

**STRATHFIELD COUNCIL  
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# STATEMENT OF ENVIRONMENTAL EFFECTS

***The Proposal:***      *Outbuildings and Pool.*

***Project Address:***    *Lot 1 DP 117955 No 30 Vernon Street Strathfield 2135*

**Document History**

**Project Number:** 21365

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1	06/10/2021	Draft V1	TH	BC
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3				

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## 1 TOWN PLANNING REPORT INTRODUCTION

### 1.1 Executive Introduction

#### The Proposal

The purpose of this Statement of Environmental Effects (SoEE) is to describe a Development Application submission proposing the “*Outbuildings and inground pool*” on Lot 1 DP 117955 No. 30 Vernon Street, Strathfield to the local consent authority of Strathfield Municipal Council.

#### Site Location

The subject site is a regular allotment located on the eastern side of Vernon Street. The site currently contains a single storey residential dwelling, attached garage and outbuilding.

#### Description Permissibility

The site is zoned R2 Low Density Residential pursuant to the Strathfield Local Environmental Plan 2012 (SLEP2012), with development ancillary *Dwelling Houses* being a permitted use within this particular land zone.

#### Legislative Planning controls and compliance

The following are planning instruments that have been considered in the assessment of this proposal:

- *State Environmental Planning Policy No. 55: Remediation of Land*;
- *State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004*;
- *Strathfield Local Environmental Plan 2012 (SLEP2012)*, and
- *Strathfield Consolidated Development Control Plan 2005 (SCDCP2005)*.

A detailed assessment against these controls is contained in Part 2 of this Planning report. This report and the accompanying consultant’s reports have placed emphasis on these planning instruments and guidelines during the strategic and statutory assessment of the proposal and find the proposal to be consistent with these policies.

Pursuant to the Strathfield Local Environmental Plan 2012 (SLEP2012), *Dwelling houses* are defined as:

***dwelling*** means a room or suite of rooms occupied or used or so constructed or adapted as to be capable of being occupied or used as a separate domicile.

***dwelling house*** means a building containing only one dwelling.

**Note**— Dwelling houses are a type of ***residential accommodation***—see the definition of that term in this Dictionary.

EPlanning – Town & Social Planning Consultants have reviewed this development proposal and subsequently prepared this Statement of Environmental Effects. This report describes the physical characteristics of the proposal, subject site and surrounds in its environmental planning context, while having regards to matters as of relevance to the subject application pursuant to Section 4.15 (79C) of the Environmental Planning & Assessment Act 1979 (EP&A Act 1979).

## Detailed Description of proposal

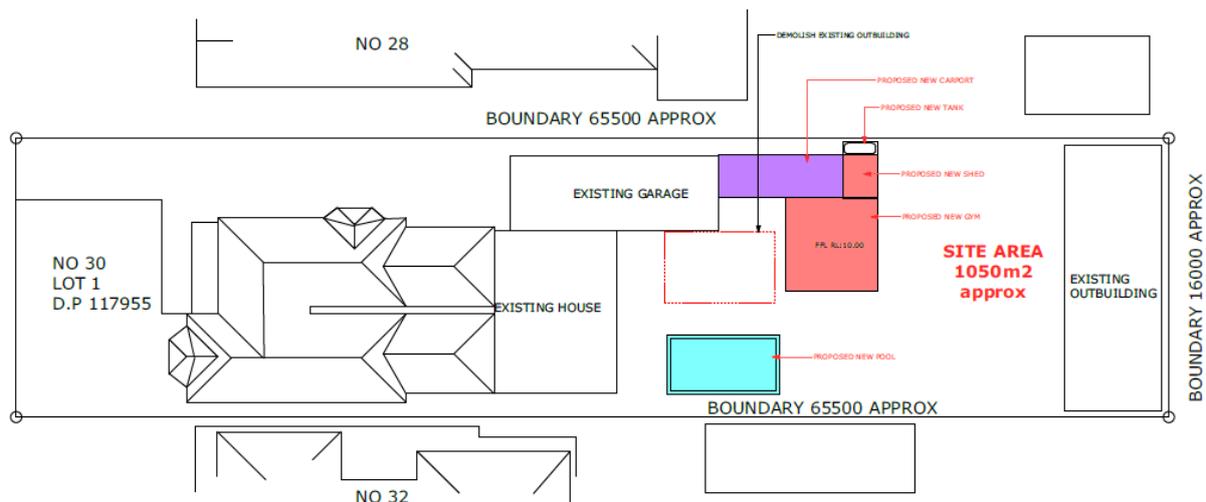
The development as proposed comprises the following summary:

- Demolition of the existing outbuilding to the rear of the dwelling
- Construction of a new carport
- Construction of a new shed
- Construction of a new gym
- Installation of an inground pool

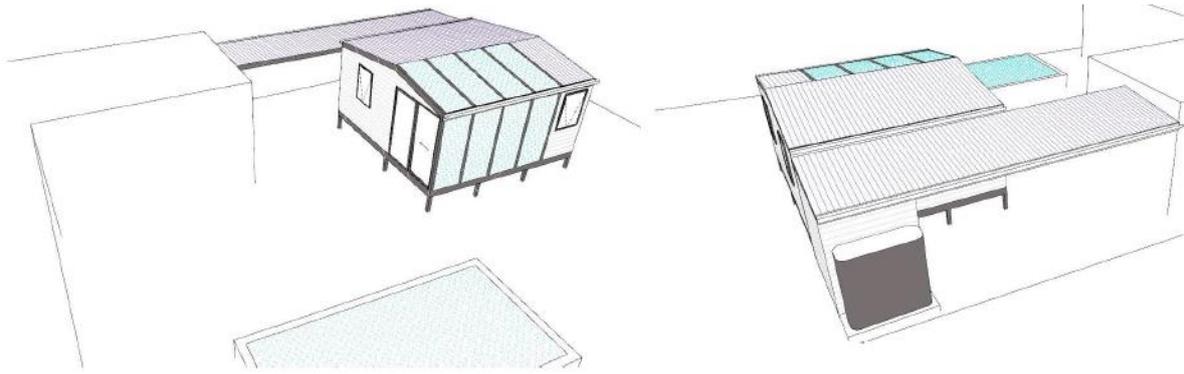
## Design Intent

The Architectural plans as prepared by Superdraft have embraced the key design principles adopted for ancillary dwelling house development, and include:

- the provision of a contemporary architectural design externally and internally;
- retention of required housing stock;
- aesthetically pleasing facades and structures with modern materials and finishes;
- a selection appropriate materials;
- and
- Landscaping treatments that increase building form and connections.



**Plate 1: Floor Plans (Superdraft)**



**Plate 2:** 3d Render (Superdraft)

### **Environmental Impacts**

This Statement of Environmental Effects is to be submitted to Strathfield Municipal Council as a Local Development in accordance with Environmental Planning & Assessment Regulation 2000 (EPAARegs2000) Part 1 Schedule 1, and includes the environmental impacts of the development, how the environmental impacts of the development have been identified, and the steps to be taken to protect the environment or to lessen the expected harm to the environment.

To address the above statutory requirements, this report considers the description of the site, surrounding development and the wider locality, description of the proposed development, an environmental assessment of the proposal, having regard to the matters for consideration contained within Section 4.15 (79C) of the Environmental Planning and Assessment Act 1979 (The EPA Act 1979) and assessment of the proposed development in accordance with all statutory controls and Strathfield Consolidated Development Control Plan 2005 (SCDCP2005).

The development application is supported by a Statement of Environmental Effects that includes a satisfactory neighbourhood and site description, including the identification of the key features of the neighbourhood and site, shows how the siting and design response derives from and responds to the key features identified in the neighbourhood and site description, and demonstrates that the development proposal respects the existing or preferred neighbourhood character and satisfies objectives of the zone in the Strathfield Local Environmental Plan 2012 (SLEP2012).

The proposed development is defined as “Development” for the purposes of Clause 1.4 Definitions of the Environmental Planning & Assessment Act 1979 (EP&A Act 1979).

