

STATEMENT OF ENVIRONMENTAL EFFECTS

Demolition of the existing dwelling house and associated structures and construction of a new two storey dwelling house with basement car park and swimming pool with associated outbuilding



Address: 15 Coventry Road, Strathfield

April 2021



James Kim
Bachelor & Grad Dip U&RP
PO Box 3046, Putney NSW 2112

**STRATHFIELD
COUNCIL
RECEIVED**

**DA2021.87
Date
Recieved
03/05/2021**

1. THE SITE

The site is identified as Lot 4 in DP 31617 and is known as 15 Coventry Road, Strathfield. The site is located on the northern side of Coventry Road which is dual carriageway between Rochester Street on the east and Meredith Street on the west.

The site is irregular in shape and has a total area of 697.0m². The site has a frontage of 15.24m to Coventry Road which tapers down to the average width of 13.21m in the main body of the site. The site also has a small bump on the north-western corner which results in the rear boundary of 16.585m in length. The average depth of the lot is 50.425m.

Currently, the site contains a single storey dwelling house in the centre and attached carports and garage along the south western side. A garden shed is located on the north-western corner. The subject land gently slopes from the south-western corner to the north-east corner with longitudinal fall of approximately 1m (i.e. from AHD 19.02 to AHD 18.03).

The site is illustrated in the following photographs:



Rear elevation of No. 15 Coventry Road



Rear yard looking towards No. 17 Coventry Road

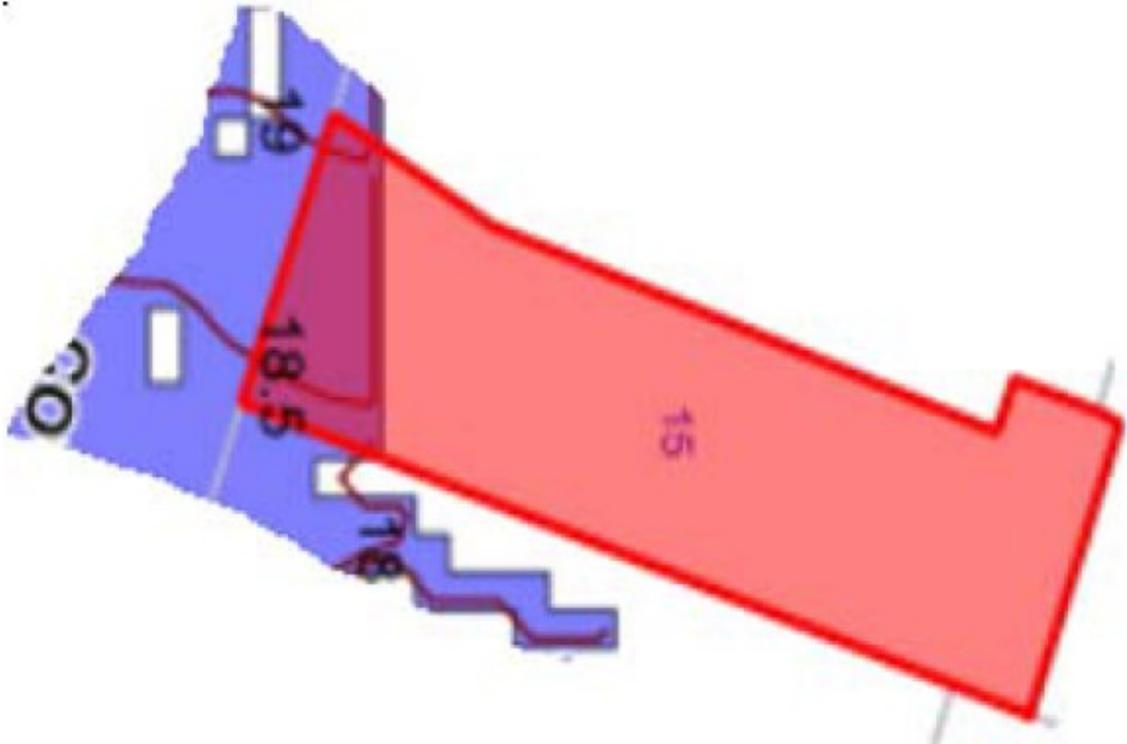


Rear yard looking towards No. 13 Coventry Road



Rear yard looking towards No.10 Mirrabooka Avenue

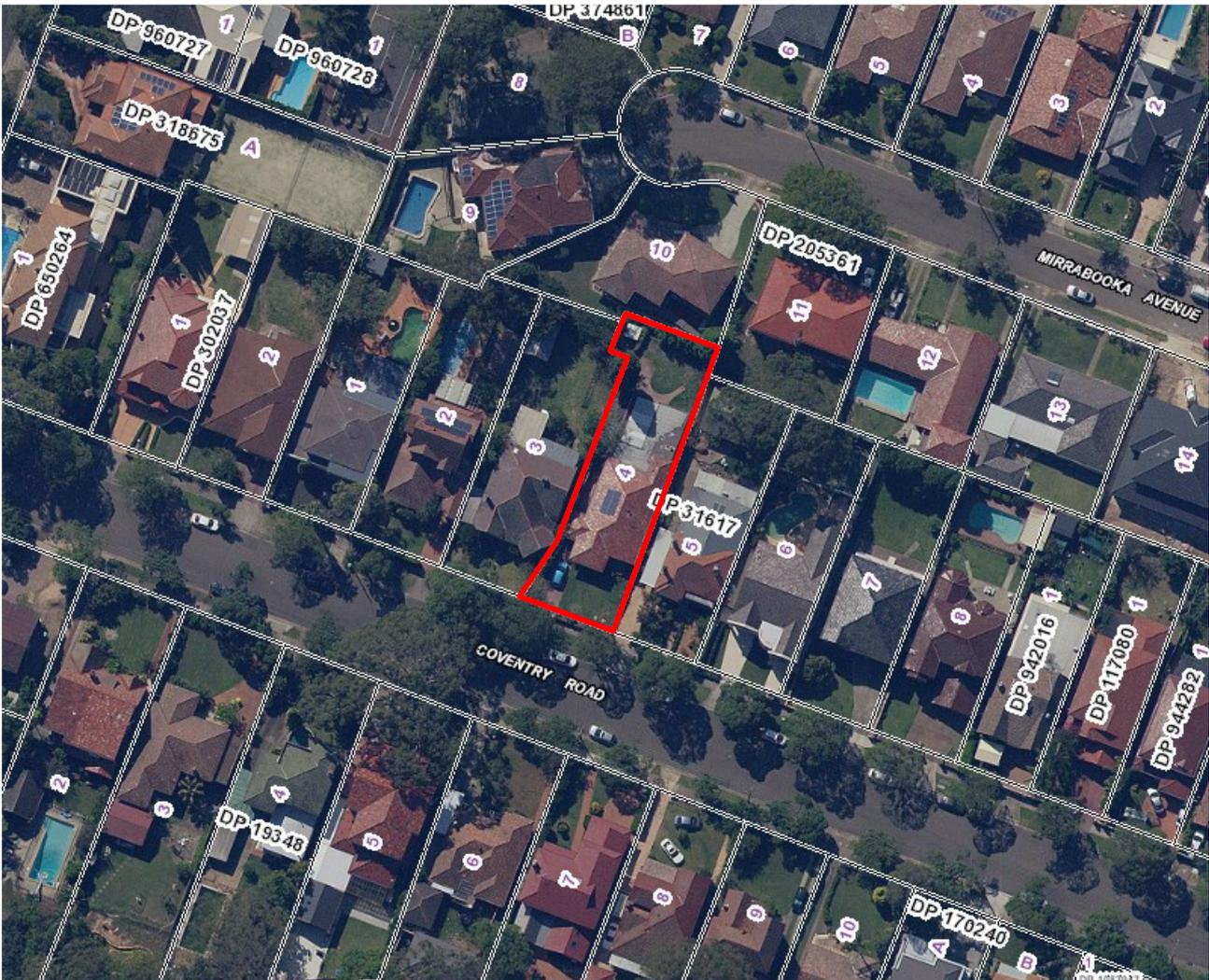
The subject site is affected by 100 ARI overland flow path extend as shown below:



100 ARI Overland Flow Path Extend

2. THE SURROUNDING AREA

The surrounding locality is predominantly characterised by detached dwelling houses in a variety of architectural periods and styles in varying bulk and scales. The site is not located within a heritage conservation area but is adjoined by a heritage item on either side including Nos.13 and 17 Coventry Road.



