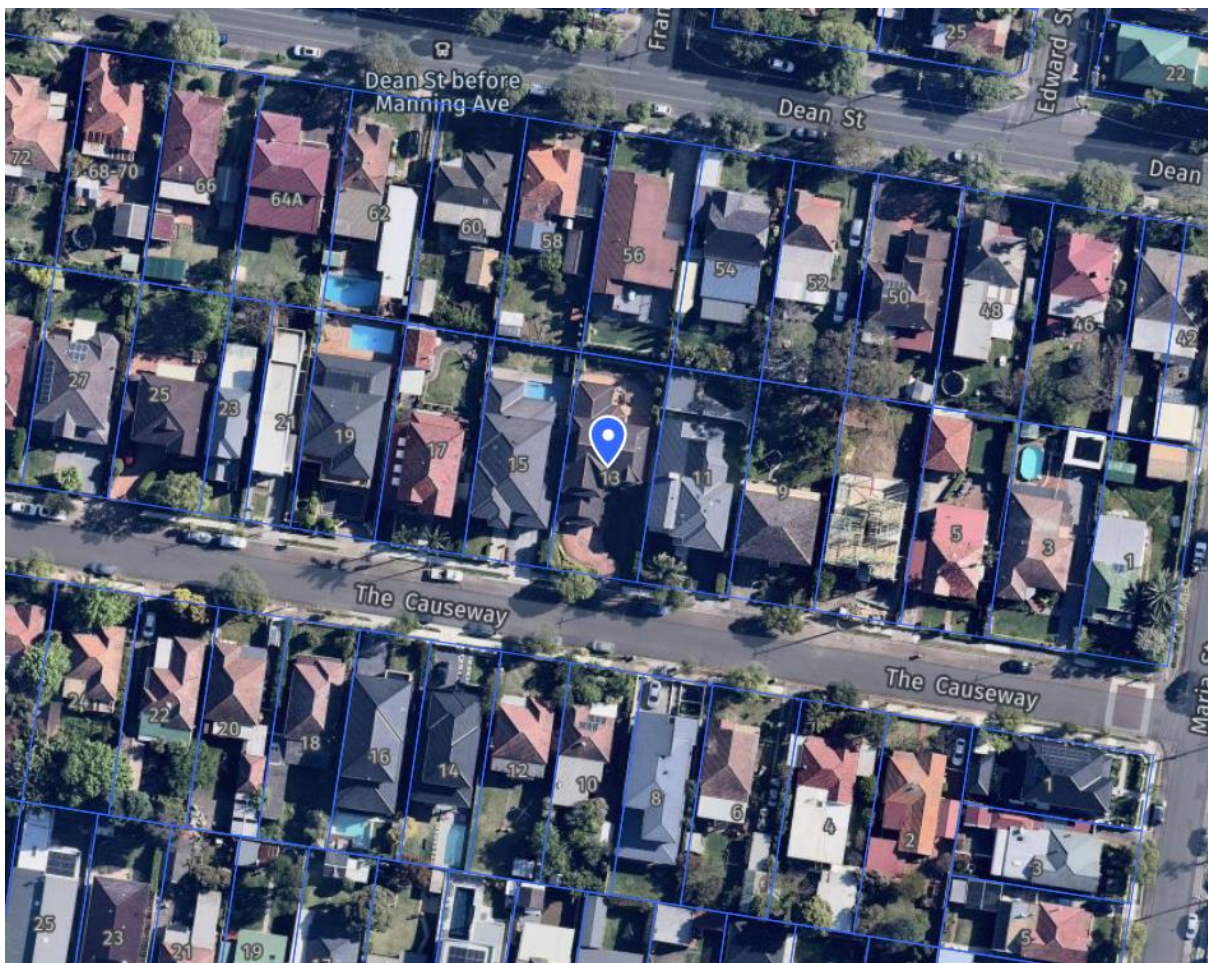


STATEMENT OF ENVIRONMENTAL EFFECTS



Applicant:
Clarendon Homes
21 Solent Circuit
NORWEST NSW 2153

Site Address:
Lot 36 Sec 1 DP 407
13 The Causeway
STRATHFIELD SOUTH NSW 2136

Construction of a Two Storey Dwelling.

