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**STRATHFIELD COUNCIL
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STATEMENT OF ENVIRONMENTAL EFFECTS

39 COTSWOLD ROAD, STRATHFIELD

Alterations to the existing garage and construction of a new Cabana

Submitted to Strathfield Council
On Behalf of Jihane Jabbour

February 2021



A Multi Award Winning Group.

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1. INTRODUCTION

Buildform Projects Pty Ltd has been engaged to prepare this Statement of Environmental Effects to accompany the Development Application for construction of a cabana adjacent the existing garage at the rear of 39 Cotswold Road, Strathfield.

This statement should be read in conjunction with the architectural drawings prepared by Turner Architects, Project No. 20091

This statement provides an outline of the subject and surrounding sites, a description of the proposal and an assessment under the relevant Planning Controls, including the provisions of *Section 4.15* of the *Environmental Planning and Assessment Act, 1979*.

The proposal seeks to provide a cabana with bathroom facilities adjacent the existing double garage at the rear of the subject site. The proposal includes partial demolition of the existing ground floor bathroom/change room and outdoor kitchen in association with the existing outdoor terrace.

The intent of the use of the proposed cabana is primarily as a study/rumpus room. A small kitchenette comprising a sink, microwave and small fridge is proposed. Access to the first level bathroom is external to the proposed cabana.

The proposed cabana development is permissible in the R2 Low Density Residential zone which permits secondary dwellings with the consent of Council. The proposed cabana development maintains the low density nature of the locality, and will not intensify the existing use of the subject site, as the proposed cabana will be used by the owner occupiers of the existing dwelling only.

The proposed height of the cabana addition will be under the DCP height limit of 3.5m for the site, having a maximum height of 3.3m .

Under Strathfield LEP, a maximum FSR of 0.5:1 is permitted on the site (in accordance with clause 4.4C of the LEP).

The total proposed FSR including the proposed cabana and ground floor bathroom and storage is 0.46:1 which remains below the FSR standard for the site, thereby complying.

The DCP also requires that outbuildings are no more than 40 sqm. The proposed cabana has an area of 40 sqm, thereby complying with this requirement.

Being adjacent the existing garage structure, the complies with the setback requirements within the DCP which requires a 0.5m side setback and a 0.5m rear setback.

There is a current Development Consent for the construction of a pool cabana to the subject property (DA 2019/179, dated 28 November 2019), this application is similar in nature with regards to FSR, bulk and scale as visualised by the neighbouring properties with a slight increase in height albeit maintaining compliance with the maximum height permissible.

It is noted that the rear gardens of the properties to the rear of the subject site contain mature trees and planting as well as large garage/shed structures which will minimise perception of the proposed built form from neighbouring properties.as shown on the aerial photo below:

Figure 1: Aerial photo showing location of mature trees and large garage structures within the sites to the rear. The 20m+ separation distance between these properties and the proposed development will visual bulk impacts associated with the proposed development