Aerial photo of the locality (Courtesy of Department of Land & Property Information)

The adjoining site to the west at No.17 Coventry Road is a single storey heritage listed house as illustrated in the photographs below:



No.17 Coventry Road (Heritage listed single storey house)



Rear of No.17 Coventry Road (unsympathetic extension evident)

The adjoining site to the east at No.13 Coventry Road is also a single storey heritage listed house as illustrated in the photographs below:



No.13 Coventry Road (Heritage listed single storey house)



Rear of No.13 Coventry Road (rear extension evident)



Outbuilding of No. 13 Coventry Road



Streetscape of Coventry Road

Apart from the two heritage items, large scale contemporary architect designed residences are not foreign to the street as shown below:



No.21 Coventry Road (Two storey dwelling house)



No.25 Coventry Road (Two storey dwelling house)



Corner of Meredith Street & Coventry Road (Two storey dwelling house with basement carpark)



No.31 Coventry Road (Two storey dwelling house with basement carpark)



No.4 Coventry Road (Two storey dwelling house in parapet roof)



No.11 Coventry Road (Two storey dwelling house in parapet roof form)

3. THE PROPOSAL

The proposal seeks approval for the demolition of the existing dwelling house and associated structures and construction of a new two storey dwelling with basement car park and swimming pool with associated outbuilding on land at 15 Coventry Road, Strathfield.

The details of the proposed development are shown on the architectural plans prepared by SWA Group.

The proposed development indices as follows:

| | |
|-------------------|--|
| Site area: | 697.0m ² |
| Gross floor area: | 394.74m ² (excluding the basement carpark, but including the basement stairwell, home cinema, gym and bathroom) |
| FSR: | 0.567:1 |
| Building height: | 7.8m (parapet height) |
| Landscape area: | 42.3% |

4. PLANNING INSTRUMENTS AND POLICIES

SEPP No. 55 – Remediation of Land

The provisions of SEPP 55 require consent authority to consider the potential for a site to be contaminated. Clause 7 of SEPP No 55 requires that:

“(1) A consent authority must not consent to the carrying out of any development on land unless:

- (a) it has considered whether the land is contaminated, and
- (b) if the land is contaminated, it is satisfied that the land is suitable in its contaminated state (or will be suitable, after remediation) for the purpose for which the development is to be carried out, and
- (c) if the land requires remediation to be made suitable for the purpose for which the development is proposed to be carried out, it is satisfied that the land will be remediated before the land is use for that purpose.”

The property has been used as a residential dwelling house so far. The site is not identified in Council’s records as being contaminated or is declared to be an investigation area under Division 2, Part 3 of the Contaminated Land Management Act 1997 in the Section 10.7 (Previously 149) Planning Certificate. Also, the site is not known to have a history of a previous land uses that may have caused contamination under Table 1 ‘Some Activities that may cause Contamination’ of Contaminated Land Planning Guidelines.

As such, the site is unlikely to be contaminated and consequently a preliminary contamination assessment is not warranted. The proposal is satisfactory having regard to the relevant matters for consideration under SEPP 55 and the site is suitable for residential use to continue without the need for remediation works.

SEPP (BASIX) 2004

A BASIX certificate is provided demonstrating that the proposed development will achieve the required energy and water efficiency targets.

Strathfield Local Environmental Plan 2012

The subject site is zoned R2 (Low density residential) under Strathfield Local Environmental Plan 2012 and the proposed development (new dwelling house) is permissible with Council consent. The proposed development is consistent with the objectives of the zone specified under the LEP 2012. In that, the proposal will maintain the existing low density nature of the area and will blend into the character of the neighbourhood.

Objectives of zone

- *To provide for the housing needs of the community within a low density residential environment.*

Comment: The development will maintain a low density residential environment whilst providing for the housing needs of a modern family.

- *To enable other land uses that provide facilities or services to meet the day to day needs of residents.*

Comment: N/A, the development is residential land use only.

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

Comment: The development will not adversely affect the heritage significance of adjacent heritage items at No.13 and 17 Coventry Road, Strathfield. Refer to the Statement of Heritage Impact provided.

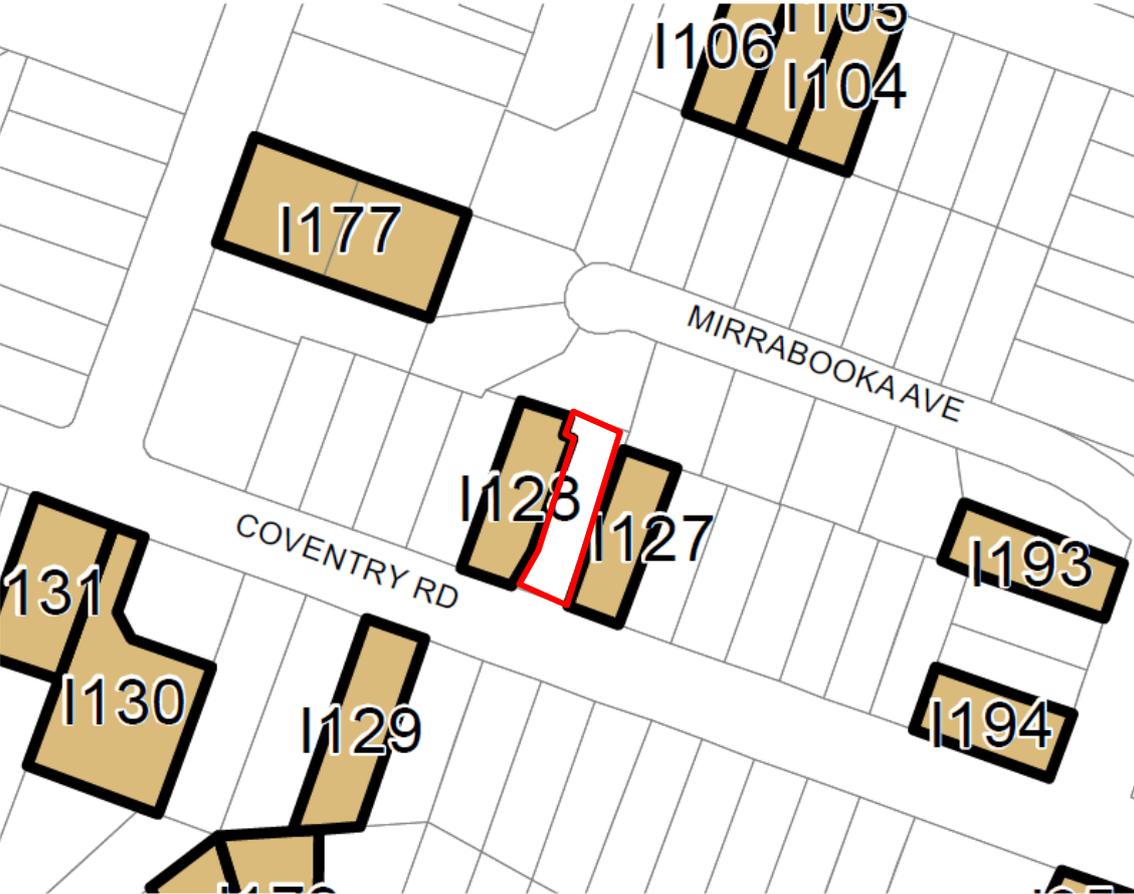
Relevant provisions are discussed below:

| Planning standards | LEP Requirement | Compliance |
|------------------------------------|------------------------|---------------------------|
| Minimum subdivision lot size (4.1) | Min 560m ² | 697.0m ² (Yes) |
| Height of building (4.3) | Max 9.5m | 7.8m (Yes) |

| | | |
|--------------------------|---|--|
| Floor space ratio (4.4C) | 0.60:1 for site with area between 600m ² and 699m ² | 0.567:1 (Yes) = 394.74m ² (excluding the basement carpark, but including the basement stairwell, home cinema, gym and bathroom) |
|--------------------------|---|--|

