

# STATEMENT OF ENVIRONMENTAL EFFECTS

SUBJECT PROPERTY  
38 ROCHESTER STREET  
STRATHFIELD

Strathfield Council

12<sup>th</sup> February 2022

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## 1.1. The Locality

The subject site is located within the Local Government Area ('LGA') of Strathfield. The site is located in reasonable proximity to the Strathfield Railway Station (1.04km), Strathfield shopping centre (1km,). **Figures 1** below provide aerial views identifying the location of the site.



context including the subject siteSource: Six Maps

Subject site 

## 1.2. Site Description

The subject site is legally described as Lot 1 in Deposited Plan 950953 and commonly known as 38 Rochester Street, Strathfield. It is located off the Eastern side of Rochester Street, between Broughton Road and Mirrarbooka Avenue.

The site is rectangular in shape, having front and rear boundaries of 15.24m in length, side boundaries of 76.20m in length and an area of 1161.0m<sup>2</sup>. The site presents a slight slope from the rear towards the street frontage of approximately 2.5m. A Sydney water board sewer traverses the length of the middle of the site. A Detail Survey has been submitted with the DA, indicating the boundary lengths, site area and location of existing structures on the allotment.

## 1.3. Existing Built Form and Landscaping

The site is occupied by a single storey dwelling including brick external walls and a pitched tile roof. Along the northern side of the dwelling is a paved internal driveway that provides access to the single car carport. There are a number of trees located sporadically across the site. A mature Brush Box tree is located within the road verge fronting the site.



**Figure** identify the site as it currently presents.

## **1.4. Site Surrounds**

The subject site is located within a suburban residential area that is characterised predominantly by 1-2 storey detached dwelling houses of varying architectural styles ranging from Victorian, Federation, Californian Bungalow and Inter-War period architecture to more recent, contemporary built forms. More immediately, Rochester Street in the vicinity of the site is characterised by an eclectic mix of older and newer housing stock constructed at different stages of Sydney's development including renovated Californian Bungalow and Inter-War cottages, 'project home' dwellings and architecturally designed contemporary homes, some of which include basement car parking.

## **2. THE PROPOSAL**

### **2.1. Description**

This DA seeks development consent for demolition of the existing dwelling house and outbuildings and construction of a two (2) storey dwelling house with outbuilding including parking and a swimming pool and front fence piers.

### **2.2. Demolition and Earthworks**

The DA seeks consent for the demolition of the existing dwelling house and ancillary outbuildings including the detached garage and metal shed.

Earthworks are proposed including mainly excavation associated with the level, driveway and swimming pool.

### **2.3. The Built Form**

#### **2.3.1. Gross Floor Area and Floor Space Ratio**

The proposed development has a gross floor area ('GFA') of 568.64m<sup>2</sup>, resulting in a floor space ratio ('FSR') of 0.4898:1. The FSR and GFA of the proposed development have been measured according to the definitions of those terms as prescribed in the dictionary of the Strathfield Local Environmental Plan 2012. This has been further confirmed by the GFA calculation diagrams prepared by Designs By Adam accompanying this DA.

#### **2.3.2. Building Height**

The proposed dwelling house comprises two (2) storeys and has a maximum height of 7.775m as measured from the topmost roof parapet to the existing ground level directly below.

### 2.3.3. Building Setbacks

The Ground floor level of the dwelling house is setback a minimum of 7.49m from the front boundary, 25.95m from the rear boundary and 1.5m from both side boundaries. The ground floor level is setback a minimum of 9m from the front boundary, 33.770m from the rear boundary and 1.3m (minimum) from the North and 1.75m to the Southern side boundaries. The first floor level is setback a minimum of 7.370m from the front boundary, 33.70m from the rear boundary and a minimum of 1.77m from the Northern and 1.75m from the Southern site boundaries. Additional setbacks beyond these minimum setbacks are provided on each of the floor levels through the use of indentations in the walls and staggered facades.

### 2.3.4. Vehicular Access and Parking

Vehicular access is proposed off Rochester Street via a new concrete footpath crossing together with a 3.50m to 5.7m wide concrete internal driveway leading to the dwelling. A secure garage that is capable of accommodating car parking for two (2) vehicles is provided within the Ground floor level.

### 2.3.5. Pedestrian Access

Pedestrian access to and from the front entry of the dwelling is provided off Rochester Street via a pathway that is separate from the internal driveway.

