

# Statement of Environmental Effects - 7 Patricia Street Belfield 2191

The Application is seeking approval for the;

*“Demolition of a single storey dwelling and the construction of a two (2) storey dwelling house with a basement level, associated landscaping works and the retention of the existing in-ground swimming pool and outbuilding”.*



Figure 1: Image of subject site (Near Maps, 2021)

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## Proposed Development

The proposal seeks consent for the “*Demolition of a single storey dwelling and the construction of a two (2) storey dwelling house with a basement level, associated landscaping works and the retention of the existing in-ground swimming pool and outbuilding*” at No. 7 Patricia Street Belfield 2191. A detailed summary of the proposal is provided below.

### Proposal

The proposed works are specifically outlined below:

#### **Demolition**

- Demolition of an existing single storey residential dwelling.

#### **Retention**

- In-ground swimming pool and rendered outbuilding.

#### **Basement Floor Plan**

- Pool and equipment room, lobby, access stairs, and two (2) car parking spaces for vehicle manoeuvrability.

#### **Ground Floor Plan**

- Porch (entry) foyer, dining room, study/formal room, access stairs, laundry, walk in pantry, kitchen, outdoor dining area attached alfresco to the rear façade and portico entry attached to front façade;

#### **First Floor, Floor Plan**

- Five (5) bedrooms (master bedroom with attached walk-in-robe and ensuite), bathroom amenities, living room and access stairs.

## The Site and Locality

The site is located at 7 Patricia Street Belfield 2191 and comprises of Lot 40 in Deposited Plan (D.P) 35173. The subject site is an east to west orientated allotment and is regular in shape. The site provides an area of 619.1m<sup>2</sup> with a frontage of 15.240m to Patricia Street on the eastern side. The site slopes 0.75 meters from the front boundary to the rear of the allotment, from east to west.



**Figure 2:** Satellite locality map - No. 7 Patricia Street Belfield 2191.  
(Source: Near Maps, 2021)

## Section 4.15 Assessment

The following is an assessment of the application with regard to Section 4.15 (1) of the Environmental Planning and Assessment Act 1979.

### **(1) *Matters for consideration – general***

***In determining an application, a consent authority is to take into consideration such of the following matters as are of relevance to the development the subject of the development application:***

- (a) *the provision of:***
- (i) any environmental planning instrument,***

## State Environmental Planning Policy

**The development is subject to the following State Environmental Planning Policies:**

### **Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005**

In accordance with Clause 13; The site is within the area identified as the Sydney Harbour Catchment. The site however is not identified as land within the 'Foreshore and

'Waterways Area' or 'Wetland Protection Zone', is not a 'Strategic Foreshore Site' and does not contain any heritage items. No impact on the catchment is therefore envisaged.

### **State Environmental Planning Policy No. 55 - Remediation of Land**

In accordance with Clause 7(1) Council must not consent to the carrying out of any development on land unless it has considered whether the land is contaminated, and 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 proposed to be carried out. Due to the existing and surrounding residential uses there is nothing to indicate that the site would be affected by soil contamination. As such the site is considered suitable in its current state for continued residential use and the proposed residential development.

### **State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004**

A BASIX Certificate, has been issued for the proposed development and the commitments required by the BASIX Certificate have been satisfied.

### **State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017**

The Vegetation SEPP regulates clearing of native vegetation on urban land and land zoned for environmental conservation/management that does not require development consent.

The Vegetation SEPP applies to clearing of:

- a) *Native vegetation above the Biodiversity Offset Scheme (BOS) threshold where a proponent will require an approval from the Native Vegetation Panel established under the Local Land Services Amendment Act 2016; and*
- b) *Vegetation below the BOS threshold where a proponent will require a permit from Council if that vegetation is identified in the council's development control plan (DCP).*

The objective of the SEPP is to protect the biodiversity values of trees and other vegetation in non-rural areas and preserve the amenity of non-rural areas through the preservation of trees and other vegetation. This policy is applicable pursuant to Clause 5(1) of the SEPP as the site is within both Strathfield Council and the R2 Low Density Residential zone.