5.10 Heritage conservation

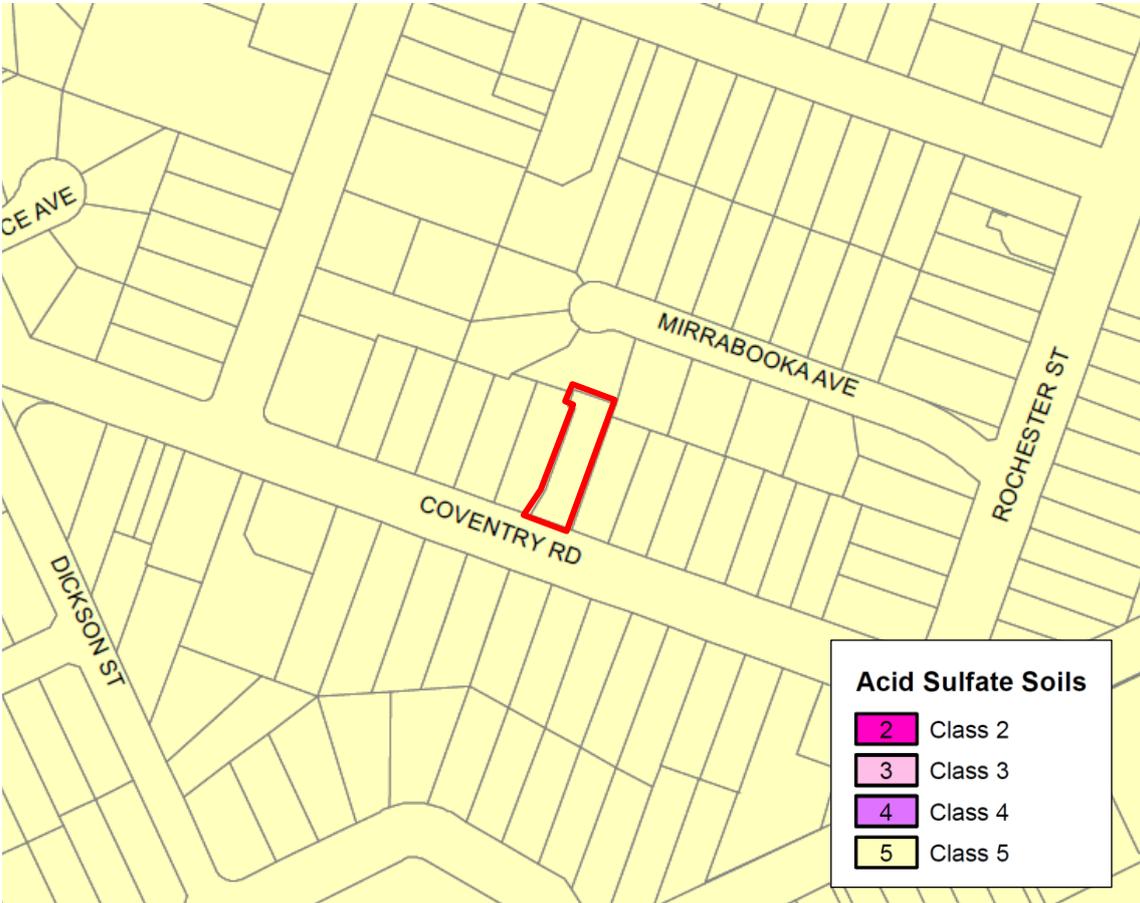
The subject land is not listed as a heritage item and is not located within a heritage conservation area. However, the site is adjoined by a heritage item on either side including No.13 and 17 Coventry Road. Accordingly, Statement of Heritage Impact has been prepared by a qualified heritage consultant demonstrating that the proposed new dwelling house is acceptable in the streetscape and will not adversely affect the heritage significance of the said items in the vicinity.



Extract of SLEP 2012 Heritage Map

6.1 Acid sulfate soils

The site is located within 'Class 5' Acid Sulfate Soil under Strathfield LEP Map 2012 as shown below. However, the subject site is well above 5 metres Australian Height Datum (i.e. ranging between AHD 19.02 in the front and AHD 18.03 at the rear of the site) and is not adjacent to Class 1, 2, 3 or 4 land. The development is not likely to lower the watertable below 1 metre AHD. As such, an acid sulfate soils management plan is not warranted.



Extract of SLEP 2012 Acid Sulfate Soils Map

Strathfield DCP 2005 Part A – Dwelling Houses & Ancillary Structures

Relevant provisions of Strathfield DCP 2005 regarding the proposed dwelling house and pool are discussed below:

| Development controls | DCP Requirement | Compliance |
|--|--|---|
| 2 ARCHITECTURAL DESIGN AND STREETScape PRESENTATION | | |
| 2.2.1 Streetscape Presentation | <p>1. New dwellings must be positioned and oriented on their site to address the street frontage with a clearly identifiable entry</p> <p>2. Consistently occurring positive building façade features within the existing streetscape should be incorporated into the proposed dwelling design. Excessive parapets, irregular-shaped windows, excessive glazing to building facades and double-height vertical elements including columns are not permitted</p> <p>3. Streetscape elements that should be taken into account in the design of new and altered residential development include topography; width and location of carriageway; street tree planting and landscaping; allotment size/width; boundary fences; setbacks; building character and scale; bulk; setback and rhythm; and roof forms</p> <p>4. Where security grilles/screens, ventilation louvres and garage doors are proposed, they must be integrated into facade designs. Solid security shutters will not be permitted</p> | <p>Yes, front entry & home office to address the street</p> <p>Yes, positive façade with parapet less than 7.8m in compliance</p> <p>Yes, sufficient front & side setbacks. Street trees to retain</p> <p>Yes, decorative louvre screen on the first floor is integrated into façade design</p> |
| 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. | Yes, the proposed dwelling has been designed to |

| | | |
|-----------------------------|--|--|
| | <p>New buildings and alterations and additions should reflect the dominant building rhythm in the street as illustrated in Figure A.4.</p> <p>2. Building height and mass must not result in loss of amenity to adjacent properties, open space or the public domain</p> | <p>complement the existing streetscape in terms of scale, massing, bulk and layout.</p> <p>Yes, refer to discussion throughout this report</p> |
| <p>2.2.3 Building Forms</p> | <p>1. The building form must be articulated to avoid large expanses of unbroken wall. Articulation can be provided by setbacks, verandahs, awnings, recesses, blade walls or projecting bays.</p> <p>2. Where a dwelling is located on a street corner it shall be designed to address both street frontages as shown in Figures A.5 and A.6. Blank walls shall not be presented to either frontage and walls shall be articulated or staggered so as to avoid appearing unduly bulky or long.</p> <p>3. An attic may be built in the roof space of either a two (2) storey dwelling or a single storey dwelling or garage provided access to the attic is via internal stairs.</p> <p>4. Attics are prohibited in flat roofed developments.</p> <p>5. Rooftop terraces are prohibited in dwelling houses, secondary dwellings and ancillary developments.</p> | <p>Yes, the façade is suitably articulated</p> <p>N/A</p> <p>N/A</p> <p>Yes, attics not proposed</p> <p>Yes, no roof top terrace proposed</p> |

| 2.2.4 Architectural Detailing, including Roof Forms, Materials and Colours | | |
|--|---|---|
| Roof Forms | <p>1. The proposed roof design must be similar in pitch, materials and colour to roofs in the immediate streetscape. Roof forms should complement, but not necessarily replicate the predominant form in the locality.</p> <p>2. The proposed roof form shall minimise the appearance of bulk and scale of the building and be treated as an important architectural element in the street. First floor additions must complement the architectural style of the ground floor and where possible permit the existing roof form, slope and ridge to be easily discerned.</p> <p>3. For flat roofed dwellings, the height of the parapet is to be kept to the minimum height required to ensure adequate screening of the proposed flat or low pitch skillion roof.</p> <p>4. Roof structures must be designed so that roof installations including solar energy panels, telecommunication facilities, hot water tanks or skylights are not visible from the public domain and are integrated into the design of the development.</p> | <p>Yes, a parapet roof is not foreign to the streetscape.</p> <p>Yes, the building bulk has been reduced by the proposed flat roof form</p> <p>Yes, the parapet is only 200mm above the roof</p> <p>Yes</p> |
| Materials | <p>5. Materials must be compatible with the existing dwelling house (in the case of alterations and additions) and compatible</p> | <p>Yes, contemporary design is acceptable in the wider</p> |