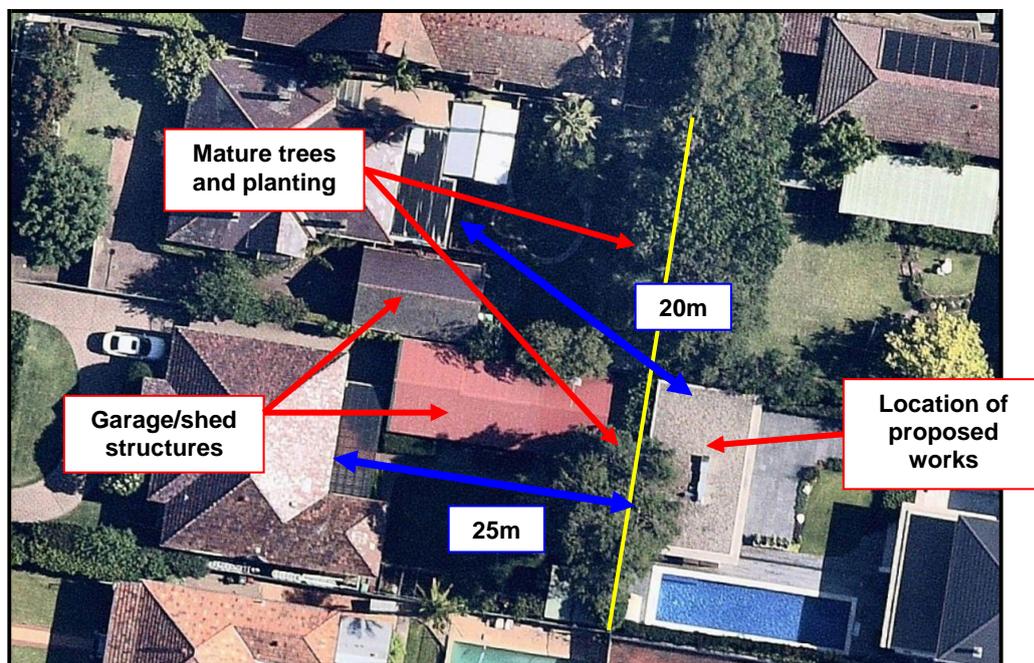




Figure 2: Aerial image looking west demonstrating that the proposed cabana will be mostly concealed by the mature trees and garage structures within the sites to the rear

The siting of the proposed cabana does not decrease the extent of deep soil planting or private open space existing on the subject site.

The high-quality design and contemporary colours, materials and finishes of the proposed works are suitable for the subject site which has had substantial upgrades in recent years.

It is therefore considered that the proposed development is worthy of approval.

2. SITE ANALYSIS

This section provides a detailed description of the existing site and surrounding development.

2.1. Site Location and Context

The subject site is located on the western side of Cotswold Road, between Albyn Road to the north and Highgate Street to the south. The site is legally identified as Lot 22 in DP 5984.

The subject site has a frontage to Cotswold Road of 20.1m, a depth of 51.3m and a total site area of 1,031 sqm.

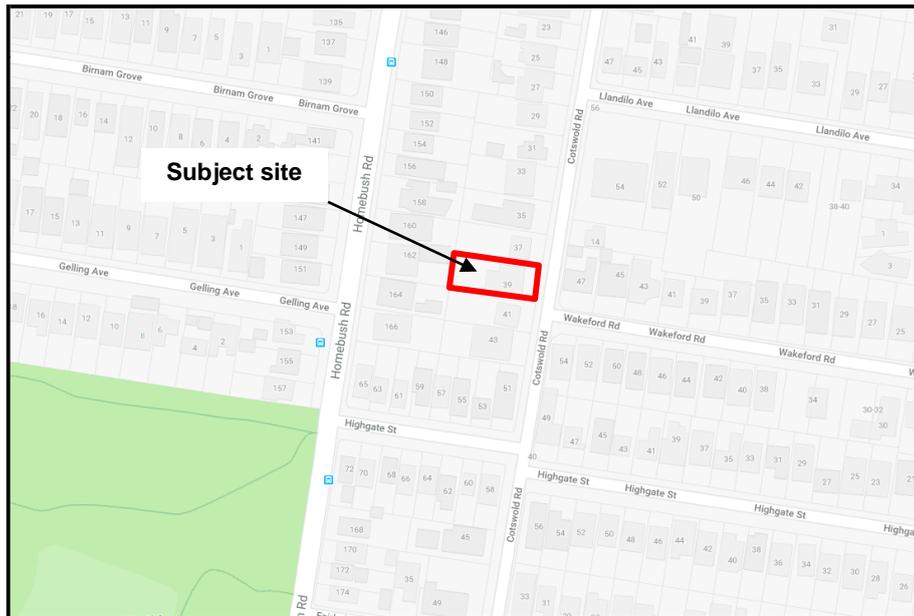


Figure 3: Site location and context



Figure 4: Aerial Photo

2.2. Existing Development

A dwelling house exists on the subject site. A double garage is located at the rear of the site in the north-west corner, with a driveway provided along the northern boundary. The subject site also contains a swimming pool and landscaped open space.