Pursuant to Clause 4.2 of the Environmental Planning & Assessment Act 1979 (EP&A Act 1979), the Clause stipulates that the development must not be carried out on the subject site until consent has been obtained. The application does not trigger any of the ‘Integrated Development’ provisions of Division 4.8 of the Environmental Planning & Assessment Act 1979 and so no third party approvals are required.

## Likely impacts

Minimal impacts are envisaged as a result of the proposed development. The proposal maintains residential dwellings to satisfy State and Strathfield Local Government planning strategic objectives within the Local Government Area. The proposal is consistent with the existing and desired future character for the area and will preserve the existing character and context of the area to establishing character based on different uses, building character and building forms.

### 1.2 The Subject Site Description & Context

The site is located at *Lot 1 DP 117955 30 Vernon Street, Strathfield*. The site has an area of 1050m<sup>2</sup> and is a regular allotment located on the eastern side of Vernon Street. The site currently contains a single storey residential dwelling, attached garage and outbuilding.

The land has a gentle fall from the rear to the front of the site of approximately 1.00 metre. The site has a frontage of ~16 metre at the building line.

The subject site is not a heritage item but is adjacent a heritage item on the corner of Vernon Street and Parsons Avenue and is located within the locally listed Vernon Street Heritage Conservation Area. The site is not affected by environmental constraints.



**Plate 3:** Site Location (SixMaps)

#### 1.2.1 Site Analysis

Site analysis is the foundation of good design and is used as an initial source of information upon which to base the design and configuration of development taking account of all environmental constraints and opportunities, as they relate to the unique features of the site and nearby land.

**Objectives:**

- *Identify the constraints and opportunities for the development of the site.*
- *Provide an understanding of how the development relates to the site.*
- *Identify the capability and suitability of the site for development.*

The scope of the site analysis is addressed:

- i) *contours, slope and north point;*  
**Response:** These matters have been identified and addressed on the supporting documents, with the site generally orientated along the east-west axis. Refer to Survey plan.
- ii) *existing landscaping and vegetation;*  
**Response:** The site is free of significant vegetation.
- iii) *existing buildings and structures;*  
**Response:** The site currently contains a single storey residential dwelling, attached garage and outbuilding.
- iv) *location of windows and other openings on adjoining buildings;*  
**Response:** Details of this nature are discussed below, with the submission capable of satisfying Councils development controls.
- v) *roads, access points, parking, and traffic management devices and the like;*  
**Response:** These matters have been identified and addressed with the site having access from Vernon Street. Refer to Architectural plans.
- vi) *linkages; open space networks, pedestrian/cycle paths and the like;*  
**Response:** Nil identified.
- vii) *easements, services, existing infrastructure and utilities;*  
**Response:** Services have been identified. Refer to Survey plan.
- viii) *hydraulic features, drainage lines, water features, drainage constraints, and the like;*  
**Response:** These matters have been identified. There or no constraints or restrictions that are detrimental to the proposal. Stormwater design will form part of the overall submission.
- ix) *natural hazards (e.g. flooding, bushfire);*  
**Response:** The site is not identified as being affected by natural hazards.
- x) *solar orientation, overshadowing prevailing winds;*  
**Response:** These matters have been identified in more detail with the submission. Refer to Section 2 of this report.

xi) Building Structures NCC (BCA)

**Response:** The proposal can achieve compliance with the relevant sections of the NCC (BCA).

xii) *a streetscape analysis;*

**Response:** The site is a regular allotment and the outbuildings and pool are proposed to the rear of the development. The streetscape will not unduly be affected by the proposed development.

xiii) *special environmental features such as threatened species habitat, endangered ecological communities and wetlands;*

**Response:** Nil identified.

Based on the site analysis and review above, the proposed ancillary development has the capability of being suitable for the site. The proposal is reflective of current and future development approvals and building structures in the area.

## 2 STATEMENT of ENVIRONMENTAL EFFECTS

### 2.1 Environmental Planning & Assessment Act, 1979 - Section 4.15 - Evaluation

#### 2.1.1 Section 1.3 - Objects of Act

The objects of this Act are as follows:

<i>(a) to promote the social and economic welfare of the community and a better environment by the proper management, development and conservation of the State's natural and other resources</i>	The Environmental aspects and impacts of the proposal are outlined and addressed within this Statement. The proposed development will have no detrimental impact on natural or other resources, with a Planning Use that complements the site and area and existing infrastructure.
<i>(b) to facilitate ecologically sustainable development by integrating relevant economic, environmental and social considerations in decision-making about environmental planning and assessment,</i>	Ecologically sustainable development is addressed below.
<i>(c) to promote the orderly and economic use and development of land,</i>	The development is orderly and rational, being consistent with the applicable Strathfield planning controls in the R2 Low Density Residential zone.
<i>(d) to promote the delivery and maintenance of affordable housing,</i>	The proposal will promote the maintenance of housing stock within the area.
<i>(e) to protect the environment, including the conservation of threatened and other species of native animals and plants, ecological communities and their habitats,</i>	There are no threatened species or the like in the area to be developed. The foreshore area will be maintained, and the development will not have an environmental impact in relation to noise or air emissions.
<i>(f) to promote the sustainable management of built and cultural heritage (including Aboriginal cultural heritage),</i>	The site is not a heritage item or within proximity to a heritage item. The site is located within the Vernon Street Heritage Conservation Area.
<i>(g) to promote good design and amenity of the built environment,</i>	The proposal is shows care and consideration for the existing and desired character of housing in the area. This ensures the amenity of the local area is reasonably protected.
<i>(h) to promote the proper construction and maintenance of buildings, including the protection of the health and safety of their occupants,</i>	The proposal will utilise high quality building materials and finishes. It will be designed to meet BCA criteria and access considerations to ensure appropriate protection to the health and safety of occupants.
<i>(i) to promote the sharing of the responsibility for environmental planning and assessment between the different levels of government in the State,</i>	The process has allowed consideration of both State and Local Government environment.
<i>(j) to provide increased opportunity for community participation in environmental planning and assessment.</i>	Community participation will be provided by the processes associated with the assessment of the SoEE in terms of Notification.

#### 2.1.2 Social Welfare and Considerations

Social Impact refers to the assessment of the social consequences of a proposed decision or action (development proposals, plans, policies, and projects), particularly the impacts on affected groups of people and on their way of life, life chances, health, culture, and capacity to sustain these (Planning Institute of Australia, SIA National Position Statement, June 2009).

Urban form is the outcome of economic, cultural, social and environmental processes, while Urban consolidation has taken two main forms. The first encourages higher density development of new greenfields development on the urban fringe, and the second involves 'densification' including infill sites for residential use at low, medium to high densities (NSW Department of Planning 1995, NSW Department of Urban Affairs and Planning 1998).

Social Impacts of Urban form as is this case for the proposed housing development, can be defined in terms of efforts to assess or estimate, in advance, the social consequences that are likely or unlikely to follow specific Land Use construction and, in this case, there will be a positive social outcome upon the use of the development.

### **2.1.3 Ecologically Sustainable Development**

Ecologically Sustainable Development (ESD) is a key object of the Environmental Planning & Assessment Act, 1979. The definition, consideration and conceptualisation of ESD was well explained by Justice Preston in *Telstra Corporation Limited v Hornsby Shire Council* [2006] NSWLEC 133.

This included the "basic formulation" of "development that meets the needs of the present without compromising the ability of future generations to meet their own needs":

Six Principles can be considered and applied:

- 1. Sustainable use - the aim of exploiting natural resources in a manner which is "sustainable" or "prudent" or "rational" or "wise" or "appropriate"*
- 2. Effective integration of economic and environmental considerations in the decision making process*
- 3. The precautionary principle (referred to in 6(2)(a) of the Protection of the Environment Administration Act)*
- 4. Inter-generational equity - the present generation should ensure that the health, diversity and productivity of the environment are maintained or enhanced for the benefit of future generations*
- 5. Conservation of biological diversity and ecological integrity should be a fundamental consideration; and*
- 6. Internalisation of environmental costs into decision-making for economic and other development plans, programmes and projects likely to affect the environment.*

The proposal is consistent with the principles of ESD as it does not exploit natural resources, it has been based soundly on economic and environmental considerations, the likely environmental impacts of the proposal are well understood and predictable, it doesn't deplete, does not unreasonably affect biological diversity or ecological integrity, and it provides an enduring asset for future generations.