| | | |
|---------------|--|--|
| | <p>with adjoining dwelling houses and the streetscape in terms of type, form and colour.</p> <p>6. Monotone face brick walls and terracotta tiles for roofs shall be used where they are existing in the immediate streetscape. Alternative materials may be considered as architecturally appropriate to the style of the dwelling and the locality in some circumstances.</p> <p>7. Highly reflective materials are not acceptable for roof or wall cladding. New buildings and facades must not result in glare that causes discomfort or threaten the safety of pedestrians or motorists. A Reflectivity Report that analyses the effects of potential glare from the proposed new development on pedestrian and motorists may be required by Council.</p> | streetscape context |
| Colours | <p>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.</p> <p>9. The colours of garages, window frames, ventilation and downpipes and balustrading on main facades and elevations must be integrated harmoniously with the external design of the building.</p> | Yes, contemporary design in subdued and earthy colours acceptable in the wider streetscape context |
| 2.2.5 Two (2) | 1. Two (2) storey porticoes may be | N/A, portico not |

| | | |
|------------------------------------|---|--|
| Storey Porticoes | <p>considered only where they are in scale with the proposed dwelling and compatible with the streetscape and any adjoining heritage items.</p> <p>2. Two (2) storey porticoes are to be vertically articulated or broken to reduce their height as illustrated in Figure A.7.</p> <p>3. No porticoes or associated porches shall protrude more than 1m forward of the front building façade.</p> <p>4. Porticoes are not to extend higher than the understorey of the eaves/guttering.</p> | <p>proposed</p> <p>N/A</p> <p>N/A</p> |
| 2.2.6 Dormers | | N/A |
| 3 HERITAGE | | |
| Refer to heritage impact statement | | |
| 4 BUILDING ENVELOPE | | |
| 4.2.1 Floor Space Ratio | Refer to LEP – 0.60:1 for site with area between 600m ² and 699m ² | <p>0.567:1 (Yes) = 394.74m² (excluding the basement carpark & but including the basement home cinema, gym and bathroom)</p> <p>This DCP definition is inconsistent with the LEP definition. LEP should prevail over DCP where inconsistency exists. Refer further</p> |

| | | |
|--|--|-------------------|
| | | discussion below. |
| <p>Strathfield LEP 2012 provides definitions for 'floor space ratio' and 'gross floor area' which excludes stairs and floor voids as below:</p> <p>“Floor space ratio” means the ratio of the gross floor area of all buildings within the site to the site area.</p> <p>“Gross floor area” means the sum of the floor area of each floor of a building measured from the internal face of external walls, or from the internal face of walls separating the building from any other building, measured at a height of 1.4 metres above the floor, and includes:</p> <ul style="list-style-type: none"> (a) the area of a mezzanine, and (b) habitable rooms in a basement or an attic, and (c) any shop, auditorium, cinema, and the like, in a basement or attic, <p>but excludes:</p> <ul style="list-style-type: none"> (d) any area for common vertical circulation, such as lifts and stairs, and (e) any basement: <ul style="list-style-type: none"> (i) storage, and (ii) vehicular access, loading areas, garbage and services, and (f) plant rooms, lift towers and other areas used exclusively for mechanical services or ducting, and (g) car parking to meet any requirements of the consent authority (including access to that car parking), and (h) any space used for the loading or unloading of goods (including access to it), and (i) terraces and balconies with outer walls less than 1.4 metres high, and (j) voids above a floor at the level of a storey or storey above. <p>However, the DCP provides the following additional note:</p> <p>Note: In the case of dwelling houses, floor space ratio calculations should be inclusive of vertical circulation areas (stairs, lifts etc.), voids and outbuildings</p> <p>Therefore, the DCP is clearly inconsistent with the LEP provision. Pursuant to Sections 3.43 and 4.15 of the Environmental Planning & Assessment Act 1979, a DCP provision</p> | | |

| | | |
|--------------------------------|--|--|
| | <p>parapet for flat roofed dwelling houses is to be 7.8 metres.</p> <p>3. The maximum height of the parapet wall for flat roofed dwelling houses is to be 0.8 metres above the uppermost ceiling level.</p> <p>4. The maximum height of the external wall from the existing ground level to the underside of the uppermost ceiling level is to be 7.2 metres.</p> <p>5. The maximum internal floor to ceiling height is to be 3.0 metres for any residential level.</p> <p>6. The maximum height of outbuildings, detached garages and carports is to be 3.5m to the highest point on the roof above natural ground level</p> <p>7. Dwelling houses and any ancillary structures are to be no more than two (2) storeys high.</p> <p>8. The building height should respond to the gradient of any given site and minimise the need for cut and fill.</p> | <p>Yes, 0.6m or less</p> <p>Yes, 7.2m</p> <p>Yes, 3m for ground & 2.6m for first floor</p> <p>Yes, less than 3.5m</p> <p>Yes</p> <p>Yes, minimal cut & fill except for basement & pool which is necessary in this case</p> |
| <p>4.2.3.1 Street Setbacks</p> | <p>1. Primary street setback: 9m</p> <p>2. Despite Subclause 1 above, a primary street setback of less than 9m may be</p> | <p>Yes, greater than 9m including any entry articulation element.</p> <p>The front set back is</p> |

| | | |
|--------------------------------|--|---|
| | <p>considered where: a) The predominant front setback in the street is less than 9m; b) The proposed setback is not less than the setback of the existing dwelling; or c) The proposed setback would not conflict with the character of the existing streetscape.</p> | <p>greater than that of the adjoining heritage house on either side to allow for visual view of important elements such as the front verandah and chimneys</p> |
| 4.2.3.2 Side and Rear Setbacks | <p>1. New dwellings and extensions (where the building footprint is proposed to be altered) are to have a combined side setback equivalent to 20% of the width of the block (measured at right angles for splayed frontages). The combined side setback may be unevenly distributed between both sides as long as a minimum side setback of 1.2m is provided on each side.</p> <p>2. Dwellings are to have a minimum rear setback of 6m to provide adequate open space and deep soil areas for shading/screening trees.</p> <p>3. Subject to meeting the minimum landscaped area (as per section 5 of this part of the DCP) in the rear of the site, ancillary facilities such as garages/outbuildings may be located within the rear setback area.</p> <p>4. Garages and carports are to comply with the minimum setbacks in Table A.2.</p> | <p>Yes, $(1.843\text{m} + 1.517\text{m}) / 13.21\text{m} = 25.43\%$</p> <p>Yes, greater than 6m</p> <p>Yes, pool side WC & pump room</p> <p>N/A, no detached garage or carport</p> |
| 5 LANDSCAPING | | |
| 5.2.1 Landscaped Area | 200 - 500m ² 35% | 42.3% provided (Yes) |

| | | |
|--|--|---|
| | <p>501 - 600m² 38.5% 601 - 700m² 41.5% 701 -799m² 43% 800 -1300m² 45%</p> <p>2. At least 50% of the minimum landscaped area should be located behind the building line to the rear boundary.</p> <p>3. At least 50% of the front yard should be maintained as deep soil soft landscaping.</p> <p>4. The amount of hard surface area (in the form of concrete/brick/stone paving and bitumen) shall be minimised to reduce run-off and to maintain the prevailing early twentieth century garden character. Run off from hard surfaces is to be directed to permeable surfaces such as garden beds.</p> <p>5. Planting areas shall include a mix of low-lying shrubs, medium-high shrubs and canopy trees in locations where they will soften the built form.</p> <p>6. The design and quality of front gardens must respond to the character of the street and surrounding area and contribute to the garden character of Strathfield.</p> <p>7. Where the landscape pattern in the prevailing streetscape and surrounding</p> | <p>Yes, greater than 50%</p> <p>Yes, 52.76%</p> <p>Yes, no unnecessary hard surface</p> <p>Yes, refer to landscape plan</p> <p>Yes, refer to landscape plan</p> <p>Yes, street trees are retained and the front</p> |
|--|--|---|

