

Statement of Environmental Effects - 45 Meredith Street, Strathfield, 2135.

The Application is seeking approval for the;

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



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

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**DA2022.03
24 January 2022**

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Prepared: 19 Nov. 21



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Proposed Development

The proposal seeks consent for the “*demolition of all existing structures and the construction of a two (2) storey dwelling house with a basement level, an in-ground swimming pool and associated landscaping works*” at No. 45 Meredith Street, Strathfield, 2135. A detailed summary of the proposal is provided below.

Proposal

The proposed works are specifically outlined below:

Demolition

- Demolition of existing single storey residential dwelling, in-ground swimming pool, detached freestanding metal shed and a detached patio;

Basement Floor Plan

- Double garage, access stairs, lift, cinema/entertainment room, drum room and a store room;

Ground Floor Plan

- Study/office room with an attached ensuite, foyer, access stairs, laundry, walk in pantry, kitchen, formal living room, winter garden, living/dining room, attached alfresco to the rear façade and portico entry attached to front façade;

In-ground Swimming Pool

- In-ground swimming pool located adjacent to the side northern boundary, with an average depth of 1.2m;

First Floor, Floor Plan

- Five (5) bedrooms (master bedroom with attached walk in robe and ensuite), bathroom amenities, sitting area, access stairs and a hall way.

The Site and Locality

The site is identified as 45 Meredith Street, Strathfield, and has a legal description of Lot 8 in DP17827. The site is a regular shaped parcel of land and is located on the east side of Meredith Street. The site has a width of 15.24m, a depth of 44.195m and an overall site area of 673.53m². The locality surrounding the subject site is predominantly characterised by dwelling houses with some commercial establishments to the north of Arthur Street, towards Mackenzie Street.



Figure 2: Satellite locality map - No. 45 Meredith Street, Strathfield, 2135
(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 (SEPP55)

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: There are no council street trees located within the front setback of the site and the site does contain trees within the rear setback of the allotment that are nominated for retention. There are no trees to be removed within the subject site.

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. 45 Meredith Street, Strathfield, 2135 (Source: DoP Maps 2021)

Part 4 – Principal Development Standards

Applicable Clause	LEP	Development Standards	Development Proposal	Comment
4.3 Height of Buildings		9.5m	9.448m (West Elevation)	Compliant
4.4C	Exceptions to floor space ratio (Zone R2)		0.6:1 (applicable) 0.6:1 (proposed) 404sqm / 673.5sqm	Compliant
Column 1		Column 2		
Lot area (m²)		Floor space ratio		
< 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		

Part 5 – Miscellaneous Provisions

Applicable Clause	LEP	SSLEP Provisions	Development Provisions	Comment
5.21 Flood planning	Flood	The site is not identified as being within a flood planning area (FPA) on the FPA map.		
5.4	Controls relating to miscellaneous permissible uses	Not applicable to subject site.		

5.7 Development below mean high water mark	Not applicable to subject site.
5.10 Heritage Conservation	<p>Site has not been identified as a heritage item. However, the site is located near a heritage item to the south as per SLEP 2012 Heritage Map.</p> <p>The subject site is located more than 50m away from No. 26 and No. 28 Coventry Road Strathfield 2135. Which are two (2) Heritage Items of local significance being an "Inveresk" - Federation house and "Yamba" - Federation house.</p> <p>The proposed works located at the subject site, do not propose any detrimental impact upon the amenity of the adjoining Heritage Item, as the proposed works are not located within or encroaching upon the amenity of the Item and are of an acceptable height, colour, and materials.</p> <p>An important note to address, is that the nominated Heritage Item (identified above), provides a primary frontage to Coventry Road. The heritage item's primary frontage has treated with mature landscaping and tree planting with maturity heights of more than three (3) to five (5) meters.</p> <p>Notwithstanding the above, the proposal has been designed with a generous front and side setback to ensure the amenity of the Heritage Items within the locality is maintained.</p>

Part 6 – Additional Local Provisions

Applicable LEP 2012 Clause	SSLEP Provisions	Development Provisions	Comment
6.1 Acid Sulfate Soils	<p>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 23.17m 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'.</p>		

- (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.