Pursuant to Clause 8(1) of the SEPP, clearing does not require authority under the policy as it is a type of clearing that is authorised under Section 60O of the Local Land Services Act 2013 (specifically, that associated with a development consent issued under Part 4 of the Environmental Planning and Assessment Act 1979).

**Comment:** The significant Council tree located adjacent to Patricia Street will be maintained and protected, during the construction period. A setback of more than 2.0m is provided from the new proposed driveway.

### Draft Remediation of Land SEPP

The Draft Remediation of Land SEPP was exhibited from 31 January 2018 to 13 April 2018. The proposed remediation of land SEPP will:

- Provide a state-wide planning framework for the remediation of land;
- Maintain the objectives and reinforce those aspects of the existing framework that have worked well;
- Require planning authorities to consider the potential for land to be contaminated when determining development applications and rezoning land;
- Clearly list the remediation works that require development consent;
- Introduce certification and operational requirements for remediation works that can be undertaken without development consent.

**Comment:** The proposal is not inconsistent with the provisions of this Draft Instrument.

### Local Environmental Plan

The site is subject to the Strathfield Local Environmental Plan (SLEP) 2012. The proposal is a permissible form of development with Council's consent. The proposal satisfies all relevant objectives contained within the LEP.

### Part 2 – Permitted or Prohibited Development

#### Clause 2.1 – Land Use Zones

The subject site is zoned R2 - Low Density Residential and the proposal, seeking consent for; a "**Dwelling House**" - means a *building containing only one dwelling*. Which is a permissible form of development with Council's consent.

- *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.*



Figure 4: Zoning Map – No. 7 Patricia Street Belfield 2191, (Source: DoP Maps 2021)

#### Part 4 – Principal Development Standards

Applicable LEP Clause	Development Standards	Development Proposal	Comment
<b>4.3 Height of Buildings</b>	9.5m	7.8m (East Elevation)	Compliant
<b>4.4C Exceptions to floor space ratio (Zone R2)</b>		0.6:1 (applicable) 0.46:1 (proposed)	Compliant
<b>Column 1 Lot area (m<sup>2</sup>)</b> < 500 500–599 <b>600–699</b> 700–799 800–899 900–999 ≥ 1,000	<b>Column 2 Floor space ratio</b> 0.65:1 0.625:1 <b>0.60:1</b> 0.575:1 0.55:1 0.525:1 0.50:1	Maximum Permitted: 371.0m <sup>2</sup>  Proposed GFA: 287.0m <sup>2</sup>	Compliant

#### Part 5 – Miscellaneous Provisions

Applicable LEP Clause	SLEP Provisions	Development Provisions	Comment
<b>5.21 Flood planning</b>	The site is not identified as being within a flood planning area (FPA) on the FPA map.		
<b>5.10 Heritage Conservation</b>	Site has not been identified as a heritage item and neither is it located in a heritage conservation area as per SLEP 2012 Heritage Map.		