| | | |
|------------------------------|--|--|
| | <p>locality is desirable, this must be retained and reinforced, particularly in relation to heritage items and heritage conservation areas.</p> <p>8. In relation to conservation and energy efficiency, plant species must be retained, selected and planted to: - shade buildings in summer; - reduce glare from hard surfaces; - permit sunlight access into living rooms in cooler months; - cool air currents channeled into the dwelling in summer; and - act as windbreaks where desirable.</p> | <p>setback area will be sufficiently landscaped</p> <p>Yes</p> |
| <p>5.2.2 Tree Protection</p> | <p>Arborist report required</p> <p>6. New developments should provide opportunities for planting new canopy trees within the front setback, except where the existing front setback already contains at least two(2) trees. These trees should achieve a minimum mature height of 10m.</p> <p>7. At least one (1) canopy tree must be provided in the rear yard if not already provided.</p> <p>8. Generally, the trunk of a proposed canopy tree must be planted a minimum of 4m from built structures, or a minimum of 3m from pier beam footings. New trees must have a minimum setback of 3m</p> | <p>N/A, no significant trees proposed for removal</p> <p>Yes, refer to landscape plan</p> <p>Yes, refer to landscape plan</p> <p>Yes</p> |

| | | |
|---------------------------------|---|--|
| | <p>from all boundaries, unless a species with non-invasive root system is proposed.</p> <p>9. Provided existing trees are not adversely affected, new trees planted on side boundaries adjacent to neighbouring dwellings and structures must have a minimum 0.6m deep root deflection barrier provided for a minimum of 1.5m either side of the tree centre.</p> <p>10. The construction of driveways must not result in the removal, lopping or root damage to any street tree.</p> <p>11. A minimum of 25% of canopy trees and other vegetation shall be locally sourced indigenous species.</p> | <p>Yes</p> <p>Yes</p> <p>Yes, refer to landscape plan</p> |
| <p>5.2.3 Private Open Space</p> | <p>1. Private open space is to be provided in a single parcel rather than a fragmented space and shall be directly accessible from internal living areas of the dwelling.</p> <p>2. The principal private open space area should be generally level and may be in the form of a deck, patio, terrace or paved area. The principal private open space must include a deep soil area compliant with the minimum landscaped area.</p> <p>3. For terraces and decks to be included in calculations of areas for private open space, they must be of a usable size (at</p> | <p>Yes, the POS is a single parcel directly accessible from dining & living room.</p> <p>Yes, outdoor deck</p> <p>Yes, greater than 10m² & 3m width</p> |

| | | |
|----------------------|--|--|
| | <p>least 10m²) with one length or width being at least 3 metres and be directly accessible from an internal living area of the dwelling. To be included in a calculation of private open space, decks cannot be located more than 500mm above natural ground level.</p> <p>4. Areas within setbacks are not to be included as private open space unless they have a minimum width of 3m.</p> <p>5. The primary private open space is to be located at the rear of the property.</p> | <p>Yes</p> <p>Yes</p> |
| <p>5.2.4 Fencing</p> | <p>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 are illustrated in Figure A.12 and Figure A.14 below.</p> <p>2. Front fences must not be erected where the streetscape is characterised by an absence of front fences. In these instances, landscaping shall be used to create identifiable street address and privacy.</p> <p>3. Fencing forward of the building line (including the building line to a secondary</p> | <p>Yes, the proposed fencing is compatible in the streetscape</p> <p>Yes, the proposed fencing is compatible in the streetscape</p> <p>Yes, solid fencing to 0.7m plus 0.8m open</p> |

| | | |
|--|---|--|
| | <p>street frontage on a corner site) shall not exceed a height of 1.5m. In these cases, a solid fence shall not exceed a height of 0.7m above natural ground level and may be topped by an additional maximum 0.8m high open timber picket, wrought iron, palisade or similar element. Brick piers over 1m in height are permitted to support the decorative elements, provided they are equally spaced along the street and do not exceed a height of 1.5m. Where the predominant height of fencing in the street is higher, the solid fence component shall not exceed a height of 1m.</p> <p>4. Solid fencing up to a maximum 1.8m in height may be permitted along a secondary street frontage, provided it only encloses private open space. The design of any section of solid fencing along a secondary street frontage shall be consistent and compatible with the style of fencing provided along the primary frontage.</p> <p>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.</p> <p>6. Side fences forward of the front</p> | <p>fence above</p> <p>N/A</p> <p>N/A, existing to remain</p> <p>N/A, existing to</p> |
|--|---|--|

| | | |
|--|---|---|
| | <p>building line shall be designed to taper down to the height of the front fence.</p> <p>7. Front fences should be designed to be visually permeable and where applicable, the main infill panels should have an appropriate width and spacing to provide an open appearance and enable casual surveillance.</p> <p>8. Front fences, particularly on busy roads, must be designed to provide adequate acoustic attenuation whilst ensuring an appropriate level of visibility and outlook, casual surveillance, privacy and security.</p> <p>9. The following materials and finishes are not permitted to be used in any fence forward of the front building line (including the building line to a secondary street frontage on a corner site):</p> <ul style="list-style-type: none"> <input type="checkbox"/> unrendered cement block; <input type="checkbox"/> galvanised or aluminium sheeting; <input type="checkbox"/> fibre-cement board; <input type="checkbox"/> brushwood; or <input type="checkbox"/> barbed wire. <p>10. Fencing on corner allotments shall incorporate a minimum 1.5m x 1.5m splay adjacent to the road intersection to maintain sight distances for pedestrians and motorists as illustrated in Figure A.13.</p> | <p>remain</p> <p>Yes, visually permeable</p> <p>N/A</p> <p>Yes</p> <p>N/A</p> |
|--|---|---|

| | | |
|--|---|---|
| | <p>11. Solid fences adjoining vehicular access driveways (including driveways on adjoining properties) are to be provided with a minimum 1m x 1m splay to maintain sight distances for pedestrians and motorists.</p> <p>12. The remaining areas created by providing a splay adjacent to a road intersection or driveway entrance must be landscaped with low-growing vegetation or suitable paving.</p> <p>13. Council will not allow significant trees to be removed to facilitate a fence design.</p> <p>14. Side and rear fences on a slope must be designed to allow stormwater to flow through or under the fence without the flow becoming unduly concentrated.</p> <p>15. Dividing fences between private property and Council parks, reserves, open space, etc. must be constructed only of timber palings (lapped and capped) with a maximum height of 1.8m.</p> <p>16. Gates or entries from private property onto Council parks, reserves, open space, etc. are permitted, subject to them</p> | <p>Yes, the fence height reduces to 1.2m with a solid base wall of up to 0.6 to allow for sufficient sight distances for pedestrians & motorists near the driveway ramp instead of a splay</p> <p>Yes</p> <p>N/A</p> <p>N/A</p> <p>N/A</p> <p>N/A</p> |
|--|---|---|

| | | |
|-----------------------|---|--|
| | <p>being kept locked when not in use.</p> <p>17. Gatehouses are not permitted unless they are compatible with the surrounding streetscape.</p> | |
| 6 SOLAR ACCESS | | |
| 6.2.1 Sunlight access | <p>1. In new dwellings, solar access to the windows of habitable rooms and to at least 50% of private open space must be provided or achieved for a minimum period of 3 hours between 9.00am and 3.00pm at the winter solstice (June 21).</p> <p>2. In the case of alterations or additions to existing dwellings, solar access to the windows of habitable rooms and to the majority of private open space must be substantially maintained or achieved for a minimum period of 3 hours between 9.00am and 3.00pm at the winter solstice (June 21).</p> <p>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).</p> <p>4. Where the principal private open space of an adjoining development currently receives less than the required amount of solar access (on 21 June), the proposed development must not further reduce the amount of solar access.</p> | <p>Yes, to living room & outdoor alfresco dining area</p> <p>N/A</p> <p>Yes, the shadow diagrams demonstrate min 3Hr solar access to neighbours' POSs</p> <p>N/A</p> |
| 7 PRIVACY | | |

| | | |
|--|--|--|
| <p>7.2.1 Building Envelope and Dwelling Layout</p> | <p>1. Private open space, bedrooms, balconies and living rooms of proposed and any existing adjoining dwellings are to be protected from direct overlooking by locating living areas on the ground floor and orientating them towards the rear and front setback.</p> <p>2. Provide adequate separation of buildings.</p> <p>3. Ensure finished floor levels are not excessively elevated above natural ground level.</p> <p>4. Appropriate evergreen screen plants and trees may assist in providing improved privacy to adjacent properties.</p> | <p>Yes, living area on ground floor & rear</p> <p>Yes, living area is sufficiently setback from neighbours</p> <p>Yes, FFL generally less than 1m above NGLs</p> <p>Yes, refer to landscape plans for screen planting to assist visual privacy</p> |
| <p>7.2.2 Windows</p> | <p>1. Windows should not directly face the windows, balconies and courtyards of adjoining dwellings.</p> <p>2. Where a transparent window is to be located within 9m of any window of a habitable room of an adjoining dwelling, the window must: a) be offset from the edge of any windows in an adjoining dwelling by a distance of at least 0.5m; or b) have a sill height of at least 1.7m above the finished floor level or have fixed, obscure glazing in any part of the window less than 1.7m above the floor level.</p> | <p>Yes, translucent glazing up to 1.7m above the FFL is proposed for some of the windows on side elevations to protect privacy - refer further discussion below</p> |