Figure 5: Existing garage at the rear of the subject site where the proposed works will take place

3. SURROUNDING DEVELOPMENT

The locality is generally characterised by single and two-storey dwelling houses within a low density residential environment.

To the north of the subject site are dwelling houses addressed to Cotswold Road. To the east of the subject site, across Cotswold Road are dwelling houses and Wakeford Road which runs west to east. To the south of the subject site are dwelling houses addressed to Cotswold Street, and dwelling houses addressed to Highgate Street further south. To the rear of the subject site are dwelling houses addressed to Homebush Road.

4. PROPOSAL

The proposal seeks to construct a cabana (outbuilding) adjacent the existing garage at the rear of the subject site. The following works are proposed:

- Demolition of a small section of the existing bathroom and outdoor kitchen
- Cabana adjacent garage with bathroom and kitchenette

5. ASSESSMENT UNDER RELEVANT CONTROLS

The following planning instruments are relevant to the proposed development:

- Strathfield LEP 2012; and
- Strathfield Consolidated DCP 2005.

5.1. Strathfield LEP 2012

5.1.1. Zoning

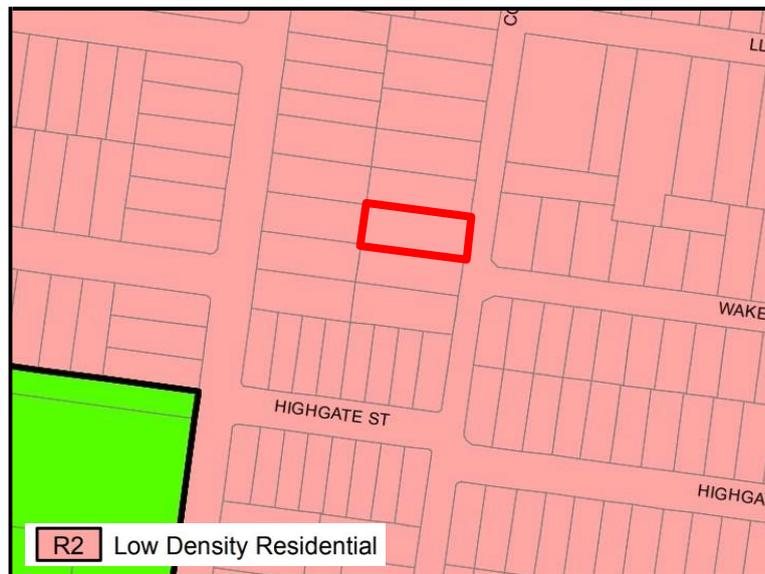


Figure 6: Zoning Map

1 Objectives of zone

- 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.

2 Permitted without consent

Home occupations

3 Permitted with consent

Attached dwellings; Bed and breakfast accommodation; Boarding houses; Building identification signs; Business identification signs; Centre-based child care facilities; Community facilities; Dwelling houses; Environmental protection works; Group homes; Health consulting rooms; Home businesses; Home industries; Places of public worship; Public administration buildings; Recreation areas; Residential care facilities; Respite day care centres; Roads; Secondary dwellings; Semi-detached dwellings; Water recycling facilities

Assessment: The subject site is located in the R2 Low Density Residential zone within which outbuildings are permitted.

The proposed outbuilding can be accommodated on the subject site whilst maintaining the low density residential environment of the locality.

The high-quality single storey design of the proposed cabana minimises any adverse impacts on neighbouring properties, particularly number 162 Homebush Road at the rear of the subject site. In this regard, no windows are proposed to the western elevation ensuring that overlooking into neighbouring properties will not be possible.

It is therefore considered that the proposed development satisfies the objectives of the zone.