INTRODUCTION

This Statement of Environmental Effects is submitted to Strathfield Municipal Council in accordance with the Environmental Planning and Assessment Act 1979, in support of a development application for the erection of a new two storey dwelling containing four (4) bedrooms, upper leisure room, guest, and open family and meals rooms, along with an attached garage and outdoor grand alfresco dining area.

The site is rectangular in shape, with a primary frontage to The Causeway of 15.24m and a total land area of 580.6m². The lot currently contains an existing dwelling which is to be demolished under a separate application to Council. A number of minor trees are required to be removed in order to site the proposed dwelling, with remaining trees to be retained and suitable planting to be provided post construction.

The site has an moderate fall across the site, with stormwater to be directed to the street via a rainwater tank as per the Hydraulic Engineers Details.

The neighbourhood generally consists of a mix of residential dwellings of one and two storey construction as anticipated within an existing residential area.

The proposed dwelling will contribute positively to the surrounding area and the streetscape of The Causeway.

ENVIRONMENTAL EFFECTS

The following sections address the matters for consideration as listed in Section 4.15 of the Environmental Planning & Assessment Act 1979. A comment is provided against each relevant matter.

This Statement of Environmental Effects addresses the following relevant Environmental Planning Instruments:

- Strathfield Local Environmental Plan 2012
- Strathfield Consolidated Development Control Plan 2005

4.15 EVALUATION

(1) Matters for Consideration – general:

(a)(i) Relevant environmental planning instruments

Strathfield Local Environmental Plan 2012

The LEP is divided into several Parts and the relevant provisions that apply to the subject development are listed, together with a comment with respect to compliance.

The subject site is zoned R2 Low Density Residential pursuant to Clause 2.1 of Strathfield Local Environmental Plan 2012.

The proposed development is defined in the plan as a ‘dwelling house’, being ‘a building containing only one dwelling’.

The identified zone permits the construction of a ‘dwelling house’ subject to development consent from Council.

Clause 2.3 Zone objectives and land use table

The objectives of the R2 Zone 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.*

The proposed development is for a low density residential dwelling, being compatible with the existing and future character of the locality. The dwelling is designed to provide a high level of amenity for its residents whilst considering the natural constraints of the site. The proposed dwelling is considered to meet the objectives of the R2 Zone.

Clause 4.3 Height of Buildings

<i>Requirement</i>	<i>Provision</i>	<i>Compliance</i>
9.5m	7.798m	Yes

Clause 4.4C Exceptions to Floor space ratio (Zone R2)

<i>Requirement</i>	<i>Provision</i>	<i>Compliance</i>
<500m ² = 0.65:1 500-599m² = 0.625:1 600-699m ² = 0.6:1 700-799m ² = 0.575:1 800-899m ² = 0.55:1 900-999m ² = 0.525:1 >1000m ² = 0.5:1	0.569:1	Yes

Clause 4.6 Exceptions to development standards

The development does not contravene any development standards with in the LEP.

Clause 5.10 Heritage Conservation

Upon reference to Schedule 5 in relation to local, State or Regional items of heritage significance including conservation areas, it was revealed that the subject property was not identified as having heritage significance, however it is located within the vicinity of an item identified as '*Federation house, garden and front fence*' containing local heritage significance.

The proposed dwelling is not within direct sight line of the heritage item, and is thus not anticipated to have any detrimental impact upon the heritage significance of the item. The proposed dwelling will not impact sight-lines to or from the heritage item as and the views from the heritage item will be maintained as the dwelling is suitably setback and is appropriately positioned and designed. The proposed dwelling remains in keeping with relevant controls to ensure character of the area is maintained.

Clause 5.11 Bush fire hazard reduction

The subject site has not been identified as being bushfire prone land.

Clause 6.1 Acid Sulfate Soils

The subject property is identified as being affected by Class 5 Acid Sulphate Soils. The proposed development does not involve excavation and will not lower the water table by 1 meter. The development is not anticipated to have any specific requirement in respect to Acid Sulfate Soils.

Clause 6.2 Earthworks

Ground disturbance is not considered to be excessive and predominantly relates to siting an appropriate platform for the dwelling.