| | | |
|---|--|---|
| | <p>3. Where windows directly face a balcony or courtyard of an adjoining dwelling, the windows should: a) be narrow; and/or b) incorporate obscure glazing; and/or c) have a sill height of at least 1.7m above the finished floor level</p> | |
| <p>7.2.3 Elevated Decks, Verandahs and Balconies</p> | <p>1. Elevated decks, verandahs and upper storey balconies are not permitted on side boundaries, except where facing the secondary frontage of a corner lot, and provided other setback controls can be achieved.</p> <p>2. Elevated decks, verandahs and balconies shall incorporate privacy screens where necessary.</p> <p>3. Small upper floor rear balconies measuring no more than 1m in depth by 2m in length may be permitted where an applicant can demonstrate that the balcony would not unreasonably impact upon the privacy of adjoining premises (including buildings and outdoor spaces).</p> <p>4. Second storey balconies extending for the full width of the front façade are not permitted.</p> | <p>N/A</p> <p>Yes, 1.7m privacy screen is provided</p> <p>No, the upper floor rear balcony is greater than 1m x 2m – Refer to discussion below for justifications</p> |
| <p>Privacy</p> <p>The proposed development is considered reasonable regarding visual privacy for the neighbouring dwellings for the following reasons:</p> <p><u>To No.17 Coventry Road (North-west)</u></p> | | |

- As illustrated on the following photograph, the existing house on this neighbour has limited windows on the east elevation which will not be susceptible to unreasonable visual privacy impact. The larger window serves to a dining room and the smaller to a bedroom. In this regard, the proposed study room and bedroom 2 windows of the development will be provided with translucent glazing up to 1.7m above the relative FFLs to prevent privacy impact.
- The rear alfresco deck area will be provided with solid privacy wall to prevent overlooking.
- The rear balcony off the master bedroom will be provided with a 1.7m high privacy screen. This rear balcony is off a bedroom not a living room which will not be used for an active recreational purpose. The balcony and large sliding doors are provided to promote natural light and ventilation of the bedroom.
- The front balcony will be provided with privacy walls on either side and will only allow outlook to the street and public domains.



The north-west elevation of No. 17 Coventry Road

To No.13 Coventry Road (South-east)

- No habitable room window is proposed on the ground floor towards this neighbour other than the courtyard window which is recessed and set back 5.6m from the common boundary or greater than 9m from this neighbouring

house.

- No habitable room window is proposed on the first floor towards this neighbour other than the bedroom 4 window which has a high sill at 1.5m above the FFL to prevent unreasonable overlooking.
- The rear alfresco deck area will be provided with a privacy screen to prevent overlooking.
- The rear balcony off the master bedroom will be sufficiently set back from the common boundary and the neighbouring house.
- The front balcony will be provided with privacy walls on either side and will only allow outlook to the street and public domains.



The south-east elevation of No. 13 Coventry Road

10 Mirrabooka Avenue (Rear)

- The proposed house is set back 12.883m from the common boundary with this neighbour.
- The FFL of the swimming pool and outbuilding will be only 310mm maximum above the NGLs near the rear boundary which will not result in overlooking.

| | | |
|------------------------|--|-----|
| 7.2.4 Acoustic Privacy | 1. The provisions of State Environmental Planning Policy (Infrastructure) 2007 and Development near Rail Corridors and | N/A |
|------------------------|--|-----|

| | | |
|--|---|----------------------------------|
| | <p>Busy Roads Interim Guideline must be taken into consideration when designing a development to minimise impacts of busy roads and railway corridors on dwelling houses.</p> <p>2. Noise-sensitive rooms, such as bedrooms, should be located away from noise sources, including main roads, parking areas, living areas, recreation areas and the like. Conversely, entries, halls, storage rooms, bathrooms and laundries should be located in areas more affected by noise.</p> <p>3. Suitable acoustic screen barriers or other noise mitigation measures such as double glazing, laminated glass, vibration-reducing footings or other materials, should be considered to minimise the effects of noise and/or vibrations where physical separation cannot be achieved.</p> <p>4. Development applications for dwellings affected by high levels of external noise must be accompanied by an acoustic report demonstrating that habitable rooms of dwellings may achieve internal noise levels of no greater than 35 dBA.</p> | <p>Yes</p> <p>N/A</p> <p>N/A</p> |
| <p>8 VEHICLE ACCESS AND PARKING</p> | | |
| <p>8.2.1 Driveway and grades</p> | <p>1. Existing driveways must be used unless the applicant can demonstrate that: (a) relocation would improve solar access to the property and/or adjoining</p> | <p>N/A</p> |

| | | |
|--|---|---|
| | <p>properties; (b) the amenity of any adjoining residences would not be unduly affected (with regard to sleeping areas); (c) relocation would not impact on street trees, bus stops, bus zones, powerlines and other services, on street parking, heritage values or the streetscape; and (d) relocation would not adversely impact the safety of motorists or pedestrians</p> <p>2. The maximum width of driveways at the property boundary is to be 3m.</p> <p>3. The edge of driveway crossings, including apron and layback shall be located a minimum of 1m clear of any existing stormwater pits or poles and 2m clear of the trunk of any trees within the road reserve.</p> <p>4. Vehicle access points and parking areas must: - be easily accessible and recognisable to motorists; - not disrupt pedestrian flow and safety; and - be located to minimise traffic hazards and the potential for vehicles to queue on public roads.</p> <p>5. A maximum of one (1) vehicular crossing to any public road will be permitted per property except for corner allotments where Council may consider one on each frontage in appropriate</p> | <p>Yes, 3.5m at property boundary which is permitted for basement carpark</p> <p>N/A, the existing crossover location is proposed to remain in relation to the street tree near the driveway.</p> <p>Yes</p> <p>Yes, one only</p> |
|--|---|---|

| | | |
|--|--|---|
| | <p>circumstances.</p> <p>6. Vehicles accessing sites which front main roads shall be capable of entering and exiting in a forward direction (i.e. vehicle manoeuvring shall be fully maintained within the site).</p> <p>7. Vehicular turning areas for garages shall comply with the relevant Australian Standard.</p> <p>8. Where properties have access to a rear lane or secondary street frontage, parking and access shall be provided from the secondary street/lane.</p> <p>9. Driveways must be designed to avoid a long and straight appearance by using landscaping and variations in alignment.</p> <p>10. A driveway should be set back a minimum of 0.5 metres from side boundaries to provide for landscaping between the driveway and side boundary.</p> <p>11. Driveways within the property boundary should incorporate unit paving into the design.</p> <p>12. Areas of concrete visible from a public road (including driveways and pedestrian ways) are to be kept to a minimum and coloured charcoal, grey or brown.</p> | <p>N/A</p> <p>N/A</p> <p>N/A</p> <p>Yes, variation in alignment & landscape provided</p> <p>Yes, greater than 0.5m with landscape</p> <p>Yes</p> <p>Yes</p> |
|--|--|---|

| | | |
|---|---|---|
| | <p>13. Kerb and footpath crossings as part of the public domain must only be finished in natural finished concrete and not customised finishes that match the property driveway. Coloured concrete is not permitted in the driveway crossing outside the property boundary.</p> | <p>Yes</p> |
| <p>8.2.2 Garages, Carports and Car Spaces</p> | <p>1. Two (2) car parking spaces are to be provided and maintained behind the front building line of all new dwellings (i.e. garage, carport or car space). For lots less than 15m wide consideration may be given to one (1) car space. Where alterations and additions to existing dwellings are proposed and two (2) spaces are available, these spaces must be maintained.</p> <p>2. Garages are to be recessed behind the main front facade of the dwelling and/or designed so as not to dominate the appearance of the building or streetscape.</p> <p>3. Garages should be no more than 150mm above natural ground level at their entry unless the slope of the site exceeds 1:8 (12.5%) in which case a suspended garage may be acceptable.</p> <p>4. The minimum dimensions of parking spaces and garages shall comply with the relevant Australian Standards.</p> | <p>3 spaces in the basement (Yes)</p> <p>Yes, the basement car park is designed not to dominate appearance of the building or streetscape</p> <p>N/A, basement carpark</p> <p>Yes, greater than 5.4m x 2.4m</p> |