5.1.2. Building Height

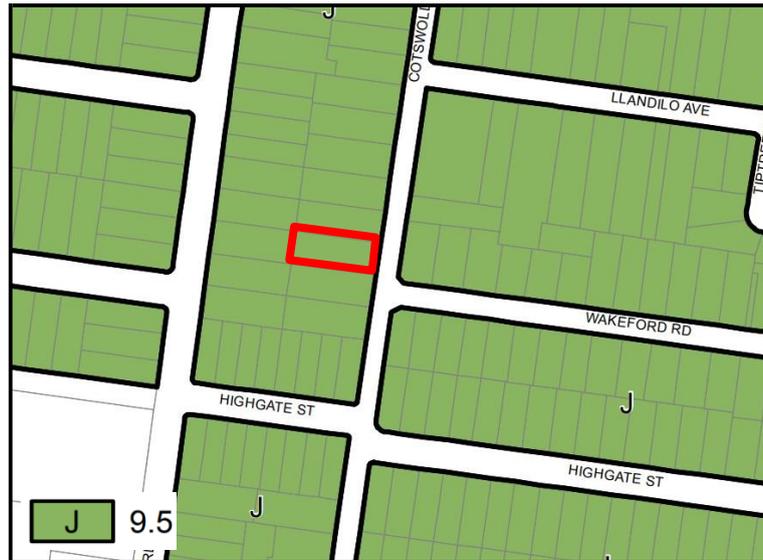


Figure 7: Building Height

(1) The objectives of this clause are as follows:

- a) to ensure that development is of a height that is generally compatible with or which improves the appearance of the existing area,
- b) to encourage a consolidation pattern that leads to the optimum sustainable capacity height for the area,
- c) to achieve a diversity of small and large development options.

Assessment: The subject site has a permissible height limit of 9.5m. The proposed cabana adjacent the existing garage at the rear of the site will have a maximum height of 3m, thereby remaining well under the LEP height standard.

The proposed height of the cabana will be below the height of the existing dwelling on the subject site and of neighbouring dwellings. Its location at the rear of the site ensures that it will not be impact on the existing streetscape presentation of Cotswold Road. The proposed cabana will not be visible from the street.

5.1.3. Floor Space Ratio



Figure 9: Floor Space Ratio Map

(1) The objectives of this clause are as follows:

- a) to ensure that dwellings are in keeping with the built form character of the local area,
- b) to provide consistency in the bulk and scale of new dwellings in residential areas,
- c) to minimise the impact of new development on the amenity of adjoining properties,
- d) to minimise the impact of development on heritage conservation areas and heritage items,
- e) in relation to Strathfield Town Centre:
 - i. to encourage consolidation and a sustainable integrated land use and transport development around key public transport infrastructure, and
 - ii. to provide space for the strategic implementation of economic, social and cultural goals that create an active, lively and people-orientated development,
- f) in relation to Parramatta Road Corridor—to encourage a sustainable consolidation pattern that optimises floor space capacity in the corridor.

4.4C Exceptions to floor space ratio (Zone R2)

Despite clause 4.4, the maximum floor space ratio for a building on a lot being land in Zone R2 Low Density Residential, with an area specified in Column 1 of the Table to this clause, is the floor space ratio specified opposite that lot in Column 2 of the Table.

Column 1

Lot area (m²)

≥ 1,000

Column 2

Floor space ratio

0.50:1

Assessment: In accordance with clause 4.4C of the LEP, the subject site has a maximum permissible FSR of 0.5:1 as the site has a total site area of 1031 sqm.

The proposed works generate an additional 39 sqm (0.037:1) of floor space. The existing dwelling house has an FSR of 0.4:1, therefore the proposed works result in a total FSR of 0.437:1 on the site, which remains below the maximum permissible FSR for the site.

It is considered that the compact footprint of the proposed cabana, and siting at the rear of the existing dwelling house ensures that the proposed development will not adversely impact the amenity of neighbouring properties.