#### **2.1.4 Types of development**

The Environmental Planning & Assessment Act, 1979 prescribes a variety of development which in turn requires differing levels of environmental assessment depending on the likely impacts. The procedures for applying for development consent, the level of environmental assessment required, the notification required, and appeal rights will differ depending on how a development is categorised.

Local development is the most common type of development in NSW, with projects ranging from home extensions to medium sized commercial, retail and industrial developments.

A development is considered local development if:

- a local environmental plan (LEP) or State Environmental Planning Policy (SEPP) states that development consent is required before the development can take place; and
- it is not considered to be either 'Regionally' or 'State significant' development. As the proposal requires consent under Strathfield Local Environmental Plan 2012 (SLEP2012), it is classified as local development. Integrated development is development that requires consent and approval from additional legislation identified in the EP&A Act.

The proposal does not require Controlled Activity Approval and is not designated development

#### **2.1.5 Planning Instruments**

The Environmental Planning & Assessment Act, 1979 provides for State Environmental Planning Policies (SEPPs), a type of planning instrument that regulate specific kinds of development across the state. SEPPs facilitate rapid government interventions in the planning process to address issues without the need for new legislation.

The SEPPs applicable to the proposed development are discussed below.

#### **2.1.6 Section 4.15 - Evaluation**

Section 4.15 Evaluation - Matters for Consideration, of the Environmental Planning and Assessment Act 1979, provide for those matters that may be taken into consideration as applicable.

(1) *Matters for Consideration – general*

*In determining a development application consideration of the following matters are to be taken into consideration as are of relevance to the development the subject of the development application:*

- a) *the provision of:*
  - i *any environmental planning instrument; and*
  - ii *any proposed instrument that is or has been the subject of public consultation under this Act and that has been notified to the consent authority (unless the Secretary has notified the consent authority that the making of the proposed instrument has been deferred indefinitely or has not been approved), and*
  - iii *any development control plan;*

- iiia any planning agreement that has been entered into under section 7.4, or any draft planning agreement that a developer has offered to enter into under section 7.4, and*
- iv the regulations (to the extent that they prescribe matters for the purposes of this paragraph);*
- v (repealed)*

that apply to the land to which the development application relates

- b) the likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality,*
- c) the suitability of the site for the development;*
- d) any submissions made in accordance with the Act or the regulations; and*
- e) the public interest.*

This Statement of Environmental Effects has been structured pursuant to Section 4.15 Evaluation - Matters for Consideration, of the Environmental Planning and Assessment Act, 1979, that is of relevance to the proposal.

## **2.2 S4.15(1)(a)(i) any Environmental Planning Instruments**

### **2.2.1 State Environmental Planning Policy 55 (SEPP55)**

State Environmental Planning Policy No. 55 – Remediation of Land (SEPP 55) applies to the development. Clause 7 requires a consent authority to consider whether the land is contaminated, and if so, if that contamination can be remediated to allow for the proposed future use of the land.

*Clause 7 Contamination and remediation to be considered in determining development application*

*(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 proposed 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 used for that purpose.*

The Environmental Protection Authorities intervention in relation to contaminated land is triggered when land contamination poses a significant risk of harm to public health or the environment. Generally, sites not posing a significant risk of harm will be dealt with by Council under the provisions of the Environmental Planning and Assessment Act 1979, in accordance with Managing Land contamination - Planning Guidelines and State Environmental Planning Policy 55 (SEPP 55).

The site currently contains a single storey residential dwelling located within a low density residential zone generally surrounded by other residential dwellings. In this regard, the site is unlikely to be contaminated and a contamination report is not required.

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

State Environmental Planning Policy - Building Sustainability Index: BASIX 2004 (SEPP BASIX) is applicable to the subject proposal.

In accordance with Schedule 1 of the Regulations and SEPP 2004 a BASIX Certificate (and associated NatHERS certificates) have been submitted with the application demonstrating that the proposed development achieves the minimum water, thermal and energy targets.

### 2.2.3 Strathfield Local Environmental Plan 2012 (SLEP 2012)

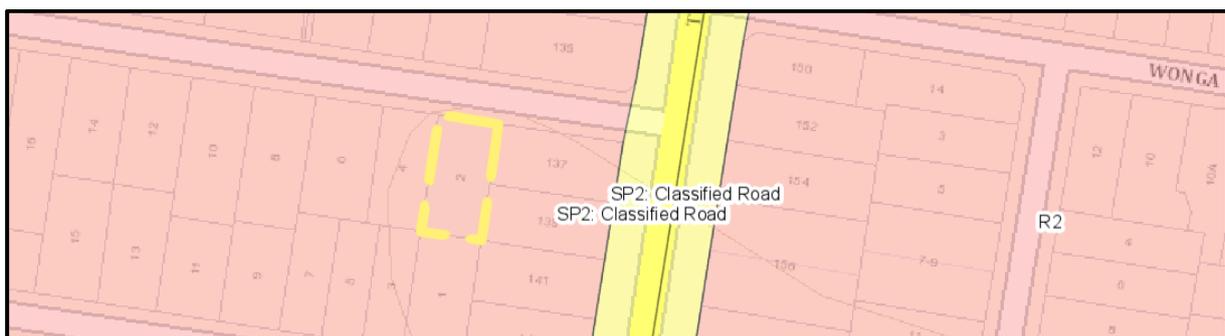
As noted above, one the key planning instruments applying to the land is acknowledged as the Strathfield Local Environmental Plan 2012 (SLEP2012), in this respect the relevant clauses of the instrument as applying to the land are discussed further below. The definition of the proposal pursuant to the Strathfield Local Environmental Plan 2012 (SLEP2012), would best be defined as ancillary to *dwelling houses*.

Pursuant to Strathfield Local Environmental Plan 2012 (SLEP2012), the proposed development is located within the subject site zoned R2 Low Density Residential and is considered to satisfy the statutory framework for the proposed use of the land and considered to be in the Public interest.

The Objectives of the R2 Low Density Residential are:-

- To provide for the housing needs of the community within a low density residential environment.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.
- To ensure that development of housing does not adversely impact the heritage significance of adjacent heritage items and conservation areas.

It is concluded that the proposal re-developed could satisfy one (1) or more of the objectives for the zone.



**Plate 4:** Land Zoning (NSW Planning Portal)

### **Clause 4.3 Height of buildings**

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

The Height permitted by Strathfield Local Environmental Plan 2012 (SLEP2012) is 9.5 meters. The proposed development shows a height of less than 9.5 metres (~3.37m) and is therefore compliant with the Strathfield Local Environmental Plan 2012 (SLEP2012) for such a development.



**Plate 5:** Height of Buildings (NSW Planning Portal).

### **Clause 4.4 Floor Space Ratio**

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

The site is not identified on the floor space ratio map.

**Clause 4.4C Exceptions to floor space ratio (Zone R2)**

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

<b>Column 1</b>	<b>Column 2</b>
<b>Lot area (m<sup>2</sup>)</b>	<b>Floor space ratio</b>
< 500	0.65:1
500–599	0.625:1
600–699	0.60:1
700–799	0.575:1
800–899	0.55:1
900–999	0.525:1
≥ 1,000	0.50:1

The site is located within the R2 Low Density Residential zone and has a site area of 1050sqm. The permitted FSR for the site is 0.5:1 (525sqm). The development proposes an FSR of 0.6:1 (384.61sqm).

**Clause 5.10 Heritage Conservation**

- (a) to conserve the environmental heritage of Strathfield,
- (b) to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views,
- (c) to conserve archaeological sites,
- (d) to conserve Aboriginal objects and Aboriginal places of heritage significance.

The subject site is not a heritage item but is adjacent a heritage item on the corner of Vernon Street and Parsons Avenue and is located within the locally listed Vernon Street Heritage Conservation Area.