* * *

Conclusion with respect to LEP requirements

The proposal is considered to generally satisfy the relevant objectives and development standards relating to dwelling houses as contained within SLEP 2012.

(a)(ii) Relevant draft environmental planning instruments

There are no draft environmental planning instruments that would prevent the subject development from proceeding.

(a)(iii) Relevant development control plans

Strathfield Consolidated Development Control Plan 2005

Part A / Dwelling Houses and Ancillary Structures

Requirement	Provision	Compliance
2. Architectural Design and Streetscape Presentation		
2.2.1 Streetscape Presentation New dwellings sited to address the street front and complement existing development pattern.	The proposed dwelling is orientated to the street and sited appropriately to complement the existing streetscape.	Yes
Maintain roof design, pitch, colours in street.	Roof pitch considered to be appropriate for the street, colours and materials provided for consideration.	Yes
2.2.2 Scale, Massing and Rhythm of Street Bulk, scale and massing to complement streetscape.	Proposed dwelling is considered to be of an appropriate bulk, scale and massing as the area consists of varied building designs and scales.	Yes
2.2.3 Building Forms High level of articulation through setbacks, awning, recesses, blade walls or projecting bays.	Provided.	Yes
Corner sites to address both street frontages.	N/A	N/A
Attics permissible only where it is accessed via internal stairs.	N/A	N/A
Architectural Detailing, including Roof Forms, Materials and Colours Roof pitch to be similar/complement existing streetscape.	Proposed roof pitch and style considered suitable for the area.	Yes

<p>Materials compatible with existing streetscape.</p> <p>Highly reflective materials discouraged.</p> <p>Use traditional colours or predominant colours of the street.</p> <p><i>2.2.5 Two Storey Porticos</i> Only considered where they are in scale with dwelling, and compatible within the street.</p> <p>Must be vertically articulated to reduce height.</p>	<p>Materials proposed considered suitable within the streetscape.</p> <p>Colours and materials not considered reflective.</p> <p>Colours schedule provided with application.</p> <p>N/A – None proposed</p>	<p>For Councils Consideration.</p> <p>Yes</p> <p>For Councils Consideration.</p> <p>N/A</p>
<p>4. Building Envelope</p> <p><i>4.2.1 Floor Space Ratio</i> As per SLEP 2012.</p> <p><i>4.2.2 Building Height</i> Max. 9.5m Max. height of outbuildings, detached garages and carports – 3.5m.</p> <p>No more than 2 storeys.</p> <p><i>4.2.3 Setbacks</i> Primary – 9m</p> <p>Battle-axe – 4.5m Secondary street – 3m</p> <p>Side – Combined 20% of site width – min. 1.2m</p> <p>Rear – 6m</p>	<p>Max. 0.625:1.</p> <p>Max. 7.798m N/A</p> <p>2 storey dwelling proposed.</p> <p>7.5m to building line provided.</p> <p>N/A N/A</p> <p>Required: 3.048m Provided: 1.5m + 1.22m = 2.77m</p> <p>8m provided.</p>	<p>Yes</p> <p>Yes N/A</p> <p>Yes</p> <p>Yes</p> <p>N/A N/A</p> <p>No*</p> <p>Yes</p>

***Side Setback** – Council requires side setbacks to be a combined total of a minimum 20% of the site width, being a minimum 1.2m. The site width of the subject site is 15.24m, making the minimum required setback 3.048m. The proposed dwelling contains a combined 2.77m setback, requiring a variation within this instance.

A significant factor is the required variation relates to a concrete landing element at the Eastern elevation providing side access from the residence. The offending element shall provide no detrimental impact being a minor element, and the temporarily designed dwelling is of appropriate build form within keeping to the surrounding and locality. The dwelling continues to provide a minimum 1.5m setback, ensuring appropriate building separation is maintained, and no impact outside a compliant proposal on adjoining dwelling. The Eastern elevation provides a 2.02m first floor setback, ensuring that there is no privacy or overlooking risk as a result of the reduced variation.

Despite the decreased rear setback, the development is capable of meeting the objectives of the control through ensuring the dwelling design is of compatible build form, minimising impact on adjoining dwellings, and maintaining a sense of openness in the locality.

Thus, despite the variation, the dwelling remains within keeping to Councils objectives and is considered reasonable to be supported within this instance.

