development is not likely to increase the likelihood of such hazards occurring and is considered appropriate in this instance.

4.4 The Public Interest

The proposal is considered to be in the public interest as it produces nominal negative environmental, social and economic impacts. Furthermore, the height of the fence is justified as it has not only been designed to increase the privacy of the subject site's private outdoor area, located at the rear of the property, but it also considers the privacy of the adjacent neighbouring property, connected at the subject site's rear.

The proposed development has been designed to relate to the size, shape and context of the site and has been designed in accordance with the desired future character for development in the area.

The proposal seeks to provide a visually appealing and considerate boundary fence that makes efficient use of space on the site in a prime location that is in high demand for residential accommodation. In addition, the proposal has been designed to minimise any adverse effects on existing and future neighbouring properties. The proposal is consistent with the applicable LEP and DCP provisions except where identified and justified in this Statement of Environmental Effects. Accordingly, the proposed development is considered to be in the public interest.

5.0 CONCLUSION

The Statement of Environmental Effects (SEE) has been prepared to consider the environmental, social and economic impacts of the boundary fence at 133 Coronation Parade, Strathfield South. The report has addressed the applicable policies and plans, and has provided an environmental assessment in accordance with Section 4.15 of the Environmental Planning and Assessment Act 1979.

The application proposes a permissible development within the subject site locality. The proposal incorporates appropriate design considerations to minimise any adverse impacts on the natural and built environment, and the amenity of the surrounding neighbourhood.

The sitting, design and external appearance of the proposal is considered to be appropriate and consistent with the desired character of the locality. The proposal will increase the privacy within the subject site and adjoining neighbouring properties and will offer high levels of amenity for future residential occupants. In addition, the proposed development will have no unreasonable impact on solar access to adjacent properties and will not alter the topography, micro-climate or water quality of the locality.

Given the benefits of the development and compliance with the relevant policies and plans, we conclude that the proposed development at 133 Coronation Parade, Strathfield South as described in this application is reasonable and supportable, and worthy of approval by Strathfield Council.