| | | |
|------------------------|--|---|
| | <p>5. Garages are not to be converted or used for any purpose other than that for which they are approved, that is, garages must not be converted into rumpus rooms, living areas, bedrooms, offices, etc.</p> | <p>Yes</p> |
| <p>8.2.3 Basements</p> | <p>1. The maximum area of a basement shall be limited to and contained within the footprint of the dwelling at ground level.</p> <p>2. No excavation is permitted within the required minimum side setbacks. Furthermore, the location of basement walls may warrant increased setbacks to provide sufficient area for water proofing, drainage etc.</p> <p>3. Where a basement is proposed, the maximum height of the basement above natural ground level measured to the floor level of the storey immediately above is to be less than 1 metre. Where the basement protrudes above ground level by more than 1 metre, it does not comply with the SLEP 2012 definition of a basement, it will be considered as a storey and the gross floor areas excluded within a basement under SLEP 2012 do not apply and will be included in the floor space ratio. Basement protrusion of more than 1 metre will generally not be accepted especially if it is considered to adversely impact the bulk and scale of</p> | <p>Yes</p> <p>Yes</p> <p>No, small portion near the living room exceeds (1.16m = RL19.25 - NGL18.09), but this is due to the overland flow path which has dictated the minimum floor level to prevent flooding (i.e. 500mm higher than 100 ARI) – Council consideration is sought in this regard.</p> |

| | | |
|--|---|--|
| | <p>the dwelling and may require the setback of the upper level.</p> <p>4. Minimum internal clearance of 2.2m in accordance with the Building Code of Australia requirements.</p> <p>5. Driveways shall comply with the relevant Australian Standards (AS2890.1: Parking Facilities, AS1248.1: Design for access and mobility) and a maximum 1:4 gradient.</p> <p>6. Basement entries and ramps/driveways within the property are to be no more than 3.5m wide.</p> <p>7. Driveway ramps are to be perpendicular to the property boundary at the street frontage.</p> <p>8. Where site and building dimensions allow it, basements shall be designed to permit vehicles to enter and exit the basement in a forward direction.</p> <p>9. Basements may not be permissible on flood affected sites. Applicants should check with Council and consider submitting a pre-lodgement application.</p> | <p>Yes, greater than 2.2m</p> <p>Yes</p> <p>Yes, 3.5m</p> <p>Acceptable, the driveway ramp location has been carefully positioned to avoid the existing stormwater culvert which is considered appropriate</p> <p>Yes, vehicles can enter & exit in a forward direction</p> <p>Yes, refer to Council's overland flow path information & stormwater</p> |
|--|---|--|

| | | |
|---|---|---|
| | <p>10. Provision of pump-out systems and stormwater prevention should be in accordance with Council's Stormwater Management Code.</p> <p>11. Basements are not to be used for habitable purposes</p> | <p>management plans</p> <p>Yes, refer to stormwater plans</p> <p>Yes, no habitable space proposed – gym & home cinema room only</p> |
| 9 ALTERING NATURAL GROUND LEVEL (CUT & FILL) | | |
| 9.2 | <p>1. Fill is limited to a maximum of 1m above natural ground level.</p> <p>2. For all excavation works that require the use of fill, only clean fill is to be used.</p> <p>3. Cut and fill batters must be stabilised consistent with the soil properties.</p> <p>4. Vegetation or structural measures are to be implemented as soon as the site is disturbed.</p> <p>5. All areas of excavation shall be setback from property boundaries in accordance with the building setback controls. No excavation is permitted within the minimum required setbacks.</p> <p>6. Where excavation work is proposed, the work must not affect or undermine the soil stability or structural stability of any buildings and Council assets on adjoining</p> | <p>Yes, less than 1m</p> <p>Noted</p> <p>Noted</p> <p>Noted</p> <p>Yes</p> <p>Yes</p> |

| | | |
|---|---|---|
| | <p>properties.</p> <p>7. Applicants may be required to produce a dilapidation report for all buildings which adjoin proposed excavation areas, a copy of which will be made available to the relevant neighbour.</p> <p>8. Avoid excessive fill that may create the potential for overlooking of adjoining properties.</p> | <p>Noted</p> <p>Yes, minimum fill outside building footprint</p> |
| <p>10 WATER AND SOIL MANAGEMENT</p> | | |
| <p>10.2.1 Stormwater Management and Flood Prone Areas</p> | <p>1. Applicants seeking to develop on lands identified as flood prone are advised to contact Council before designing their proposal.</p> <p>2. Developments shall comply with Council's Stormwater Management Code. On site detention devices may be required to assist in the management of stormwater on site.</p> <p>3. Flood affected properties must comply with Council's Interim Flood Prone Lands Policy (Flood Prone Areas and Through Site Drainage).</p> <p>4. Where a site is subject to flooding applicants should seek written advice from Council's Planning & Environment section in relation to minimum habitable floor height for the site.</p> <p>5. In areas subject to major overland flow</p> | <p>Yes, refer to Council's overland flow path information & stormwater management plans for consideration</p> |

| | | |
|---------------------------------------|---|---|
| | <p>from adjoining properties, applicants are required to engage a suitably qualified hydraulics engineer and lodge a drainage/flood report prepared by a hydraulics engineer.</p> <p>6. Applicants must comply with Council's Stormwater Management Code with regard to drainage and stormwater detention matters. Full details and plans of the stormwater system are to be submitted for approval as part of the development application.</p> | |
| 10.2.2 Acid Sulfate Soils | <p>1. Development is to ensure that sites with the potential to contain acid sulfate soils are managed in a manner consistent with the provisions contained in Clause 6.1 (Acid Sulfate Soils) of SLEP 2012 and the relevant standards and guidelines.</p> | Noted |
| 11 ACCESS, SAFETY AND SECURITY | | |
| 11.2.1 Address and Entry Sightlines | <p>1. Buildings are to be designed to allow occupants to overlook public places in order to maximise passive surveillance.</p> <p>2. Design landscaping around dwellings and ancillary structures so that when plants are mature they do not unreasonably restrict views of pathways, parking and open space areas.</p> <p>3. External lighting should enhance safe access and security around the dwelling</p> | <p>Yes, passive surveillance is achieved through home office & bedroom windows</p> <p>Yes, refer to landscape plan</p> <p>Noted – lighting details could be</p> |

| | | |
|----------------------------------|---|--|
| | <p>and light spill must not adversely impact on adjoining properties. Lighting must be designed and located so that it minimises the opportunity for vandalism or damage, is appropriate for the street and minimises glare.</p> <p>4. The incorporation of Crime Prevention through Environmental Design (CPTED) principles in the design of developments should not detract from the amenity of the streetscape.</p> | <p>provided upon CC</p> <p>Yes, the development generally promotes CPTED principles including natural surveillance, access control, territorial reinforcement and space management which will help to create a safe and secure built environment</p> |
| <p>11.2.2 Pedestrian Entries</p> | <p>1. Pedestrian entries and vehicular entries should be suitably separated to ensure the safety of pedestrians and residents.</p> <p>2. Dwelling entrances should be easily identifiable with walkways and landscaping used to direct visitors to the main dwelling entrance.</p> <p>3. House numbers are to be clearly visible from the street. As a minimum, one set of house numbers will be displayed on the front fence. House numbers should generally be no less than 100mm high.</p> | <p>Yes, pedestrian and vehicle entries are clearly separated</p> <p>Yes, house entry is easily identifiable & direct</p> <p>Noted</p> |