**Plate 6:** Heritage (NSW Planning Portal)

## Statement of Significance

*This Conservation Area contains many buildings from the late Nineteenth Century. It is of local significance as the villas retain their form and scale and they combine to provide an attractive streetscape. The villas are predominantly single storey with asymmetrical facades and projecting bays.*

## Additional Control

*(i) Existing original projecting bays characteristic of dwellings in this Conservation Area are to be kept and repaired where possible or reinstated.*

The development proposes ancillary development to the rear of the site not visible from the streetscape. No alterations or additions are proposed to the front of the existing dwelling.

## Clause 6.1 Acid Sulfate Soils

*(1) The objective of this clause is to ensure that development does not disturb, expose or drain acid sulfate soils and cause environmental damage.*

The whole of the site is affected by Acid Sulfate Soils.

The development does not propose Works within 500 metres of adjacent Class 1, 2, 3 or 4 land that is below 5 metres Australian Height Datum and by which the watertable is likely to be lowered below 1 metre Australian Height Datum on adjacent Class 1, 2, 3 or 4 land. An Acid Sulfate Management Plan is not required.



**Plate 7:** Acid Sulfate Soils (NSW Planning Portal)

## Clause 7.6 Earthworks

*The objective of this clause is to ensure that earthworks for which development consent is required will not have a detrimental impact on environmental functions and processes, neighbouring uses, cultural or heritage items or features of the surrounding land.*

The development involves excavation for the purposes of footings and swimming pool. The development will not have any detrimental effect on, existing drainage patterns and soil stability in the locality and the amenity of adjoining properties. The site is not likely to contain or disturb Aboriginal objects or other relics, watercourses, or environmentally sensitive areas.

**2.3 Section S4.15(1)(a)(ii) Any proposed instrument that is or has been the subject of public consultation under this Act and that has been notified to the consent authority (unless the Secretary has notified the consent authority that the making of the proposed instrument has been deferred indefinitely or has not been approved),**

Draft SEPP (Environment)

The purpose of the Draft SEPP is to promote the protection and improvement of key environmental assets for their intrinsic value and the social and economic benefits they provide. The Draft SEPP proposes to integrate provisions from seven existing SEPPs relating to catchments, waterways, urban bushland and world heritage.

Draft SEPP (Remediation of Land)

The new SEPP will retain elements of SEPP 55 and add new provisions to establish a modern approach to the management of contaminated land.

Proposed SEPP (Design and Place)

The proposed new Design and Place SEPP establishes principles, matters for consideration and guidance to encourage innovative design that maximises public benefit.

The development will not be affected by the proposed SEPPs.

**2.4 Section S4.15(1)(a)(iii) Any development control plan**

Section 4.15(1)(a)(iii) has been considered in respect of this application. The proposal is satisfactory when assessed and considered against the provisions of the Strathfield Consolidated Development Control Plan 2005 (SCDCP2005) and is not more onerous than the Strathfield Local Environmental Plan 2012 (SLEP2012).

The key local development controls have been highlighted and discussed while all other relevant matters for consideration have been summarised and commented upon as detailed in the following sections of this statement. While the DCP is a relevant consideration when making a determination of this proposal, Council is reminded that the proclamation of the Environmental Planning and Assessment Amendment Act 2012 on 1 March 2013 confirmed the status and weight that should be placed on development control plans when making a determination of a development application.

The amendments to the Environmental Planning and Assessment Act 1979 clarified the purpose, status and content of development control plans (DCPs), and how they are to be taken into account during the development assessment process. The Amendment Act makes it clear that the **principal purpose of a DCP is to provide guidance to a consent authority** on land to which the DCP applies.

The Amendment Act reinforces that the **provisions contained in a DCP are not statutory requirements and are for guidance purposes only**. Furthermore, it should be noted that the weight a consent authority gives to a DCP in assessing a development application will depend on a number of factors, including whether the DCP provides a sensible planning outcome.

The Amendment Act confirms that Council can confidently apply development control plans **flexibly** and if a development application does not comply with provisions in a DCP, a consent authority **must be flexible** in the way it applies the controls and also allow for reasonable alternative solutions to achieve the objectives of those standards.

**Table 1: Compliance with Strathfield Consolidated Development Control Plan 2005**

<b>Part A: Dwelling Houses and Ancillary Structures</b>		
<b>2 ARCHITECTURAL DESIGN AND STREETScape PRESENTATION</b>		
<b>Requirement</b>	<b>Compliance</b>	<b>Comment</b>
<b>2.2.1 Streetscape Presentation</b>		
1. New dwellings must be positioned and oriented on their site to address the street frontage with a clearly identifiable entry.	Yes	The development is for outbuildings and pool to the rear not visible along the streetscape. The existing dwelling is positioned and oriented to the street with a clearly identifiable entry.
2. 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. Excessive parapets, irregular shaped and irregular-spaced windows, excessive glazing to building facades and double-height vertical elements including columns are not permitted.	N/A	As above.
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.	N/A	As above.
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.	N/A	As above.
<b>2.2.2 Scale, Massing and Rhythm of Street</b>		
1. The overall scale, massing, bulk and layout of the proposed building must complement the existing streetscape. New buildings and alterations and additions should reflect the dominant building rhythm in the street.	Yes	The development is for outbuildings and pool to the rear not visible along the streetscape.

2. Building height and mass must not result in loss of amenity to adjacent properties, open space or the public domain.	Yes	The new outbuildings height and mass are single storey not resulting in loss of amenity to adjacent properties, open space or the public domain. Refer to Architectural Plans.
<b>2.2.3 Building Forms</b>		
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.	Yes	The development is for outbuildings and pool to the rear not visible along the streetscape.
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.	N/A	The dwelling is not located on a street corner.
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.	N/A	An attic is not proposed.
<b>2.2.4 Architectural Detailing, including Roof Forms, Materials and Colours</b>		
<b>Roof Forms</b>		
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.	Yes	The roof of the proposed outbuildings is low pitched recessive to the pitch of the existing dwelling. Refer to Architectural Plans.
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.	Yes	As above
3. 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.	N/A	The development is not for a first floor addition
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.	Yes	No roof installations existing or proposed. Refer to Architectural Plans.
<b>Materials</b>		
5. Materials must be compatible with the existing dwelling house (in the case of alterations and additions) and compatible with adjoining dwelling houses and the streetscape in terms of type, form and colour	Yes	The materials proposed for the outbuildings consist of cladding and tile and is appropriate for a residential setting. Refer to Architectural Plans.
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.	Yes	As above
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	Yes	Noted. The colours and materials are appropriate for the residential setting.

<i>that analyses the effects of potential glare from the proposed new development on pedestrian and motorists may be required by Council.</i>		
<b>Colours</b>		
<i>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.</i>	Yes	<i>Refer to Colour and Materials Schedule</i>
<i>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.</i>	Yes	<i>Refer to Colour and Materials Schedule</i>
<b>2.2.5 Two (2) Storey Porticoes</b>		
<i>1. Two (2) storey porticoes may be considered only where they are in scale with the proposed dwelling and compatible with the streetscape and any adjoining heritage items.</i>	N/A	<i>No two (2) story porticoes proposed.</i>
<i>2. Two (2) storey porticoes are to be vertically articulated or broken to reduce their height as illustrated in Figure A.7.</i>	N/A	<i>As Above.</i>
<i>3. No porticoes or associated porches shall protrude more than 1m forward of the front building façade.</i>	N/A	<i>No porticoes or associated porches proposed.</i>
<i>4. Porticoes are not to extend higher than the understorey of the eaves/guttering.</i>	N/A	<i>As Above</i>
<b>2.2.6 Dormers</b>		
<i>1. Where compatible with the architectural design of a dwelling, dormers (whether gabled, hipped or eye-lid) need to be traditionally proportioned and rectilinear.</i>	N/A	<i>No dormers proposed</i>
<i>2. The form and location of dormer windows to existing buildings should not overwhelm or detract from the integrity of the original building, especially heritage items and dwellings in heritage conservation areas</i>	N/A	<i>As Above.</i>
<b>HERITAGE</b>		
<i>1) Gables should be restored, repaired or replaced to follow the consistent pattern throughout the Conservation Area.</i>	N/A	<i>The development is for outbuildings and pool to the rear not visible along the streetscape.</i>
<i>2) Replacement roof materials are to match original materials on dwellings within this Conservation Area, such as unglazed terra cotta Marseilles tiles.</i>	N/A	<i>As above</i>
<i>3) The original shape and materials of the front and side walls of dwellings within this Conservation Area shall not be altered. Face brickwork with render should be repaired or replaced where appropriate.</i>	N/A	<i>As above</i>
<i>4) Existing original front verandahs are to be kept and repaired or reinstated where necessary.</i>	N/A	<i>As above</i>
<b>4 BUILDING ENVELOPE</b>		
<b>4.2.1 Floor Space Ratio</b>		
<i>1. The maximum floor space ratio (FSR) permitted on a site is indicated on the SLEP 2012 Floor Space Ratio Map.</i>	Yes	<i>There is no Floor Space Ratio indicated on the Floor Space Ratio Map for this site. The site is zoned R2 Low Density and the site is afforded an FSR of 0.6:1</i>