Strathfield Consolidated Development Control Plan 2005 (SCDCP 2005)		
PART A of Dwelling Houses and Ancillary Structures		
Applicable DCP Controls	Development Provisions	Complies
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).		
Applicable DCP Controls	DCP Controls Development Proposal	Compliance/ Comment
2 Architectural Design and Streetscape Presentation		
2.2.1 Streetscape Presentation		Yes
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 Meredith Street with a main entrance clearly visible from the street.	
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	It is considered that Meredith Street is street in transition with a number of modern pitched and flat-roof dwellings now established within immediate proximity to the subject site. The 25-degree pitched roof are	Yes

terraces; materials, finishes, fixtures, patterns, fenestrations, colours and detailing; and the location and proportion of windows and doors.	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.	
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 retain the existing vehicle entrance and create a new vehicle entrance and driveway on the eastern side of the site. The front setback is designed to have a similar front yard configuration and landscaped area to existing development in the street.	Yes
2.2.2 Scale, Massing and Rhythm of Street		
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

<p>2.2.3 Building Forms</p> <p>1. The building form must be articulated to avoid large expanses of unbroken wall. Articulation can be provided by setbacks, verandahs, awnings, recesses, blade walls or projecting bays.</p>	<p>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 southern elevation stair recess enhances articulation and increases the side setback to 1.5m.</p>	<p>Yes</p>
<p>2.2.4 Architectural Detailing, including Roof Forms, Materials and Colours</p>		
<p>Roof Forms</p> <p>The proposed roof design must be similar in pitch, materials and colour to roofs in the immediate streetscape. Roof forms should complement, but not necessarily replicate the predominant form in the locality.</p>	<p>The 25 degree-pitched roof is of similar design to the established streetscape of Meredith Street. The proposed roof form is considered acceptable.</p>	<p>Yes</p>
<p>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.</p>	<p>The 25 degree-pitched roof is of similar design to the established streetscape of Meredith Street. The proposed roof form is considered acceptable.</p>	<p>Yes</p>
<p>For flat roofed dwellings, the height of the parapet is to be kept to the minimum height required to ensure adequate screening of the proposed flat or low pitch skillion roof.</p>	<p>Adequate screening of the proposed flat roof is provided.</p>	<p>Yes</p>
<p>Roof structures must be designed so that roof installations including solar energy panels, telecommunication facilities, hot water tanks or skylights are not visible from the public domain and are integrated into the design of the development.</p>	<p>The proposed roof design is such that such rooftop installations can be appropriately hidden from street view.</p>	<p>Yes</p>
<p>Materials</p> <p>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</p>	<p>The proposed smooth light white and grey render finish is sympathetic to the colours and finishes of the existing development in the immediate context.</p>	<p>Yes</p>

style of the dwelling and the locality in some circumstances.		
Highly reflective materials are not acceptable for roof or wall cladding. New buildings and facades must not result in glare that causes discomfort or threaten the safety of pedestrians or motorists. A Reflectivity Report that analyses the effects of potential glare from the proposed new development on pedestrian and motorists may be required by Council.	Proposed roof materials are low glare. The proposal has been designed to ensure reflectivity is minimised.	Yes
Colours 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 white and grey render finish and dark grey/charcoal roof colour are sympathetic to the colours and finishes of existing development along Meredith Street.	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
4 Building Envelope		
4.2.1 Floor Space Ratio 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
4.2.2 Building Height The maximum height of dwelling houses in accordance with the SLEP 2012 Height of Buildings Map is 9.5 metres.	The proposed development complies with the maximum allowable Height for the site – see cl 4.3 in SLEP 2012 section of this report.	Yes