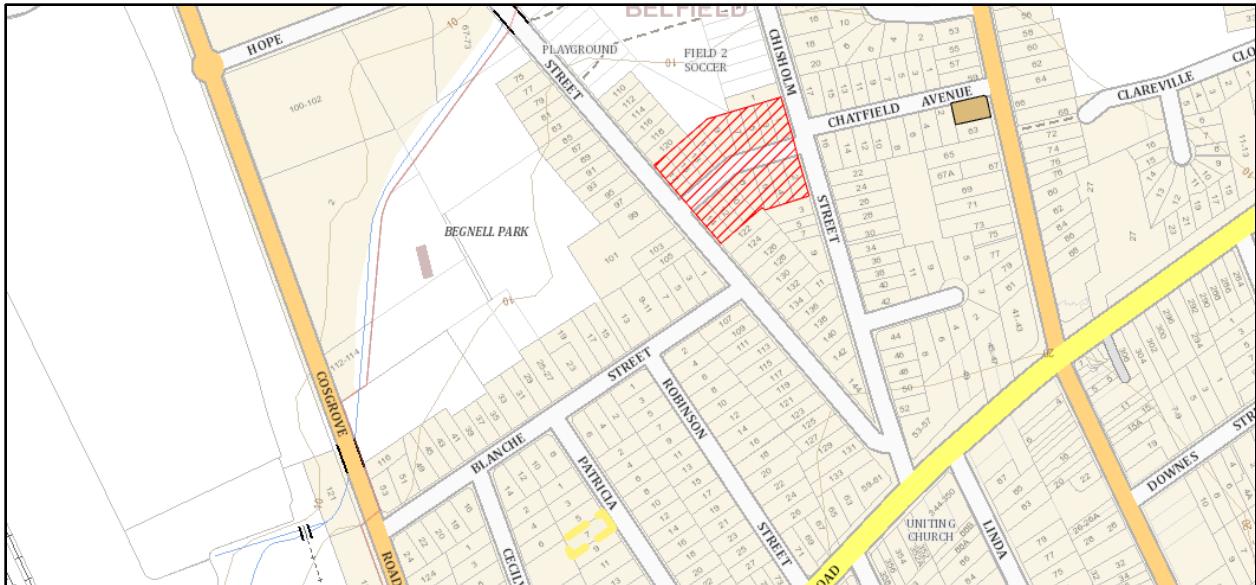


Figure 5: Heritage Map - No. 7 Patricia Street Belfield 2191, (Source: DoP Maps 2021)

## Part 6 – Additional Local Provisions

Applicable SLEP 2012 Clause	SLEP Provisions	Development Provisions	Comment
6.1 Acid Sulfate Soils	Yes - The site has been identified as being located within Class (5) Acid Sulphate Area but not within the range of 500m of another Acid-Sulphate Soils areas. The submitted survey plan and architectural drawings, the allotment and building works are approximately 17.78m above Australian Height Datum, hence and in accordance with Clause 6.1 of SSLEP 2015, no 'Acid Sulphate Soils Management Plan' is required in accordance with 'Acid Sulphate Soils Assessment Report'.		

- (ii) ***any draft environmental planning instrument that is or has been placed on public exhibition and details of which have been notified to the consent authority, and***

The Draft Environment SEPP was exhibited from 31 October 2017 to 31 January 2018. This consolidated SEPP proposes to simplify the planning rules for a number of water catchments, waterways, urban bushland, and Willandra Lakes World Heritage Property. Changes proposed include consolidating the following seven existing SEPPs:

- *State Environmental Planning Policy No. 19 – Bushland in Urban Areas*
- *State Environmental Planning Policy (Sydney Drinking Water Catchment) 2011*
- *State Environmental Planning Policy No. 50 – Canal Estate Development*
- *Greater Metropolitan Regional Environmental Plan No. 2 – Georges River Catchment*
- *Sydney Regional Environmental Plan No. 20 – Hawkesbury-Nepean River (No.2-1997)*

- *Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005*
- *Willandra Lakes Regional Environmental Plan No. 1 – World Heritage Property.*

**Comment:** The proposal is not inconsistent with the provisions of this Draft Instrument.

**(iii) any development control plan,**

The proposed development is subject to the provisions of the Strathfield Consolidated Development Control Plan 2005. The following comments are made with respect to the proposal satisfying the objectives and controls contained within the DCP.