### 2.3.6. Waste Management

The required domestic waste bins are to be located within the basement floor level or side passages of the dwelling. Both of these locations afford convenient access for transferral of the bins to and from the road kerbside at waste collection times.

### 2.3.7. Landscaping and Deep Soil

Based on the details of the landscape plan accompanying the DA, 45.51% (or 528.34m<sup>2</sup>) of the site area is 'landscaped area' for the purposes of the Strathfield Consolidated Development Control Plan 2005.

Extensive landscaping is proposed throughout the site including the provision of a relatively large number and variety of trees, shrubs and groundcovers in the form of screening planting along the common boundaries, lawn areas in the front and rear yards, feature tree planting in the basement floor level courtyard and planter boxes and garden beds with mass planting, predominantly in the front yard. The mature Box located in the road verge immediately fronting the site and the mature tree species located within the front setback area of the site are to be retained in conjunction with the proposed development.

### 2.3.8. Stormwater Drainage

Stormwater runoff from the roof, driveway ramp surfaces will be conveyed via gravity to the kerb and gutter in Rochester Street.

### 2.3.9. External Appearance

The dwelling house is of contemporary architectural design, featuring predominantly masonry external walls utilising a combination of light and dark neutral tones and a shallow pitched roof enclosed on all sides by low profile parapets. The roof also incorporates a lightwell to the feature courtyard within the ground floor level below. The facades are highly articulated, utilising a variety of external finishes and treatments.

A front perspective and streetscape elevation of the proposal is illustrated in **Figures 16**.





## 3. STATUTORY PLANNING CONSIDERATIONS

### 3.1. Overview

The relevant statutory framework considered in the preparation of this SEE comprises as follows:

- Environmental Planning and Assessment Act 1979;
- Environmental Planning and Assessment Regulation 2000;
- State Environmental Planning Policy No. 55 - Remediation of Land;
- State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004;
- State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017;
- Strathfield Local Environmental Plan 2012; and
- Strathfield Consolidated Development Control Plan 2015.

The relevant provisions of the abovementioned legislation, environmental planning instruments and development control plan are summarised and addressed in the following sections of this SEE.

### 3.2. Environmental Planning and Assessment Act 1979

The Environmental Planning and Assessment Act 1979 ('EP&A Act') is the principal planning and development legislation in New South Wales. In accordance with the provisions of Section 1.3 of the EP&A Act, its objects are:

- (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,*
- (b) to facilitate ecologically sustainable development by integrating relevant economic, environmental and social considerations in decision-making about environmental planning and assessment,*
- (c) to promote the orderly and economic use and development of land,*
- (d) to promote the delivery and maintenance of affordable housing,*
- (e) to protect the environment, including the conservation of threatened and other species of native animals and plants, ecological communities and their habitats,*
- (f) to promote the sustainable management of built and cultural heritage (including Aboriginal cultural heritage),*
- (g) to promote good design and amenity of the built environment,*
- (h) to promote the proper construction and maintenance of buildings, including the protection of the health and safety of their occupants,*
- (i) to promote the sharing of the responsibility for environmental planning and assessment between the different levels of government in the State,*
- (j) to provide increased opportunity for community participation in environmental planning and assessment.*

The proposed development is considered to be consistent with the objects of the EP&A Act for the following reasons:

- It promotes the orderly and economic use and development of the land by proposing a residential built form that is consistent with the low density residential zoning and character of the site and surrounding locality;
- It protects the environment by including suitable stormwater management measures and ensuring the retention of the mature Brush Box tree located along the road verge immediately fronting the site and;
- It promotes good design and amenity by providing for an appropriately designed built form that responds to the characteristics of the site and locality, whilst ensuring that the amenity of the built environment in the immediate vicinity remains uncompromised.



### **3.3. Environmental Planning and Assessment Regulation 2000**

#### **3.3.1. Clause 92 – Demolition**

All demolition work will be undertaken in accordance with Clause 92 of the Environmental Planning and Assessment Regulation 2000 ('EP&A Regulation') requiring the consent authority to consider *Australian Standard AS 2601 - 1991: The Demolition of Structures*.

#### **3.3.2. Clause 98 – Compliance with the Building Code of Australia**

Pursuant to the prescribed conditions under Clause 98 of the EP&A Regulation, any building work "*must be carried out in accordance with the requirements of the Building Code of Australia*". All proposed works are deemed capable of complying with the relevant provisions of the Building Code of Australia.