The maximum height to the top of parapet for flat roofed dwelling houses is to be 7.8 metres.	N/A. Pitched proposed	N/A
The maximum height of the parapet wall for flat roofed dwelling houses is to be 0.8 metres above the uppermost ceiling level.	N/A. Pitched proposed	N/A
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 3.15m 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
4.2.3.1 Street Setbacks		
1. Primary street setback: 9m	Proposed Front Setback Front setback: 9.0m	Yes
4.2.3.2 Side and Rear Setbacks 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 15.24m site frontage Northern Side: From: 1.524m Southern Side: From: 1.524m 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: 6.0m (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 area. Minimum setback from side and rear boundaries = 0.5m	No outbuilding proposed.	N/A
5 Landscaping		
5.2.1 Landscaped Area 1. The minimum landscaped area required 800 -1300m ² 45% Site area: 817.6m ² Min. Landscaped area = 367.92m ²	Landscaped area is calculated as follows: 280m ² /673.5m ² = 41.5% Therefore, complies.	Yes
2. At least 50% of the minimum landscaped area should be located behind the building line to the rear boundary.	A minimum 264m ² or 65.8% 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 95m ² 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
5.2.2 Tree Protection 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	See section: State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017 of this report for more details.	Yes

retaining existing site trees prior to the design of a development.		
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
5.2.3 Private Open Space		Yes
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 220m ² in the rear yard.	
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 ²) 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.	Both proposed alfresco meets the minimum size control.	Yes

<p>5.2.4 Fencing</p> <p>1. Front and side fencing including fencing facing the secondary street on a corner site must be designed to be sympathetic to the particular style of the dwelling and be compatible with the style and height of fencing on adjoining properties and the streetscape.</p>	<p>The proposed front fencing is an open construction masonry design with a smooth render finish and vertical slats are in- keeping with the existing Meredith Street streetscape.</p> <p>The site does not have a secondary frontage.</p>	<p>Yes</p>
<p>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.</p>	<p>Proposed front fencing: Height (overall/piers): 1.2m Solid Component: 0.7m</p> <p>As identified on the submitted Eastern Elevation Sheet.</p>	<p>Yes</p>
<p>7. Front fences should be designed to be visually permeable and where applicable, the main infill panels should have an appropriate width and spacing to provide an open appearance and enable casual surveillance.</p>	<p>The proposed front fence has been designed to provide spacing between the proposed fencing vertical slats is sufficient to allow casual surveillance.</p>	<p>Yes</p>
6 Solar Access		
<p>6.2.1 Sunlight access</p> <p>1. In new dwellings, solar access to the windows of habitable rooms and to at least 50% of private open space must be provided or achieved for a minimum period of 3 hours between 9.00am and 3.00pm at the winter solstice (June 21).</p>	<p>The subject site is an east-west orientation. The dwelling has been designed with a skylight and sufficient glazing to the north and south elevations to allow sunlight into kitchen and living areas in the morning. The rear private open space area will receive in excess of three (3) hours solar access daily.</p>	<p>Yes</p>
<p>3. 50% of the principal private open space of any adjoining premises</p>	<p>Shadow diagrams were submitted with the subject proposal which</p>	<p>Yes</p>

should receive solar access for a minimum period of 3 hours between 9.00am and 3.00pm at the winter solstice (June 21).	demonstrate minimal overshadowing impacts to adjoining properties both internally and externally.	
7 Privacy		
Visual Privacy 7.2.1 Building Envelope and Dwelling Layout 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.	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
Provide adequate separation of buildings.	Side setbacks exceed the minimum 1.2m.	Yes
Ensure finished floor levels are not excessively elevated above natural ground level.	Finished Ground Floor levels are acceptable and will not create inappropriate opportunities for overlooking.	Yes
7.2.3 Elevated Decks, Verandahs and Balconies 2. Elevated decks, verandahs and balconies shall incorporate privacy screens where necessary.	N/A. No rear or front facing balcony proposed.	N/A
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
8 Vehicle Access and Parking		
8.2.1 Driveway and Grades 1. Existing driveways must be used et.	The proposal includes construction of a new vehicle entrance and driveway on the southern side of the property. The existing entrance and driveway shall be removed. Council will endorse as a condition of consent, that the new driveway	Yes