<b>Strathfield Consolidated Development Control Plan 2005 (SCDCP 2005)</b>		
<b>PART A of Dwelling Houses and Ancillary Structures</b>		
<b>Applicable DCP Controls</b>	<b>Development Provisions</b>	<b>Complies</b>
This part provides controls for erecting, and undertaking alterations and additions to dwelling houses and ancillary structures within the R2 - Low Density Residential zone. Relationship to other Planning Instruments and DCPs. This Part of the DCP is to be read in conjunction with the other parts of the Strathfield Consolidated Development Control Plan 2005 (SCDCP 2005) and the Strathfield LEP 2012 (SLEP 2012).		
<b>Applicable DCP Controls</b>	<b>DCP Controls Development Proposal</b>	<b>Compliance/ Comment</b>
<b>2 Architectural Design and Streetscape Presentation</b>		
<b>2.2.1 Streetscape Presentation</b> New dwellings must be positioned and oriented on their site to address the street frontage with a clearly identifiable entry.	The proposed dwelling will address Patricia Street with a main entrance clearly visible from the street.	Yes
Consistently occurring positive building façade features within the existing streetscape should be incorporated into the proposed dwelling design such as roof shape, pitch and overhangs; entry porches, verandas, balconies and terraces; materials, finishes, fixtures, patterns, fenestrations, colours and detailing; and the location and proportion of windows and doors.	It is considered that Patricia Street is a street in transition with a number of modern pitched and flat-roof dwellings now established within immediate proximity to the subject site. The 1-degree pitched roof are consistent and similar to existing development in the street. Proposed materials and finishes includes light grey smooth render and concrete look finishes and paint that are in- keeping with several of the existing modern dwellings in the immediate context. The proposed dwelling incorporates architectural features that create a modern style dwelling that is sympathetic the existing streetscape.	Yes

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.	The proposed development will propose a new vehicle entrance within the allotment of the site. The front setback is designed to have a similar front yard configuration and landscaped area to existing development in the street. Particular attention is drawn to the increased front setback the site has provided to be consistent with the neighbouring allotments.	Yes
<b>2.2.2 Scale, Massing and Rhythm of Street</b>		
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 front façade provides sufficient modulation and articulation. The pitched roof design provides an appropriate height and bulk to fit appropriately between development on adjoining properties.	Yes
Building height and mass must not result in loss of amenity to adjacent properties, open space or the public domain.	The proposed dwelling distributes height and bulk evenly across the site. The proposed side setbacks are sufficient to provide a visual relief between adjoining properties. It is considered that the proposed development will an emerging development within an established locality. In addition, the proposed two (2) storey dwelling has been designed to minimise visual impacts to adjoining properties and minimise visual impacts to the public domain.	Yes
<b>2.2.3 Building Forms</b> <ol style="list-style-type: none"> <li>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.</li> </ol>	The proposal provides sufficient modulation to both side elevations with a variety of window shapes and sizes, and a variety of colours and finishes. The northern elevations bedroom recess enhances articulation and increases the eastern side setback to more than 1.5m, to preserve the view corridor and passageway of the neighbouring allotment.	Yes
<b>2.2.4 Architectural Detailing, including Roof Forms, Materials and Colours</b>		

Roof Forms  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.	The 1 degree-pitched roof is of similar design to the established streetscape of Patricia Street. The proposed roof form is considered acceptable.	Yes
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.	The 1 degree-pitched roof is of similar design to the established streetscape of Patricia Street. The proposed roof form is considered acceptable.	Yes
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.	Adequate screening of the proposed flat roof is provided.	Yes
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.	The proposed roof design is such that such rooftop installations can be appropriately hidden from street view.	Yes
Materials  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.	The proposed smooth light render finish is sympathetic to the colours and finishes of the existing development in the immediate context.	Yes
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	Proposed roof materials are low glare. The proposal has been designed to ensure reflectivity is minimised.	Yes