2. 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.	Yes	The development is appropriate for the lot size. Refer to Architectural plans.
<b>4.2.2 Building Height</b>		
1. The maximum height of dwelling houses in accordance with the SLEP 2012 Height of Buildings Map is 9.5 metres.	Yes	The maximum height of the proposed dwelling is in accordance with the SLEP 2012 Height of Buildings Map. Refer to Architectural plans.
2. 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	Yes	Max height ~3.37m
3. Dwelling houses and any ancillary structures are to be no more than two (2) storeys high.	Yes	The proposed outbuildings are not more than a single storey. Refer to Architectural plans.
4. The building height should respond to the gradient of any given site and minimise the need for cut and fill.	Yes	The building height responds to the gradient of the site and minimises the need for cut and fill. Refer to Architectural plans.
<b>4.2.3 Setbacks</b>		
<b>4.2.3.1 Street Setbacks</b>		
1. The street setbacks in Table A.1 and illustrated in Figure A.8 apply to new dwellings and extensions (where the building footprint is proposed to be altered) except where exempted below in Subclause 2:  Primary Street Setback: 9m	Yes	The Primary Street Setback is unchanged by the proposed development. Refer to Architectural Plans.
<b>4.2.3.2 Side and Rear Setbacks</b>		
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. Where an allotment is deemed to be undersized or irregular, a variation to the minimum setback may be considered (e.g. blocks less than 12m wide). Examples of side and rear setbacks are provided in Figure A.9.	Yes	The minimum side setback is 980mm. Refer to Architectural Plans.
2. Dwellings are to have a minimum rear setback of 6m to provide adequate open space and deep soil areas for shading/screening trees.	Yes	The rear setback is in excess of 6m. Refer to Architectural Plans.
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.	Yes	The development includes existing ancillary facilities (Outbuilding) within the rear setback of not more than a single storey
4. Garages and carports are to comply with the minimum setbacks in Table A.2.	Yes	A carport is proposed to the rear of the existing garage. Refer to Architectural Plans.
<b>4.2.4 East-West Lots</b>		
1. For east-west oriented lots with the primary street frontage facing east, the minimum side setback should be on the north and the larger side setback should be on the south so that overshadowing is reduced.	Yes	The site is an East / West lot. The outbuildings are single storey not causing excessive overshadowing.

2. The southern side setback should be utilised for the driveway/garage entry so that potential overshadowing of adjacent properties is reduced.	N/A	As Above.
<b>5 LANDSCAPING</b>		
<b>5.2.1 Landscaped Area</b>		
1. The minimum landscaped area required on each lot is indicated in Table A.3 below. 800-1300m <sup>2</sup> - 45%	Yes	Proposed: 46.7%
2. At least 50% of the minimum landscaped area should be located behind the building line to the rear boundary.	Yes	More than 50% of the minimum landscaped area is located behind the building line to the rear boundary. Refer to Landscape Plan.
3. At least 50% of the front yard should be maintained as deep soil soft landscaping.	Yes	No change is proposed to the landscaped area to the front of the site.
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.	Yes	The amount of hard surface area is minimised to reduce run-off. Refer to landscape plan.
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.	Yes	Able to comply
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.	N/A	No change is proposed to the landscaped area to the front of the site.
7. Where the landscape pattern in the prevailing streetscape and surrounding locality is desirable, this must be retained and reinforced, particularly in relation to heritage items and heritage conservation areas.	N/A	No change is proposed to the landscaped area to the front of the site.
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.	Yes	Able to comply
<b>5.2.2 Tree Protection</b>		
Various requirements	Yes	No trees are proposed for protection or removal
<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.	Yes	Private open space is maintained as a single parcel directly accessible from internal living areas of the dwelling. Refer to Architectural Plans
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.	Yes	The principal private open space area is generally level and includes a deep soil area compliant with the minimum rear landscaped area. Refer to Architectural Plan and Landscape Plan.
3. For terraces and decks to be included in calculations of areas for private open space, they must be of a	N/A	The Private Open Space is provided as above.

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, decks cannot be located more than 500mm above natural ground level.		
4. Areas within setbacks are not to be included as private open space unless they have a minimum width of 3m.	N/A	The Private Open Space is provided as above.
5. The primary private open space is to be located at the rear of the property.	Yes	The primary private open space is to be located at the rear of the property. Refer to Architectural plans.
<b>5.2.4 Fencing</b>		
Various requirements	Yes	No front or side fencing is proposed.
<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 achieved for a minimum period of 3 hours between 9.00am and 3.00pm at the winter solstice (June 21).	Yes	The development is for outbuildings and pool to the rear of not more than a single storey. Adequate solar access is available to the proposed development. Refer to Architectural plans.
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).	Yes	The development is for outbuildings and pool to the rear of not more than a single storey. Adequate solar access is available to the proposed development. Refer to Architectural plans.
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).	Yes	Adequate solar access is available. Refer to Architectural plans.
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.	N/A	As above. Adequate Solar access is available.
<b>7 PRIVACY</b>		
<b>Visual Privacy</b>		
<b>7.2.1 Building Envelope and Dwelling Layout</b>		
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.	Yes	The development is for outbuildings and pool to the rear of not more than a single storey and do not cause direct overlooking. Refer to Architectural Plans.
2. Provide adequate separation of buildings.	Yes	There is adequate separation in the form of setbacks. Refer to Architectural plans.
3. Ensure finished floor levels are not excessively elevated above natural ground level	Yes	The finished floor levels are not excessively elevated above natural ground level. Refer to Architectural plans.
4. Appropriate evergreen screen plants and trees may assist in providing improved privacy to adjacent properties.	Noted	Able to comply
<b>7.2.2 Windows</b>		

1. Windows should not directly face the windows, balconies and courtyards of adjoining dwellings.	Yes	Proposed windows do not directly face the windows, balconies and courtyards of adjoining dwellings. Refer to Architectural Plans.
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.	Yes	Proposed windows do not directly face the windows of adjoining dwellings. Refer to Architectural Plans.
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.	N/A	No adjoining balconies or courtyards.
<b>7.2.3 Elevated Decks, Verandahs and Balconies</b>		
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.	N/A	No elevated decks, verandahs or upper storey balconies proposed.
2. Elevated decks, verandahs and balconies shall incorporate privacy screens where necessary	N/A	As above
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).	N/A	As above.
4. Second storey balconies extending for the full width of the front façade are not permitted.	N/A	As above.
<b>7.2.4 Acoustic Privacy</b>		
1. The provisions of State Environmental Planning Policy (Infrastructure) 2007 and Development near Rail Corridors and 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.	N/A	The site is not located on a busy road or near a rail corridor within the meaning of the SEPP
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.	Yes	The development is for outbuildings and pool to the rear of not more than a single storey detached from the existing dwelling and away from neighbouring dwellings. Refer to Architectural Plans
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.	Yes	As above. Refer to Architectural Plans