<p>5. Landscaping 5.2.1 Landscaped Areas 200–500m² – 35% 501–600m² – 38.5% 601–700m² – 41.5% 701–799m² – 43% 800–1300m² – 45%</p>	<p>38.5% provided.</p>	<p>Yes</p>
<p>50% of landscaped area to be behind building line.</p>	<p>Provided.</p>	<p>Yes</p>
<p>50% front yard to be deep soil soft landscaping.</p>	<p>Provided.</p>	<p>Yes</p>
<p>5.2.2 Tree Protection Retain trees where possible.</p>	<p>Some minor trees to be removed, with a number of remaining trees to be retained within the front and rear setback and additional planting to be provided following construction.</p>	<p>Yes</p>
<p>Canopy tree to be provided in rear, if not provided.</p>	<p>Capable of being provided.</p>	<p>Yes</p>

<p>5.2.3 Private Open Space Single area, directly accessible from living area.</p> <p>Min. 3m width.</p> <p>PPOS to be located to the rear.</p> <p>5.2.4 Fencing</p>	<p>Provided, accessed from open family and meals room via outdoor alfresco dining area.</p> <p>Provided.</p> <p>Provided.</p> <p>N/A - No fencing proposed as part of this application.</p>	<p>Yes</p> <p>Yes</p> <p>Yes</p> <p>N/A</p>
<p>6. Solar Access 6.2.1 Sunlight Access 3hrs solar access to habitable rooms and 50% of POS of proposed and adjoining 9am-3pm June 22 (unless adjoining already has less solar access).</p>	<p>Appropriate height and setbacks provided to minimise overshadowing. Shadows cast over adjoining dwelling not considered beyond that anticipated for a residential area.</p>	<p>Yes</p>
<p>7. Privacy 7.2.1 Building Envelope and Dwelling Layout Locate living areas on ground floor and orientate towards the front and rear setbacks.</p> <p>7.2.2 Windows Not directly face windows, balconies of adjoining properties. Where windows within 9m: Offset; Have a sill height of 1.7m above FFL or obscure glazing.</p>	<p>Open family and meals rooms room located on ground floor and orientated to and rear setback.</p> <p>Windows considered to be appropriately offset and setback to minimise overlooking of neighbouring dwellings. The upper leisure room window has been provided with side setback raised sill height of approximately 1.6m and rear setback windows. The side window is suitably setback 1.5m from the boundary and offset to ensure privacy between dwellings is maintained and to avoid overlooking into POS or living areas. The rear windows are setback 12.5m and as such pose no privacy or overlooking risk. Living rooms are suitably provided at ground floor, so the upper leisure room would be</p>	<p>Yes</p> <p>Minor Variation Requested.</p>

<p>secondary in use and likely to be a passive area which reduce the opportunities for overlooking. As no impact is anticipated to the privacy of the subject or adjoining dwellings POS and living areas, a minor variation to the sill height requirements is deemed reasonable within this instance.</p> <p>7.2.3 Elevated Decks, Verandahs and Balconies Not permitted on side boundaries.</p> <p>Incorporate privacy screens where necessary.</p> <p>7.2.4 Acoustic Privacy Maintain acoustic privacy.</p>	<p>N/A – No balcony proposed.</p> <p>Capable of providing if necessary.</p> <p>Acoustic privacy is maintained between dwellings.</p>	<p>N/A</p> <p>Yes</p> <p>Yes</p>
<p><u>8. Vehicle Access and Parking</u> 8.2.1 Driveways and Grades Driveway width max. 3m.</p> <p>1 crossing per site.</p> <p>Driveway setback min. 0.5m from side boundary.</p> <p>8.2.2 Garages, Carports and Car Spaces 2 car spaces to be provided and maintained behind front building line.</p> <p>Lots <15m wide, 1 space considered.</p>	<p>Max. 3m proposed.</p> <p>1 crossing provided.</p> <p>Approx. 2.6m provided.</p> <p>2 spaces provided within double garage.</p> <p>N/A – Lot 15.24m wide.</p>	<p>Yes</p> <p>Yes</p> <p>Yes</p> <p>Yes</p> <p>N/A</p>
<p><u>9. Altering NGL (Cut and Fill)</u> Max. fill 1m</p>	<p>Approx. 0.265m fill.</p>	<p>Yes</p>