Reflectivity Report that analyses the effects of potential glare from the proposed new development on pedestrian and motorists may be required by Council.		
<b>Colours</b> 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 proposed smooth light render finish and dark metallic powdercoat roof colour are sympathetic to the colours and finishes of existing development along Mintaro Avenue.	Yes
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.	The proposal has been designed to ensure that this control is satisfied.	Yes
<b>4 Building Envelope</b>		
<b>4.2.1 Floor Space Ratio</b> The maximum floor space ratio (FSR) permitted on a site is indicated on the SLEP 2012 Floor Space Ratio Map.  Development must be compatible with the lot size. Larger sites should not allow dwellings that are so large and bulky that they would create undesirable environmental impacts. Smaller sites must provide for adequate sized dwellings.	The proposed development complies with the maximum allowable FSR for the site – see cl 4.4C in SLEP 2012 section of this report.  The proposed dwelling is designed to minimise impacts to the amenity of adjoining properties and the public domain.	Yes
<b>4.2.2 Building Height</b> The maximum height of dwelling houses in accordance with the SLEP 2012 Height of Buildings Map is 9.5 metres.	Clause 4.3 in SLEP 2012 section of this report. The proposed dwelling height is 7.8m.	Yes
The maximum height to the top of parapet for flat roofed dwelling houses is to be 7.8 metres.	Clause 4.3 in SLEP 2012 section of this report. The proposed dwelling height is 7.8m.	Yes
The maximum height of the parapet wall for flat roofed dwelling houses	Complies. The proposed parapet wall is to be less than 0.8 metres	Yes

is to be 0.8 metres above the uppermost ceiling level.		
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.	Ceiling heights do not exceed 6.5m and external walls do not exceed 7.2m.	Yes
5. The maximum internal floor to ceiling height is to be 3.0 metres for any residential level.	Proposed ceiling heights are a maximum 3.3m on Ground Floor. This is considered acceptable as the slight exceedance does not result in excessive building height or bulk.	Yes
8. The building height should respond to the gradient of any given site and minimise the need for cut and fill.	The proposed dwelling responds appropriately to the slope of the land minimising cut and fill.	Yes
<b>4.2.3.1 Street Setbacks</b>		
1. Primary street setback: 9m	Proposed Front Setback Front setback: 9.0m	Yes
<b>4.2.3.2 Side and Rear Setbacks</b>  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.	Combined Side Setback: 3.0m or 20% of site frontage  Northern Side: 1.5m  Southern Side: 2.47m  The proposal demonstrates compliance with the minimum required side setback control.	Yes
Dwellings are to have a minimum rear setback of 6m to provide adequate open space and deep soil areas for shading/screening trees.	Rear: 18.13m (Ground Floor)	Yes
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	Outbuilding (rear): 700mm Outbuilding (side): 1.0m	Yes

area. Minimum setback from side and rear boundaries = 0.5m		
<b>5 Landscaping</b>		
<b>5.2.1 Landscaped Area</b> 1. The minimum landscaped area required: 41.5% Site area: 619.1m <sup>2</sup> Min. Landscaped area = 257.0m <sup>2</sup>	Landscaped area is calculated as follows: $277\text{m}^2/619.1\text{m}^2 = 44.7\%$  The variation is provided below.	Yes
2. At least 50% of the minimum landscaped area should be located behind the building line to the rear boundary.	A minimum 257m <sup>2</sup> or 50% of total landscaped area is located behind the building line.	Yes
3. At least 50% of the front yard should be maintained as deep soil soft landscaping.	A minimum 97m <sup>2</sup> or 70.3% of the total front setback shall be deep soil landscaped area.	Yes
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.	Landscaped areas are usable with the capacity to absorb stormwater.	Yes
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.	The proposed landscape plan submitted with this application has satisfied this control.	Yes
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	The proposed landscaped plan is in keeping with the character of the surrounding locale.	Yes
<b>5.2.2 Tree Protection</b> 1. Applicants must engage an Australian Qualification Framework (AQF) Level 5 Arborist to prepare an Arboricultural Impact Assessment Report in accordance with Australian Standards 4970: Protection of trees on development sites to determine the feasibility of retaining existing site trees prior to the design of a development.	See section: State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017 of this report for more details.	Yes