Provision of a flat roof is consistent with the existing garage structure and reduces the visual bulk and scale of the proposed cabana, particularly when viewed from neighbouring properties.

5.1.4. Heritage Conservation

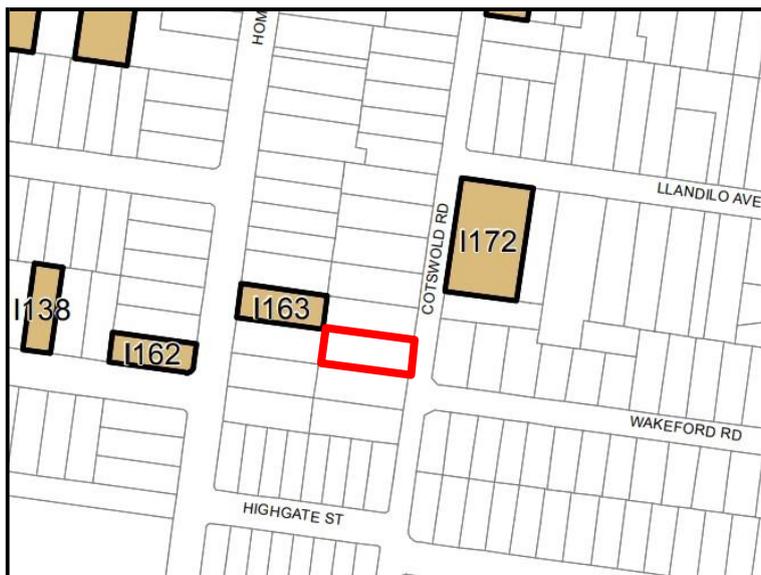


Figure 10: Heritage Map

Assessment: A heritage-listed Federation house (I162) is located to the north-west of the subject site at 160 Homebush Road.

It is not considered that the proposed cabana and associated works will negatively impact on the heritage significance of the item at 160 Homebush Street.

It is noted that there is ancillary development at the rear of 160 and 162 Homebush Road, as well as trees along the rear boundaries, as shown in the image below. This is considered to minimise the perception of the proposed addition when viewed from the heritage item, and will therefore have no consequence on the heritage significance of the item.



Figure 11: Aerial image showing location of proposed works and the rear boundary between subject site and heritage item to the rear

5.2. Strathfield Consolidated DCP 2005

5.2.1. Part A 20 – Ancillary Structures

Controls – Secondary Dwellings (20.2.5)

Table 2: Strathfield Consolidated DCP 2005 - Outbuildings

Controls	Assessment
1. No outbuilding shall be constructed forward of the front building façade of the dwelling.	Complies The proposed cabana is proposed to the rear of the property.
2. New garden sheds, studios, cabanas and the like are limited to a maximum gross floor area of 40m ²	Complies The proposed cabana is 40m ²
3. Windows will not be permitted facing an adjoining property, unless the windows in the proposed outbuilding are screened by boundary fencing or: (a) Have a sill height of at least 1.7m above the floor; or (b) Have fixed translucent (or otherwise treated) glazing in any part of the window less than 1.7m above the floor.	Complies The proposed cabana does have translucent fire rated glass blocks facing the neighboring property.
4. Any external lighting of an outbuilding is to be positioned or shielded to prevent glare to adjacent premises.	Complies The proposed cabana does not have any lighting facing the neighboring properties.

<p>5. Under no circumstances is the roof area of an outbuilding to be accessible for any purpose or used as an entertaining or viewing area</p>	<p>Complies The proposed cabana does not have any accessible roof top facilities.</p>
<p>6. No kitchen facilities will be permitted in an outbuilding. A small fridge and a sink alone are not considered to constitute a kitchen.</p>	<p>Complies The proposed cabana denotes a small fridge and sink</p>
<p>7 Outbuildings are not to be used for habitable purposes.</p>	<p>Complies The proposed cabana is not considered a habitable room</p>

6 SECTION 4.15 CONSIDERATIONS

In considering this development application, Council must consider the relevant planning criteria in Section 4.15 of the Environmental Planning and Assessment Act, 1979.