### **3.4. State Environmental Planning Policies**

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

The purpose of the State Environmental Planning Policy No. 55 – Remediation of Land ('SEPP 55') is to ensure that land which is contaminated is identified and appropriately remediated so as to be suitable for the proposed development.

Clause 7(1) of the SEPP 55 states:

*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.*

As is evident upon review of the 1943 aerial imagery the site has had a long standing residential use and there are no known records of contaminating activity being conducted on the site. Further, a review of the POEO register for contaminated land has not flagged the subject site as being potentially affected by any form of contaminants. In view of these factors and having regard to the provisions of the SEPP 55, the site is considered suitable for the proposed development.

Having regard to the above commentary, the likelihood of any site contamination is minimal and therefore the provisions of the SEPP 55 are considered to be satisfied.

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

In accordance with the provisions of the State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004, a BASIX Certificate has been provided. The proposed development satisfies the requirements of the BASIX Certificate in terms of water conservation, energy efficiency and thermal comfort.

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

The State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017 ('Vegetation SEPP') regulates the 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 the clearing of:

1. 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
2. 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 Vegetation SEPP repeals clauses 5.9 and 5.9AA of the *Standard Instrument - Principal Local Environmental Plan*, with regulation of the clearing of vegetation (including native vegetation) below the BOS threshold being through any applicable DCP.

The proposal seeks to retain the existing trees within the front setback and mature Brush Box tree located along the road verge fronting the site. These trees are to be retained and suitably protected in conjunction with the proposed development.

### 3.5. Local Environmental Plans

#### 3.5.1. Strathfield Local Environmental Plan 2012

The Strathfield Local Environmental Plan 2012 ('Strathfield LEP') applies to the subject site which is identified as being within the 'R2 Low Density Residential' zone (refer to Figure 18 below). The proposal is best characterised as development for the purposes of a "dwelling house" which is permissible in the R2 Low Density Residential zone with the consent of the Strathfield Council.



Subject site 

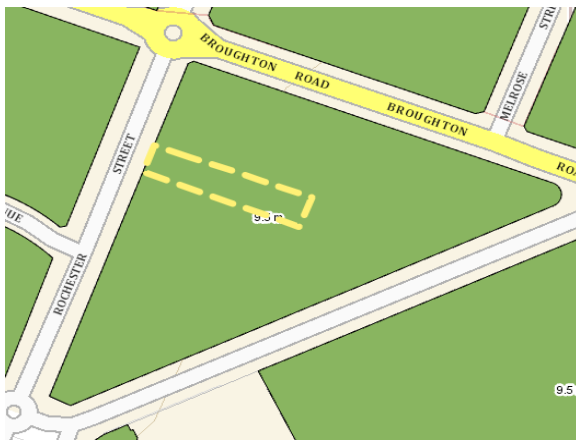
Figure 18: Zoning Map  
Source: Strathfield LEP

The objectives of the R2 Low Density Residential zone are as follows:

- 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.

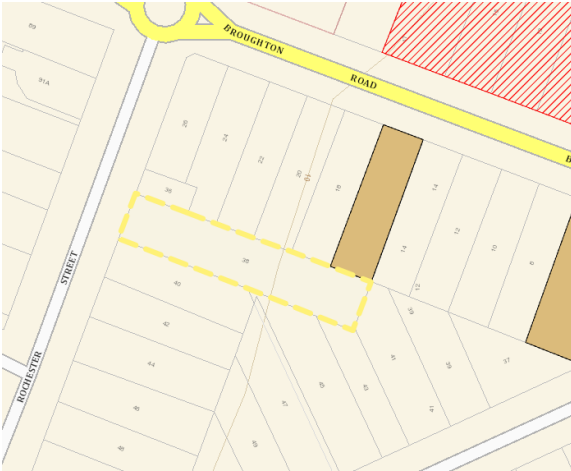
The proposed development is consistent with the relevant objectives of the zone in that it provides for a detached dwelling house of high quality design in a low density residential environment

A summary of our assessment of the proposed development against the remaining provisions of the Strathfield LEP is detailed as follows. Some clauses within the Strathfield LEP have been deliberately omitted because they are not applicable to the proposed development.