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.	The front setback has sufficient space for the planting of a large canopy tree.	Yes
7. At least one (1) canopy tree must be provided in the rear yard if not already provided.	The proposed landscape plan provides one (1) new canopy tree in the rear yard.	Yes
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 from all boundaries, unless a species with non- invasive root system is proposed.	This control is achievable.	Yes
11. A minimum of 25% of canopy trees and other vegetation shall be locally sourced indigenous species.	This control is achievable.	Yes
<b>5.2.3 Private Open Space</b> 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.	The proposal provides a minimum private open space area of over 300m <sup>2</sup> in the rear yard.	Yes
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.	Private open spaces are level, usable with sufficient landscaping.	Yes
3. For terraces and decks to be included in calculations of areas for private open space, they must be of a usable size (at least 10m <sup>2</sup> ) 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,	Both the existing rear cabana and proposed alfresco meet the minimum size control.	Yes

decks cannot be located more than 500mm above natural ground level.		
<b>5.2.4 Fencing</b> 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.	No front fence is proposed.	N/A
3. Fencing forward of the building line (including the building line to a secondary 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.	No front fence is proposed.	N/A
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.	No front fence is proposed.	N/A
<b>6 Solar Access</b>		
<b>6.2.1 Sunlight access</b> 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	The subject site is a east-west orientation. The dwelling has been designed with articulation and sufficient glazing to the north and south elevations to allow sunlight into kitchen and living areas in the	Yes

achieved for a minimum period of 3 hours between 9.00am and 3.00pm at the winter solstice (June 21).	morning. The rear private open space area will receive in excess of three (3) hours solar access daily.	
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).	Shadow diagrams were submitted with the subject proposal which demonstrate minimal overshadowing impacts to adjoining properties both internally and externally.	Yes

## 7 Privacy

<b>Visual Privacy</b>	The proposed development satisfies the relevant objectives and controls of the SCDCP 2005, in that adequate privacy is maintained between adjoining properties and any potential overlooking is minimised. Windows are offset from adjoining dwellings where required, they are screened, obscured or off low active use rooms so as not to negatively impact on adjoining properties.	Yes
<b>7.2.1 Building Envelope and Dwelling Layout</b>		
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.	Side setbacks exceed the minimum 1.2m.	Yes
Provide adequate separation of buildings.	Finished Ground Floor levels are acceptable and will not create inappropriate opportunities for overlooking.	Yes
<b>7.2.3 Elevated Decks, Verandahs and Balconies</b>	N/A. No rear or front facing balcony proposed.	N/A
2. Elevated decks, verandahs and balconies shall incorporate privacy screens where necessary.		

2. 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).	N/A. No rear facing balcony proposed.	N/A
<b>8 Vehicle Access and Parking</b>		
<b>8.2.1 Driveway and Grades</b>	The proposal includes construction of a new vehicle entrance and driveway on the northern side of the property. The existing entrance and driveway shall be removed. Council will endorse as a condition of consent, that the new driveway does not pose any significant environmental impacts such as the removal of significant vegetation and is therefore considered acceptable. The existing established street tree is not proposed to be removed.	Yes
1. Existing driveways must be used et.	Driveway width at Boundary: 3m	Yes
2. The width of driveways at the property boundary is to be 3m.	There are no proposed amendments to the existing driveway curtilage and/or setbacks to the existing trees within the front setback of the allotment.	Existing
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.	Vehicular Crossing: 1	Yes
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 circumstances.	Adequate swept path in the basement parking area is provided.	Yes
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).		

7. Vehicular turning areas for garages shall comply with the relevant Australian Standard.	Adequate swept path in the basement parking area is provided.	Yes
9. Driveways must be designed to avoid a long and straight appearance by using landscaping and variations in alignment.	The proposal provides adequate landscaping on both sides of the driveway to soften the appearance of hardstand surface.	Yes
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.	Driveway setback – side: 1.5m from the northern side setback.	Yes
<b>8.2.2 Garages, Carports and Car Spaces</b>  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).	The proposal includes parking for two (2) basement parking spaces.	Yes
<b>8.2.3 Basements</b>  1. The maximum area of a basement shall be limited to and contained within the footprint of the dwelling at ground level.	As identified within the submitted 'Basement' plan, the proposed basement does not exceed beyond the proposed buildings footprint. The proposed basement is solely located within the proposed dwelling.	Yes
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.	Excavation for the proposed basement does not extend closer than proposed side setbacks.	Yes
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.	The proposed basement ceiling will sit below the existing NGL.	Yes