	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.	
2. The width of driveways at the property boundary is to be 3m.	Driveway width at Boundary: 3m	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.	Vehicular Crossing: 1	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).	Adequate swept path in the basement parking area is provided.	Yes
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: exceeds 1.5m from the northern side setback.	Yes
8.2.2 Garages, Carports and Car Spaces		
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
8.2.3 Basements		
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	Yes

	located within the proposed dwelling.	
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.	Proposed minimum internal clearance is more than 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.	Yes
9 Altering Natural Ground Level (Cut & Fill)		
9.2 Controls	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. Existing trees and shrubs have been retained where possible and ground water tables are maintained and impact on overland flow and drainage is minimised.	Yes
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.		
Cut and fill batters must be stabilised consistent with the soil properties.		
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		

<p>in accordance with the building setback controls. No excavation is permitted within the minimum required setbacks.</p>		
<p>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.</p>		
10 Water And Soil Management		
<p>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.</p>	<p>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.</p>	Yes
<p>10.2.3 Soil Erosion and Sediment Control 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.</p>	<p>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.</p>	Yes
11 Access, Safety And Security		
<p>11.2.1 Address and Entry Sightlines Buildings are to be designed to allow occupants to overlook public places in order to maximise passive surveillance.</p>	<p>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.</p>	Yes
<p>Design landscaping around dwellings and ancillary structures so that when plants are mature they do not unreasonably restrict views of pathways, parking and open space areas.</p>	<p>It is considered that the proposed landscaping plan can be reasonably maintained to prevent obstacles due to overgrowth in the long term.</p>	Yes

<p>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.</p>	<p>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.</p>	<p>Yes</p>
<p>11.2.2 Pedestrian Entries</p> <p>Pedestrian entries and vehicular entries should be suitably separated to ensure the safety of pedestrians and residents.</p>	<p>Pedestrian and vehicular paths are setback by more than 10m. As identified on the submitted 'Ground Floor Plan'.</p>	<p>Yes</p>
<p>Dwelling entrances should be easily identifiable with walkways and landscaping used to direct visitors to the main dwelling entrance.</p>	<p>The proposed main primary entrance to the dwelling is clearly identifiable from the site frontage.</p>	<p>Yes</p>
<p>12.2.6 Swimming Pools</p> <p>1. The minimum side and rear setback of a swimming pool from the outside edge of the pool concourse (and any paved/concreted area adjacent to the concourse) must be at least 1m wide and consist of a deep soil soft landscape area containing a continuous planting of screening shrubs.</p>	<p>The proposed swimming pool setbacks are:</p> <p>North side: 3.8m South side: 10.0m West rear: 6.0m</p> <p>Therefore, complies.</p>	<p>Yes</p>
<p>The pool filter and pump equipment is to be designed and located so as not to emit a noise level that exceeds 5dBA above the ambient background noise level measured at any property boundary. The pool equipment shall be located within an enclosed structure so as to not be readily visible.</p>	<p>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.</p>	<p>Yes</p>
<p>Any lighting associated with a swimming pool should be positioned to prevent light spillage</p>	<p>A condition of consent shall be imposed to ensure compliance with the relevant Australian Standards.</p>	<p>Yes</p>

and minimise any nuisance to adjoining premises.		
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		
13.2.3 Water Tanks		Yes
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.	
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 western elevation of the proposed dwelling.	Yes
Above ground water tanks must be located at least 450mm from any property boundary.	The proposed water tank will be setback more than 2.5m from the southern boundary.	Yes

PART H – Waste Management (SCDCP 2005)

In accordance with Part H of Strathfield CDCP 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 existing structures and the construction of a two (2) storey dwelling house with a basement level, in-ground swimming pool and associated landscaping works”*, at No. 45 Meredith Street Strathfield 2135.