<p>Cut and fill to be setback from property boundaries in accordance with setbacks above.</p>	<p>Fill proposed to be located within the side boundaries, less than the side setbacks as above. The Fill will be retained along the side boundaries to allow for suitable side access for upkeep and maintenance any increase in the setback to the retaining wall would result in an unusable side boundary. The provision of the retaining walls and DEB within the side setbacks for the cut and fill will provide for waste storage areas along this boundary and allow for upkeep and maintenance of this elevation. In this case, the provision of fill along the boundary is considered reasonable to allow for a useable side accessway to the rear which is screened from the public road.</p>	<p>Minor Variation Requested.</p>
<p><u>10. Water and Soil Management</u> Stormwater, and Erosion and Sedimentation plan required.</p>	<p>Drainage Concept Plan provided for consideration. Erosion and Sediment Control Plan provided for consideration.</p>	<p>Yes Yes</p>
<p><u>11. Access, Safety & Security</u> Casual surveillance of front setback. External lighting. Building entries and house numbers to be clearly visible from the street.</p>	<p>Casual surveillance through entry, geust, and upper bedroom windows in front facade. Appropriate soft lighting to be in place. No landscape works will obscure surveillance. Centrally located entry. House number to be visible from the street.</p>	<p>Yes Yes</p>
<p><u>13. Ecologically Sustainable Development</u></p>	<p>BASIX Certificate provided for consideration.</p>	<p>Yes</p>

* * *

Conclusion with respect to DCP Requirements

The proposed dwelling is considered to be appropriately designed and sited to achieve the objectives of the design provisions with Strathfield DCP 2005.

(b) Likely impacts of the development, including environmental impacts on both the natural and built environment of the locality.

The following matters are considered relevant when considering onsite impacts.

Siting and Design

The proposed two storey dwelling, swimming pool and cabana will be compatible in terms of height, bulk and scale with surrounding developments within the area.

The siting of the dwelling and ancillary development provides appropriate boundary setbacks, contributing to spatial separation and openness between the dwellings. The articulated design of the dwelling will limit the impact on the adjacent properties in terms of bulk, privacy and overshadowing and will not dominate any perceived views enjoyed by others.

The front façade is appropriately articulated and contains a variety of roof forms and elements and a central entry feature. In this way, the proposal provides a clear definition of the entry and provides varied shadow lines due to the different construction elements and finishes.

Sedimentation Control

Due to the topography of the site, excavation will be required for the construction of a level building platform, as shown on the development plans. All disturbed areas will be provided with sedimentation controls in the form of geofabric fencing and/or stacked hay bales. Soil erosion control measures can easily be provided in accordance with Council's policy with compliance required as a condition of consent.

Waste Minimisation

All waste will be deposited within the waste receptacle in accordance with the waste management plan attached to this application.

Noise and Vibration

All work will be undertaken during hours specified within the development consent. No vibration damage is envisaged occur during construction.

(c) The suitability of the site for the development

The subject site is within an existing residential area, within reasonable driving distance to local commercial, retail and transport facilities. The existing road network provides easy access to all locations.

The two storey dwelling, the subject of the application, can be constructed with all services necessary and has been designed to suit site constraints and the character of the surrounding residential setting.

The dwelling is permissible with development consent under the provisions of Strathfield LEP 2013, and generally satisfies the objectives of the relevant development control plans as discussed above.

(d) Any submissions made in accordance with this Act or the regulations

Council will consider any submissions received during the relevant notification period for this development application.

(e) Public interest

As this proposal can reasonably satisfy the objectives of all relevant planning instruments and development control plans, approval of the subject development is considered to be in the public interest.

CONCLUSION

The residential use of the site is permissible with development consent under the provisions of Strathfield LEP 2013 and can satisfy the objectives of the relevant development control plan.

It is considered that the construction of a new two storey dwelling will complement and blend with the existing, and likely future character of Strathfield South. The proposal is not expected to have an adverse impact on the surrounding natural or built environment.



Frederick W. Bekker
Student Town Planner
Local Consultancy Services Pty Ltd
November 2021