4. Minimum internal clearance of 2.2m in accordance with the Building Code of Australia requirements.	The proposed basement does provide an internal clearance more than the required 2.2m.	Yes
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.	The proposed driveway gradient is less than 1:4.	Yes
6. Basement entries and ramps/driveways within the property are to be no more than 3.5m wide.	The proposed driveway ramp does not exceed 3.5m at the entry of the allotment.	Yes
<b>9 Altering Natural Ground Level (Cut &amp; Fill)</b>		
9.2 Controls  1. Fill is limited to a maximum of 1m above natural ground level.  For all excavation works that require the use of fill, only clean fill is to be used.	The proposed development is considered to satisfy the relevant objectives and controls of the SCDCP 2005, in that the need for cut and fill has been kept to a minimum and existing ground levels have been maintained where appropriate to reduced site disturbance.	Yes
Cut and fill batters must be stabilised consistent with the soil properties.	Existing trees and shrubs have been retained where possible and ground water tables are maintained and impact on overland flow and drainage is minimised.	
Vegetation or structural measures are to be implemented as soon as the site is disturbed.		
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.		
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 properties.		
<b>10 Water and Soil Management</b>		

Controls  Stormwater Management and Flood Prone Areas  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.	All stormwater from the proposed development can be treated in accordance with the submitted stormwater plans prepared by Alpha Engineering and the proposed development would satisfy the relevant provisions of the identified control.	Yes
<b>10.2.3 Soil Erosion and Sediment Control</b>  1. Appropriate soil erosion and sediment control measures during construction must be detailed in the development application and implemented prior to the commencement of work.	The proposed development satisfies the relevant objectives and controls of the SCDCP 2005 and complies with Council's Stormwater Management Code. An Erosion and Sediment Control Plan has been submitted with the application to prevent or minimise soil disturbances during construction.	Yes
<b>11 Access, Safety and Security</b>		
<b>11.2.1 Address and Entry Sightlines</b>  Buildings are to be designed to allow occupants to overlook public places in order to maximise passive surveillance.	The proposed development satisfies the relevant objectives and controls of the SCDCP 2005. Separate pedestrian and vehicle access provisions are provided, passive surveillance of the public street has been provided providing safety and perception of safety in the street.	Yes
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.	It is considered that the proposed landscaping plan can be reasonably maintained to prevent obstacles due to overgrowth in the long term.	Yes
External lighting should enhance safe access and security around the dwelling 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	A condition of consent shall be imposed to ensure that external lighting does not impact of the amenity of adjoining properties and the public domain.	Yes

appropriate for the street and minimises glare.		
<b>11.2.2 Pedestrian Entries</b> Pedestrian entries and vehicular entries should be suitably separated to ensure the safety of pedestrians and residents.	Pedestrian and vehicular paths are setback by more than 9.0m. As identified on the submitted 'Ground Floor and Site Plan'.	Yes
Dwelling entrances should be easily identifiable with walkways and landscaping used to direct visitors to the main dwelling entrance.	The proposed main primary entrance to the dwelling is clearly identifiable from the site frontage.	Yes
<b>12.2.6 Swimming Pools</b> 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.	The existing swimming pool is to be retained; therefore, this control is not applicable as there are no proposed amendments to the in-ground swimming pool. However sufficient landscaping is provided within the side setbacks of the allotment. Therefore, complies.	N/A
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.	A condition of consent shall be imposed to ensure appropriate attenuation measures are taken and pool pump, filter and equipment are housed effectively to prevent noise impacts to adjoining properties. If compliance issues would arise within the near future.	Yes
Any lighting associated with a swimming pool should be positioned to prevent light spillage and minimise any nuisance to adjoining premises.	A condition of consent shall be imposed to ensure compliance with the relevant Australian Standards.	Yes
Swimming pool enclosures shall comply with the Swimming Pools Act and relevant Australian Standards as amended.	A condition of consent shall be imposed to ensure compliance with the relevant Australian Standards.	Yes