| 12 ANCILLARY DEVELOPMENT | | |
|---------------------------------|--|---|
| 12.2.1 Secondary Dwellings | | N/A |
| 12.2.2 Outbuildings | <p>1. No outbuilding shall be constructed forward of the front building line of the dwelling.</p> <p>2. The minimum side and rear setback for an outbuilding is 0.5m.</p> <p>3. New garden sheds, studios, cabanas and the like are limited to a maximum gross floor area of 40m².</p> <p>4. Windows will not be permitted to face an adjoining property, unless the windows in the proposed outbuilding are: (a) screened by boundary fencing; or (b) have a sill height of at least 1.7m above the floor; or (c) have fixed translucent (or otherwise treated) glazing in any part of the window less than 1.7m above the floor.</p> <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>6. Outbuildings are not to be used for habitable purposes.</p> <p>7. No kitchen facilities will be permitted in an outbuilding. A small fridge and a sink alone are not considered to constitute a</p> | <p>Yes, poolside WC & pump room are behind the BL</p> <p>Yes, greater than 500mm</p> <p>Yes, much less than 40m²</p> <p>N/A</p> <p>N/A</p> <p>Yes, WC & poop pump room only</p> <p>N/A</p> |

| | | |
|-------------------------|---|---|
| | <p>kitchen.</p> <p>8. Any external lighting of an outbuilding is to be positioned or shielded to prevent glare to adjoining premises.</p> | <p>Noted</p> |
| 12.2.3 Retaining Walls | <p>1. Retaining walls are to be a maximum of 1.2m in height.</p> <p>2. Council requires retaining walls in excess of 0.6m to be fully designed and documented by a qualified practising engineer.</p> | <p>N/A, no retaining walls proposed other than basement access ramp</p> <p>Noted</p> |
| 12.2.4 Air-conditioning | <p>1. Air-conditioning units should be located away from the habitable rooms of adjoining properties and/or screened by acoustic treatments.</p> <p>2. Any building work associated with the installation of an air-conditioning unit must not reduce the structural integrity of any existing buildings.</p> <p>3. Only residential grade air conditioners are to be installed and not commercial grade air conditioners.</p> <p>4. Air-conditioning units must be installed to comply with the Protection of the Environment Operations Act 1997 and Protection of the Environment Operations</p> | <p>Yes, the air-con unit will be away from habitable room windows of No.17 Coventry Road and will be screened by acoustic treatments</p> <p>Noted</p> <p>Noted</p> <p>Noted</p> |

| | (Noise Control) Regulation 2008. | |
|-------------------------|--|--|
| 12.2.5 Satellite Dishes | | N/A |
| 12.2.6 Swimming Pools | <p>1. The minimum side and rear setback of a swimming pool from the outside edge of the pool concourse (and any paved/concreted area adjacent to the concourse) must be at least 1m wide and consist of a deep soil soft landscape area containing a continuous planting of screening shrubs.</p> <p>2. Where a pool is more than 1m above ground, the space between the bond beam/concourse and the ground is to be suitably finished with decorative blocks or other approved material and landscaped to Council's satisfaction.</p> <p>3. The pool filter and pump equipment is to be designed and located so as not to emit a noise level that exceeds 5dBA above the ambient background noise level measured at any property boundary. The pool equipment shall be located within an enclosed structure so as to not be readily visible.</p> <p>4. Any lighting associated with a swimming pool should be positioned to prevent light spillage and minimise any nuisance to adjoining premises.</p> <p>5. Swimming pool enclosures shall comply with the Swimming Pools Act and</p> | <p>Yes, greater than 1m & screen planting will also be provided</p> <p>N/A, the pool water will be up to 310mm to NGL</p> <p>Yes, soundproof pool pump room provided</p> <p>Noted, lighting details can be provided upon CC</p> <p>Noted</p> |

| | | |
|--|---|---|
| | relevant Australian Standards as amended. | |
| 12.2.7 Tennis Courts | | N/A |
| 12.2.8 Waste Bin Storage and Management | | N/A |
| 13 ECOLOGICALLY SUSTAINABLE DEVELOPMENT | | |
| 13.2.1 Natural Lighting and Heating | <p>1. Where possible, new dwellings should have living areas face north, sleeping areas face to the east or south, and utility areas to the west or south to maximise winter solar access.</p> <p>2. Where it is proposed to plant trees to the north of the dwelling they must be deciduous to allow solar access during the winter.</p> <p>3. Use materials that have a high thermal mass e.g. bricks to retain heat made available during the day.</p> | <p>Yes, living room faces north & most utility areas on the west or south</p> <p>Yes, refer to landscape plan</p> <p>Yes, rendered brick construction & off form concrete</p> |
| 13.2.2 Natural Cooling and Ventilation | <p>1. Windows and walls on northern facades should be shaded by shading devices, eaves, louvres and trees as illustrated in Figures A.17-A.19. Shading devices should be sympathetic to dwelling design and not detract from the appearance of the dwelling.</p> <p>2. Windows should be positioned to capture breezes and allow for cross-ventilation.</p> | <p>Yes, living & dining area will be shaded by roof covering over the alfresco</p> <p>Yes, natural cross-ventilation is provided</p> |
| 13.2.3 Water Tanks | 1. Above ground water tanks shall be located behind the dwelling. Where it is | Yes, well behind the front building line & |

| | | |
|--|---|---|
| | <p>not possible to locate a water tank wholly behind the dwelling, it should be located behind the front building line and screened from view from the public domain with appropriate landscaping.</p> <p>2. Where water tanks are visible, the tanks and any associated support structure and plumbing must be a colour that complements the dwelling.</p> <p>3. Above ground water tanks must be located at least 450mm from any property boundary.</p> <p>4. Above ground water tanks must not exceed 3m in height above natural ground level including any stand for the tank.</p> <p>5. Overflow from the water tank is to be piped directly to the approved stormwater drainage system except in cases where stormwater is required to be directed to on-site stormwater detention (OSD) storage (as per Council's Stormwater Management Code).</p> <p>6. No part of the water tank or support stand may rest on a wall footing.</p> <p>7. The installation of the tank must not involve the filling of more than 1m above the existing ground level.</p> | <p>not evidently visible</p> <p>Noted</p> <p>Yes, greater than 450mm</p> <p>Yes, less than 3m</p> <p>Yes, refer to stormwater plans</p> <p>Noted</p> <p>Noted</p> |
|--|---|---|

| | | |
|--------------------------------------|--|---|
| | <p>8. The tank must not be located over or adjacent to a water main or sewer main or installed over any associated structure or fittings unless it is installed in accordance with any requirements of the public authority that has responsibility for the main.</p> <p>9. The design of any water tank support structure is to be in accordance with the requirements of a qualified practicing structural engineer or to the maker's specifications.</p> | <p>Noted</p> <p>Noted</p> |
| <p>13.2.4 Hot Water Heater Units</p> | <p>1. Hot water units shall be located behind the dwelling. Where it is not possible to locate the unit either internally or wholly behind the dwelling, it must be located behind the front building line and screened from view from the public domain with appropriate landscaping.</p> <p>2. Hot water units including instantaneous gas systems are not to be located on balconies unless they are screened from public view.</p> <p>3. Hot water units are to be placed within a short distance of the most frequent point of use.</p> | <p>Yes, well behind building line & not evidently visible</p> <p>N/A, not located on the balcony</p> <p>Yes, near kitchen, bathroom & laundry</p> |

Strathfield DCP 2005 Part P – Heritage

Please refer to the Statement of Heritage Impact for consideration.

5. CONSIDERATION UNDER S 4.15 OF THE EP&A ACT

5.1 The likely impacts of the development

The proposal is not likely to adversely affect the environment. All other relevant considerations are discussed throughout the Statement of Environment Effects including privacy and overshadowing.

In summary, the proposed development has been carefully designed to comply with the majority of Council's LEP and DCP development standards and controls to minimise the likely impacts on the surrounding area.

5.2 The suitability of the site

The site is considered suitable for the development for the following reasons:

- The site is a residential allotment in an established suburban area which is provided with all the necessary utility services.
- The site is also provided with standard domestic garbage collection service for general, recycling and garden wastes.
- The site is not environmentally sensitive or contaminated.
- The site is not located on a major road where traffic safety can be an issue.
- The site is not affected by bushfire or other natural constraints.
- The overland flow path issues have been appropriately dealt with to prevent flooding into the proposed house.

5.3 Submissions

Council is to notify the development in accordance with the relevant legislations and consider any submissions received.

5.4 The public interest

The proposed development is considered to be in the public interest as it will rejuvenate the subject site and will provide better housing facility that meets the need of modern households in the community.

6. CONCLUSION

The proposed development is consistent with the objectives of the Residential R2 and will not compromise the built and natural environment of the area and the residential amenity of adjoining properties. Therefore, the proposed development is worthy of Council support.

Yours faithfully,



James Kim

Town Planner

Bachelor & Grad. Dip. U&RP