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.	N/A	The development is not likely to be affected by external noise requiring an acoustic report.
<b>8 VEHICLE ACCESS AND PARKING</b>		
<b>8.2.1 Driveway and Grades</b>		
Various requirements	Yes	No change is proposed to the existing driveway and grades
<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). 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.	Yes	A dingle carport is proposed to the rear of the existing garage. Two (2) car spaces are proposed behind the building line. Refer to Architectural Plans
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.	N/A	The site currently contains a detached garage recessed behind the front façade.
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.	N/A	As above
4. The minimum dimensions of parking spaces and garages shall comply with the relevant Australian Standards.	Yes	The minimum dimensions of parking spaces and the garage complies with the relevant Australian Standards.
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.	Yes	Noted.
<b>8.2.3 Basements</b>		
Various requirements	Yes	A basement is not proposed
<b>9 ALTERING NATURAL GROUND LEVEL (CUT &amp; FILL)</b>		
1. Fill is limited to a maximum of 1m above natural ground level.	Yes	No more than 1m of fill is proposed. Refer to Architectural plans
2. For all excavation works that require the use of fill, only clean fill is to be used.	Yes	Noted.
3. Cut and fill batters must be stabilised consistent with the soil properties.	Yes	Noted.
4. Vegetation or structural measures are to be implemented as soon as the site is disturbed.	Yes	Refer to site management plans
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.	Yes	No excavation is proposed within the required minimum side setbacks.
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 properties.	Yes	Refer to structural details.
7. Applicants may be required to produce a dilapidation report for all buildings which adjoin proposed	Yes	Noted.

excavation areas, a copy of which will be made available to the relevant neighbour.		
8. Avoid excessive fill that may create the potential for overlooking of adjoining properties.	Yes	No more than 1m of fill is proposed. Refer to Architectural plans
<b>10 WATER AND SOIL MANAGEMENT</b>		
<b>10.2.1 Stormwater Management and Flood Prone Areas</b>		
1. Applicants seeking to develop on lands identified as flood prone are advised to contact Council before designing their proposal.	N/A	The site is not identified as being flood affected.
2. Developments shall comply with Council's Stormwater Management Code. On site detention devices may be required to assist in the management of stormwater onsite.	Yes	The outbuildings and swimming pool are able to be connected to the existing stormwater infrastructure on the site.
3. Flood affected properties must comply with Council's Interim Flood Prone Lands Policy (Flood Prone Areas and Through Site Drainage).	N/A	As above.
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.	N/A	As above
5. In areas subject to major overland flow from adjoining properties, applicants are required to engage a suitably qualified hydraulics engineer and lodge a drainage/flood report prepared by a hydraulics engineer.	N/A	As above
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.	Yes	The outbuildings and swimming pool are able to be connected to the existing stormwater infrastructure on the site.
<b>10.2.2 Acid Sulfate Soils</b>		
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.	Yes	The site is identified as containing acid sulfate soils and is to be managed in accordance with the relevant standards and guidelines
2. Applicants seeking to develop on lands subject to acid sulfate soils are advised to contact Council before designing their proposal.	Yes	As above
<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.	Yes	Refer to soil erosion and sediment control plan
2. The following sediment control measures are recommended: (a) Perimeter bank and channels; (b) Turf filter strips; (c) Sediment fences; (d) Sediment traps; and (e) Roof guttering.	Yes	As above.
3. Applicants may be required to provide plans showing stormwater quality treatment techniques to prevent	Yes	As above.

sediments and polluted waters from discharging from the site during the construction phase. Such plans will show temporary measures designed in accordance with the Managing Urban Stormwater (MUS): soils and construction vol.1 (commonly referred to as the Blue Book), published by Landcom		
<b>11 ACCESS, SAFETY AND SECURITY</b>		
<b>11.2.1 Address and Entry Sightlines</b>		
1. Buildings are to be designed to allow occupants to overlook public places in order to maximise passive surveillance.	Yes	The proposed development is of a low density residential nature. The existing front façade allows for passive surveillance. Refer to architectural plans.
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.	Yes	Able to comply
3. 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 appropriate for the street and minimises glare.	Yes	No light spill. Lighting is appropriate for a dwelling in the context of a low density zone.
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.	Yes	The existing front façade allows for passive surveillance. Refer to architectural plans.
<b>11.2.2 Pedestrian Entries</b>		
1. Pedestrian entries and vehicular entries should be suitably separated to ensure the safety of pedestrians and residents.	Yes	Pedestrian entries and vehicular entries are suitably separated to ensure the safety of pedestrians and residents
2. Dwelling entrances should be easily identifiable with walkways and landscaping used to direct visitors to the main dwelling entrance.	Yes	The entrance is well defined. Refer to architectural plans.
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.	Yes	House numbers are existing.
<b>12 ANCILLARY DEVELOPMENT</b>		
<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.	Yes	The proposed pool has a setback of more than 1m from the closest boundary and has a continuous planting of screening shrubs. Refer to landscape plan.
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	Yes	The pool is not more than 1m above ground level.
3. The pool filter and pump equipment is to be designed and located so as not to emit a noise level that exceeds	Yes	The pool filter and pump equipment will not emit a noise level that exceeds 5dBA above the

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.		ambient background noise level measured at any property boundary. The pool equipment will be located within an enclosed structure so as to not be readily visible.
4. Any lighting associated with a swimming pool should be positioned to prevent light spillage and minimise any nuisance to adjoining premises.	N/A	No lighting proposed.
5. Swimming pool enclosures shall comply with the Swimming Pools Act and relevant Australian Standards as amended.	Yes	The swimming pool enclosure will comply with the Swimming Pools Act and relevant Australian Standards as amended.
<b>12.2.8 Waste Bin Storage and Management</b>		
a) A Waste Management Plan (WMP) is required for single dwelling, semi-detached and dual occupancy development in accordance with the guidelines	Yes	Refer to Waste Management Plan (WMP)
<b>13 ECOLOGICALLY SUSTAINABLE DEVELOPMENT</b>		
<b>13.2.1 Natural Lighting and Heating</b>		
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.	N/A	The development is for outbuildings and swimming pool. The existing dwelling has sufficient solar access.
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.	Noted	
3. Use materials that have a high thermal mass e.g. bricks to retain heat made available during the day.	N/A	As above
<b>13.2.2 Natural Cooling and Ventilation</b>		
1. Windows and walls on northern facades should be shaded by shading devices, eaves, louvres and trees as illustrated in Figures A.14-A.16. Shading devices should be sympathetic to dwelling design and not detract from the appearance of the dwelling.	N/A	The development is for outbuildings and swimming pool
2. Windows should be positioned to capture breezes and allow for cross-ventilation.	N/A	As above
<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.	Yes	A water tank is proposed in the rear yard behind the existing dwelling and screened by the existing garage.
2. Where water tanks are visible, the tanks and any associated support structure and plumbing must be a colour that complements the dwelling.	Yes	As above
3. Above ground water tanks must be located at least 450mm from any property boundary.	Yes	As above
4. Above ground water tanks must not exceed 3m in height above natural ground level including any stand for the tank.	Yes	As above
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).	Yes	Refer to stormwater plans

6. No part of the water tank or support stand may rest on a wall footing.	Yes	Refer to stormwater plans
7. The installation of the tank must not involve the filling of more than 1m above the existing ground level.	Yes	Refer to stormwater and architectural plans.
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.	Yes	Refer to stormwater and architectural plans.
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.	Yes	Refer to stormwater and structural plans

**Table 1:** Assessment against the SCDCP 2005 – Part A Dwelling Houses and Ancillary Structures.

### **Part H – Waste Minimisation and Management**

<p>a) To maximise reuse and recycling of building and construction materials, household generation waste, industrial and commercial waste.</p> <p>b) To assist in achieving Federal and State Government waste minimisation targets.</p> <p>c) To minimise the overall environmental impacts of waste and to provide advice to the community on how to prepare Waste Management Plans, detailing actions to minimise waste generation and disposal.</p> <p>d) To provide advice to the community on matters to be considered when assessing the waste implications of applications made under the Environmental Planning and Assessment Act 1979 and the Local Government Act 1993.</p> <p>e) To require source separation and other design and location standards which complement waste collection and management services offered by Council and private operators.</p> <p>f) To provide advice to the community on how to reduce and handle waste during the demolition and construction phase.</p> <p>g) To encourage building designs and construction techniques that will minimise future waste generation.</p> <p>h) To provide details for the design and construction of waste handling storage facilities in buildings.</p> <p>i) To prevent large quantities of bins from being placed on street frontages and detracting from the visual amenity of the area by requiring onsite collection.</p> <p>j) To facilitate safe and practical collection options in new development for Council collection staff and contractors.</p> <p>k) To ensure that medium and high density development in the Parramatta Road Corridor are adaptable for future connection to an automated waste collection system.</p>
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Refer to waste management plan for demolition and construction waste. Existing bin collection is kerbside. The development satisfies the objectives and advices set out in this chapter. Development consent conditions will be imposed accordingly.