13 Ecologically Sustainable Development		
<b>13.2.3 Water Tanks</b>  1. Above ground water tanks shall be located behind the dwelling. Where it is 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.	Proposed plans depict an appropriate (as per BASIX requirements) water tank located on the western elevation of the proposed dwelling.	Yes
Where water tanks are visible, the tanks and any associated support structure and plumbing must be a colour that complements the dwelling.	Proposed Site Stormwater Drainage Plan depicts a (as per BASIX requirements) water tank located on the eastern elevation of the proposed dwelling within the basement.	Yes
Above ground water tanks must be located at least 450mm from any property boundary.	The proposed water tank will be setback more than 1.5m from the eastern boundary.	Yes

## PART H – Waste Management (SCDCP 2005)

In accordance with Part H of Strathfield DCP 2005, a waste management plan was submitted with the application. The plan details measure for waste during demolition and construction, and the on-going waste generated by the development during its use. It is considered that this plan adequately addresses Part H and considered satisfactory. The proposed development is supported in this regard, subject to conditions of consent.

### Streetscape Character and Amenity

The proposed development satisfies the objectives and controls within the development control plan relevant to:

- Building Scale, Rhythm of Built Elements in the Streetscape, Fenestration and External Materials, and Street Edge.

### Open Space

The proposed development satisfies the relevant objectives and controls of the DCP, providing nominated principle open private open space areas and various landscaped areas.

### Vehicular access, Parking and Circulation

The proposed development satisfies the relevant objectives and controls of the DCP as a two (2) car basement garage has been proposed within the basement floor area. The proposed development also demonstrates compliance with the AS2890.1 (B85 design vehicle) provisions within the basement component of the dwelling, as identified on the submitted architectural plans.

### Privacy

The proposed development satisfies the relevant objectives and controls of the DCP as it is considered there are no adverse amenity impacts.

### Solar Access

The proposed development satisfies the relevant objectives and controls of the DCP.

- (iv) Any matters prescribed by the regulations, that apply to the land to which the development application relates,**

Not applicable.

- (a) the likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality,**

The proposed development is of a scale and character that is in keeping with other dwellings being constructed in the locality. Accordingly, the proposal is not considered to have a significant impact on the surrounding natural and built environment.

- (c) the suitability of the site for the development,**

The subject site is appropriately zoned for the proposed development. The site is free of any significant unresolvable environmental site constraints and is consistent with the scale and design of the locality whilst having regard to its size and shape, its topography, vegetation, and relationship to adjoining developments. The site is therefore considered suitable for the development. The proposal has been designed to cater for the sites existing vegetation.

- (d) any submissions made in accordance with this Act or the regulations,**

In accordance with the provisions of Councils Public Notification, the application will be required to be placed on neighbour notification where adjoining property owners will be notified. Any concerns raised by objectors will be considered through the assessment of the application. If required, the applicant may provide responses if deemed necessary.

**(e) the public interest.**

The proposal is generally in accordance with the relevant statutory provisions. The site is suitably zoned for the proposed development and will provide opportunity for housing provision in a way that does not compromise the existing locality. Therefore, the development is considered not to be contrary to the public interest.

**Conclusion**

The application has been assessed having regard to Section 4.15(1) of the Environmental Planning and Assessment Act 1979 and other relevant statutory provisions. This statement along with the submitted documentation demonstrates that the proposal does not result in any adverse impacts and is suitable for the site.

Therefore, it is recommended that Council and the consent authority grant consent to for the proposed *“Demolition of a single storey dwelling and the construction of a two (2) storey dwelling house with a basement level, associated landscaping works and the retention of the existing in-ground swimming pool and outbuilding”*, at No. 7 Patricia Street, Belfield 2191.