This assessment has taken into account the following provisions:

STATUTORY POLICY AND COMPLIANCE – s.4.15 (1)(a)

The proposed cabana and alterations to the existing garage have been assessed in relation to all relevant LEPs and DCPs adjacent in the *Statement of Environmental Effects*.

Strathfield LEP 2012

Comment: The proposed cabana and alterations to the existing garage are permissible in the R2 Low Density Residential zone. The proposed cabana is well under the 9.5m height limit for the subject site and 3.5m for outbuildings and the total FSR as a result of the proposed works complies with the maximum FSR standard for the subject site. It is considered that the proposed cabana will not adversely affect the heritage significance of the listed dwelling to the north-west.

The relevant development control plan is:

Strathfield Consolidated DCP 2005

Comment: The proposal demonstrates full compliance with the relevant provisions of the DCP, particularly in regard to dwelling size, privacy and solar access.

NATURAL, BUILT ENVIRONMENT, SOCIAL AND ECONOMIC IMPACTS - s.4.15(b)

Throughout the period of construction, all measures will be taken to ensure that any noise, dust, and vibration will be kept to a minimum. All construction works will comply with the Building Code of Australia and any other relevant legislation for the duration of the works.

Upon completion of the proposal, the day-to-day operations of the development are unlikely to cause undue impact in relation to noise, pollution, drainage and pedestrian / vehicular traffic flows.

The proposed cabana will not result in the loss of views or outlook from any surrounding public or private place.

There are no wilderness areas on the site while no endangered fauna have been identified on or around the site.

The proposal does not involve the removal of any significant trees or vegetation on the site.

The proposed development is considered appropriate and will not be responsible for any adverse environmental impacts in relation to loss of privacy, loss of view, noise, or traffic and parking impacts.

The proposed development will not be detrimental to the social and economic environment in the locality.

SUITABILITY OF THE SITE FOR DEVELOPMENT – s.4.15(c)

The size and shape of the site is suitable for the proposed development and the proposal does not create any adverse bulk or scale impacts. The proposal will not result in any loss of amenity to neighbouring properties.

SUBMISSIONS MADE IN ACCORDANCE WITH THE ACT – s.4.15(d)

It is acknowledged that the consent authority must consider and assess all submissions made regarding this development application.

THE PUBLIC INTEREST – s.4.15(e)

Amenity impacts have been minimised and the proposal is considered to be a positive contribution to the built and natural environment.

7 CONCLUSION

This Statement of Environmental Effects has provided an assessment of the proposed cabana development and associated works at 39 Cotswold Road, Strathfield.

The assessment demonstrates that the proposed development exhibits full compliance with the relevant sections of the Strathfield LEP 2012 and the Strathfield Consolidated DCP 2005.

The proposed cabana development and minor alterations to the existing garage are permissible in the R2 Low Density Residential zone.

The proposal is well below the 3.5m height limit and the new single-storey structure will be significantly concealed behind the existing dwelling at the rear of the site.

Whilst the proposed works generate a slight increase on FSR, the total proposed FSR (0.437:1) remains below the permissible 0.5:1 standard for the subject site.

The bulk and scale of the development will not be responsible for any adverse amenity impacts to the adjoining neighbors to the north, south or west in regards to solar access, privacy and view loss.

Privacy has been carefully considered to avoid any direct views to or overlooking into any neighbouring property.

The proposed cabana development does not reduce the extent of deep soil planting or private open space on the subject site.

No additional parking is proposed.

Overall, the proposal represents a high quality design outcome for the subject site which will provide for a pool cabana room for the occupants of the existing dwelling.

Therefore, it is considered that the proposal is worthy of approval.