### **Part I - Provision of Off-Street Parking Facilities**

<p>The objective of Part I is to inform members of the public and developers of Council's requirements concerning the number, layout and design of off-street parking spaces to be provided in association with all development applications for the erection, alteration, addition or change of use of any premises within the Strathfield Council Area.</p>
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The development provides for two (2) car spaces within the existing garage and proposed carport. The spaces and the access comply with the relevant Australian Standards. The development satisfies the objectives and advices set out in this chapter. Development consent conditions will be imposed accordingly.

## **Part N - Water Sensitive Urban Design**

- a. *Protect and enhance natural water systems (creeks and rivers etc.).*
- b. *Treat urban stormwater to meet water quality objectives for reuse and/or discharge to receiving waters.*
- c. *Match the natural water runoff regime as closely as possible (where appropriate).*
- d. *Reduce potable water demand through water efficient fittings and appliances, rainwater harvesting and wastewater reuse.*
- e. *Minimise wastewater generation and treatment of wastewater to a standard suitable for effluent reuse opportunities.*
- f. *Integrate stormwater management into the landscape so as to maximise the visual and recreational amenity of urban development.*
- g. *Provide objectives and controls for specific WSUD elements including water conservation, stormwater quality and waterway stability management.*

Refer to stormwater plan. The development satisfies the objectives and advices set out in this chapter. Development consent conditions will be imposed accordingly.

## **Part P – Heritage**

- A. *To retain evidence of historic themes of development evident in the Strathfield Local Government Area, through the proper care and maintenance of individual heritage items and Heritage Conservation Areas.*
- B. *To protect those items and areas that are of value to the local community.*
- C. *To encourage development which complements existing heritage items and Heritage Conservation Areas in a modern context.*
- D. *To ensure that development in the vicinity of heritage items is designed and sited to protect the heritage significance of the item and its setting.*
- E. *To retain any significant horticultural or landscape features that assist in the interpretation of Strathfield's heritage.*

The subject site is not a heritage item but is adjacent a heritage item on the corner of Vernon Street and Parsons Avenue and is located within the locally listed Vernon Street Heritage Conservation Area.

### **Statement of Significance**

*This Conservation Area contains many buildings from the late Nineteenth Century. It is of local significance as the villas retain their form and scale and they combine to provide an attractive streetscape. The villas are predominantly single storey with asymmetrical facades and projecting bays.*

### **Additional Control**

*(i) Existing original projecting bays characteristic of dwellings in this Conservation Area are to be kept and repaired where possible or reinstated.*

The development proposes ancillary development to the rear of the site not visible from the streetscape. No alterations or additions are proposed to the front of the existing dwelling. The development satisfies the objectives and advices set out in this chapter. Development consent conditions will be imposed accordingly.

**2.5 Section 4.15(1)(a)(iia) Any Planning Agreement that has been entered into under section 7.4, or any draft planning agreement that a developer has offered to enter into under section 7.4,**

Given the proposal at hand, it is considered that planning agreements are not required.

**2.6 Section 4.15(1)(a)(iv) The regulation (to the extent that they prescribe matters for the purposes of this paragraph),**

Clause 92, 93, 94, 97A & 98 of the Environmental Planning and Assessment Regulation 2000 prescribes certain matters that must be considered by Council in determination of a development application.

**92 Additional matters that consent authority must consider (cf clause 66 of EP&A Regulation 1994)**

*(1) For the purposes of section 4.15 (1) (a) (iv) of the Act, the following matters are prescribed as matters to be taken into consideration by a consent authority in determining a development application:*

*(a) (Repealed)*

*(b) in the case of a development application for the demolition of a building, the provisions of AS 2601,*

*(c) in the case of a development application for the carrying out of development on land that is subject to a subdivision order made under Schedule 7 to the Act, the provisions of that order and of any development plan prepared for the land by a relevant authority under that Schedule,*

*(d) in the case of the following development, the Dark Sky Planning Guideline:*

*(i) any development on land within the local government area of Coonamble, City of Dubbo, Gilgandra or Warrumbungle Shire,*

*(ii) development of a class or description included in Schedule 4A to the Act, State significant development or designated development on land less than 200 kilometres from the Siding Spring Observatory,*

*(e) in the case of a development application for development for the purposes of a manor house or multi dwelling housing (terraces), the Medium Density Design Guide for Development Applications published by the Department of Planning and Environment on 6 July 2018, but only if the consent authority is satisfied that there is not a development control plan that adequately addresses such development.*

Demolition is able to be undertaken in accordance with AS2601. The application is not for Manor house or Multi dwelling under the Medium Density Design Guide. The site is not subject to subdivision order made under Schedule 7.

**93 Fire safety and other consideration (cf clause 66A of EP&A Regulation 1994)**

*(1) This clause applies to a development application for a change of building use for an existing building where the applicant does not seek the rebuilding, alteration, enlargement or extension of a building.*

*(2) In determining the development application, the consent authority is to take into consideration whether the fire protection and structural capacity of the building will be appropriate to the building's proposed use.*

*(3) Consent to the change of building use sought by a development application to which this clause applies must not be granted unless the consent authority is satisfied that the building complies (or will,*

when completed, comply) with such of the Category 1 fire safety provisions as are applicable to the building's proposed use.

**Note.** The obligation to comply with the Category 1 fire safety provisions may require building work to be carried out even though none is proposed or required in relation to the relevant development consent.

(4) Subclause (3) does not apply to the extent to which an exemption is in force under clause 187 or 188, subject to the terms of any condition or requirement referred to in clause 187 (6) or 188 (4).

(5) The matters prescribed by this clause are prescribed for the purposes of section 4.15 (1) (a) (iv) of the Act.

N/A. Development is not for an application for a change of building use for an existing building.

**94 Consent authority may require buildings to be upgraded** (cf clause 66B of EP&A Regulation 1994)

(1) This clause applies to a development application for development involving the rebuilding, alteration, enlargement or extension of an existing building where:

(a) the proposed building work, together with any other building work completed or authorised within the previous 3 years, represents more than half the total volume of the building, as it was before any such work was commenced, measured over its roof and external walls, or

(b) the measures contained in the building are inadequate:

(i) to protect persons using the building, and to facilitate their egress from the building, in the event of fire, or

(ii) to restrict the spread of fire from the building to other buildings nearby.

(c) (Repealed)

(2) In determining a development application to which this clause applies, a consent authority is to take into consideration whether it would be appropriate to require the existing building to be brought into total or partial conformity with the Building Code of Australia.

(2A), (2B) (Repealed)

(3) The matters prescribed by this clause are prescribed for the purposes of section 4.15 (1) (a) (iv) of the Act.

N/A. Development is not for an application for a change of building use for an existing building.

**97A Fulfilment of BASIX commitments**

(1) This clause applies to the following development:

(a) BASIX affected development,

(b) any BASIX optional development in relation to which a person has made a development application that has been accompanied by a BASIX certificate or BASIX certificates (despite there being no obligation under clause 2A of Schedule 1 for it to be so accompanied).

(2) For the purposes of section 4.17 (11) of the Act, fulfilment of the commitments listed in each relevant BASIX certificate for development to which this clause applies is a prescribed condition of any development consent for the development.

A BASIX Certificate has been provided as part of the supporting documents for this application and are to be fulfilled with the construction of the development.

**98 Compliance with Building Code of Australia and insurance requirements under the Home Building Act 1989** (cf clauses 78 and 78A of EP&A Regulation 1994)

(1) For the purposes of section 4.17 (11) of the Act, the following conditions are prescribed in relation to a development consent for development that involves any building work:

(a) that the work must be carried out in accordance with the requirements of the Building Code of Australia,

(b) in the case of residential building work for which the [Home Building Act 1989](#) requires there to be a contract of insurance in force in accordance with Part 6 of that Act, that such a contract of insurance is in force before any building work authorised to be carried out by the consent commences.

(1A) For the purposes of section 4.17 (11) of the Act, it is prescribed as a condition of a development consent for a temporary structure that is used as an entertainment venue, that the temporary structure must comply with Part B1 and NSW Part H102 of Volume One of the Building Code of Australia.

(2) This clause does not apply:

(a) to the extent to which an exemption is in force under clause 187 or 188, subject to the terms of any condition or requirement referred to in clause 187 (6) or 188 (4), or

(b) to the erection of a temporary building, other than a temporary structure to which subclause (1A) applies.

(3) In this clause, a reference to the Building Code of Australia is a reference to that Code as in force on the date the application is made for the relevant:

(a) development consent, in the case of a temporary structure that is an entertainment venue, or

(b) construction certificate, in every other case.

**Note.** There are no relevant provisions in the Building Code of Australia in respect of temporary structures that are not entertainment venues.

All building work will be carried out in accordance with the provisions of the National Construction Code (Building Code of Australia).

**2.7 Section 4.15(1)(b) The likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality**

The environmental impacts of the proposed development on the natural and built environment are addressed in this report. The overall ESD performance of the proposal is identified as high with development achieving a high BASIX rating, along with appropriate orientations, landscaping and water efficiency measures.

The design of the development satisfies the Councils requirements with regard to energy rating, water recourses, solar principles and the like.

The proposed development will not have a detrimental economic impact on the locality considering the residential nature of the surrounding and proposed land use. The re-development of the site will add to the vitality of Strathfield and will result in an economic and rational use of the land. The proposed development will have a positive impact on the new residents accommodated on the site and will have a beneficial economic impact.

### **Context and Setting:**

In regard to the matter of context, the planning principle in ***Project Venture Developments v Pittwater Council [2005] NSWLEC 191*** is relevant in that it provides guidance in the assessment of compatibility. The two major aspects of compatibility are physical impact and visual impact.

In assessing each of these the following questions should be asked:

- Are the proposals physical impacts on surrounding development acceptable? The physical impacts include constraints on the development potential of surrounding sites.
- Is the proposals appearance in harmony with the buildings around it and the character of the street?

In response to the first question, matters such as overshadowing, privacy concerns, bulk scale and setbacks are relevant. The development will not result in overshadowing of the adjoining sites. The development is within the allowable height and FSR for the site. There are no existing developments that will be unreasonably impacted on by the development in terms of overshadowing or privacy impacts.

The area is currently characterised by predominantly one (1) and two (2) storey dwellings. In regard to the visual impact, the development will not appear visually prominent in contrast to the surrounding buildings and character of the street being to the rear of the existing dwelling. The visual impact is considered acceptable given that the built form has reasonably responded to the Council's recommendations and consistent with the desired future character of the area.

In summary, the proposal has been assessed with regard to the amenity impacts from the development, the zoning, permissible height and FSR for the land, and existing and future character of the area, and is considered to be compatible with the local area.

### **Access, Transport and Traffic:**

The development is not expected to result in adverse traffic impacts with regard to vehicle access and parking layout. Adequate parking has been provided and the site is well situated for access to public transport and within walking distance of services and open space areas.

### **Public Domain:**

The development is appropriate for the public domain.

### **Utilities:**

The proposal is not envisaged to place an unreasonable demand on utilities supply.

### **Heritage:**

No heritage items will be impacted by the proposal.

### **Other land resources:**

The proposal is considered to contribute to orderly development of the site and is not envisaged to impact upon any valuable land resources.

**Water:**

The site is within a low density residential area currently serviced by Water, which can be readily extended to meet the requirements of the proposed development. The proposal is not envisaged to have unreasonable water consumption.

**Air and Microclimate:**

The proposal is not expected to have any negative impact on air or microclimate.

**Flora and Fauna:**

No significant flora or fauna identified on the site that may be affected by the development.

**Waste:**

A condition will be attached to any consent granted that an appropriate receptacle be in place for any waste generated during the construction.

**Energy:**

The proposal is not envisaged to have unreasonable energy consumption.

**Noise and vibration:**

A condition will be attached to any consent granted that nuisance be minimised during any construction, demolition, or works.

**Natural hazards:**

The site is not affected by natural hazards.

**Technological hazards:**

There are no technological hazards affecting the site that would prevent the proposal.

**Safety, Security and Crime Prevention:**

This application does not result in any opportunities for criminal or antisocial behaviour.

**Social Impact:**

No adverse social impacts are anticipated from the development.

**Economic Impact:**

The proposal is not expected to create any negative economic impact.

**Cumulative Impacts:**

The proposal is not expected to have any negative cumulative impacts

## **2.8 Section 4.15(1)(c) The Suitability of the Site for Development**

The site is considered suitable for the redevelopment consisting of the proposing “*Outbuildings and inground pool*” on Lot 1 DP 117955 30 Vernon Street Strathfield.

The proposed development will have no adverse impacts on the natural scenic qualities of the area; no material loss of views from any public place and has no significant impact on vegetation.

The proposal is considered appropriate with regard to the zoning of the site and is not expected to have any negative impacts on the amenity of the locality or adjoining developments.

## **2.9 Section 4.15C(1)(d) Any submissions made in accordance with this Act or the regulations**

It is anticipated that the proposal will be advertised in accordance with Strathfield Municipal Council's notification policy. We do not anticipate any submission being received when advertised however should a submission be received, this will be assessed by the council in consultation to the applicant.

## **2.10 Section 4.15(1)(e) The Public Interest**

The proposal is not considered to present any detrimental environmental impacts or amenity impacts onsite or to adjoining neighbours. The wider neighbourhood and community would be benefited with the proposal at hand.

The proposal will make a positive economic and social contribution by extending the range of urban land uses sought by Strathfield Municipal Council's planning controls.

The application is not expected to have any unreasonable impacts on the environment or the amenity of the locality. It is considered appropriate with consideration to the zoning and the character of the area and is therefore considered to be in the public interest.

### 3 Report Conclusion

The purpose of this Statement of Environmental Effects is to describe a Development Application submission for “Outbuildings and inground pool” on Lot 1 DP 117955 30 Vernon Street, Strathfield to the local consent authority of Strathfield Municipal Council.

The subject site is a regular allotment located on the southern side of Vernon Street. The site currently contains a single storey residential dwelling, an attached garage and pool.

EPlanning – Town & Social Planning Consultants have reviewed this development proposal and subsequently prepared this Statement of Environmental Effects. This report describes the physical characteristics of the proposal, subject site and surrounds in its environmental planning context, while having regards to matters as of relevance to the subject application pursuant to Section 4.15 (79C) of the Environmental Planning & Assessment Act 1979 (EP&A Act 1979).

There will be no measurable adverse environmental impact from the proposed development, which substantially complies with all of the relevant requirements and underlying objectives of the relevant State and Local Environmental Planning Instruments.

The proposal has been adequately assessed against Section 4.15 Evaluation - Matters for Consideration, of the Environmental Planning and Assessment Act and found to satisfy the principles of the legislation.

On balance, the development is ecologically sustainable and in the public interest. Therefore, given the above assessment the proposal should be recommended and determined as approved by Council.

- END -

*Disclaimer: E-planning Pty Ltd has not undertaken a site visit for the purposes of this report. This report is provided exclusively for the purposes described in this report. No liability is extended for any other use or to any other party. The report is based on conditions prevailing at the time of the report and information provided by the client. The report is only for which the land to which the report relates and only for the day it is issued. This report should be read in conjunction with submitted documents and plans relevant to the Development Application.*