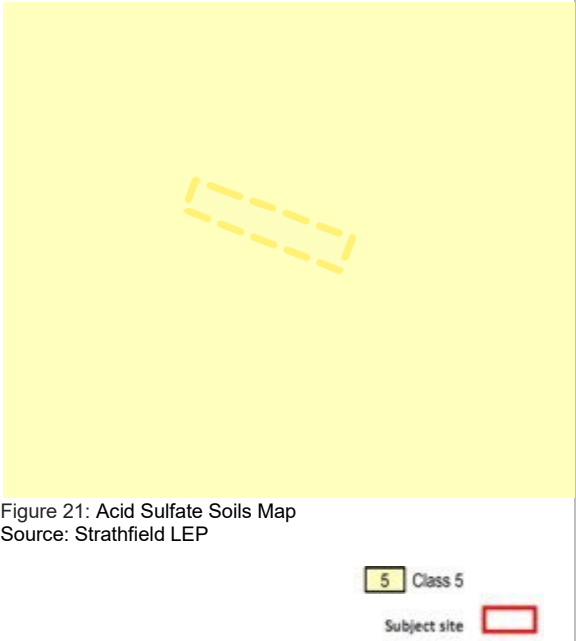
Strathfield Local Environmental Plan 2012			
Clause	Requirement	Proposed	Y/N
<b>Part 2 - Permitted or Prohibited Development</b>			
2.7	<b>Demolition Requires Development Consent</b>	This DA includes the demolition of the existing dwelling house and outbuildings (as detailed in the accompanying architectural plans).	Yes
<b>Part 4 – Principal Development Standards</b>			
4.3	<p><b>Height of Buildings</b></p> <p>The height of a building on any land is not to exceed the maximum height shown for the land on the Height of Buildings Map. In this case, the relevant map limits the height of buildings on the subject site to 9.5m.</p>	 <p>Figure 19: Height of Buildings Map Source: Strathfield LEP</p> <p>The proposal has a maximum building height of 7.7m, as measured from the top of its roof to the existing levels of the site directly below.</p>	Yes

<p><b>4.4C</b></p>	<p><b>Exceptions to Floor Space Ratio (Zone R2)</b></p> <p>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. In this case, the relevant table limits the floor space ratio for buildings on the subject site to 0.50:1, equating to a gross floor area of 580.50m<sup>2</sup>.</p>	<p>The proposal has a gross floor area of 568.64m<sup>2</sup>, resulting in a floor space ratio of 0.4898:1.</p>	<p>Yes</p>
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**Part 5 – Miscellaneous Provisions**

<p><b>5.11</b></p>	<p><b>Heritage</b></p> <p>The objectives of this clause are as follows:</p> <p><i>to conserve the environmental heritage of Strathfield,</i></p> <p><i>to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views,</i></p> <p><i>(c) to conserve archaeological sites, to conserve Aboriginal objects and Aboriginal places of heritage significance</i></p>	 <p>Figure 20: Heritage Map Source: Strathfield LEP</p> <p>The subject site is not identified as a heritage item, nor is it located within a heritage conservation area. It also contains no recognised archaeological sites or aboriginal objects.</p> <p>The site is located in the vicinity of two (2) heritage</p> <p>The proposed dwelling being limited to two (2) storeys in scale is notably separated from the identified Items whereby it will have no bearing on respective settings</p>	<p>Yes</p>
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**Part 6 – Additional Local Provisions**

<p><b>6.1</b></p>	<p><b>Acid Sulfate Soils</b></p> <p>The objective of this clause is to ensure that development does not disturb, expose or drain acid sulfate soils and cause environmental damage.</p>	 <p>Figure 21: Acid Sulfate Soils Map Source: Strathfield LEP</p> <p>Development consent must not be granted under this clause for the carrying out of certain works unless an acid sulfate soils management plan has been prepared for the proposed works in accordance with the Acid Sulfate Soils Manual and has been provided to the consent authority.</p> <p>Although the proposal involves major excavation works, development consent is not required for the carrying out of these works pursuant to this clause as the site is not within 500m of adjacent class 1, 2, 3 or 4 acid sulfate soils. Accordingly, an acid sulfate soils management plan is not required in this case.</p>	<p>Yes</p>
<p><b>6.2</b></p>	<p><b>Earthworks</b></p> <p>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</p>	<p>The proposed excavation and minor fill works will not disrupt or detrimentally affect drainage patterns and soil stability in the locality, noting that the site is gently sloped and not traversed by any drainage lines or subject to any geotechnical risks.</p> <p>Any excavated material is understood to be virgin material and highly unlikely to be contaminated given the long standing use of the site for residential purposes. It is anticipated that standard conditions of consent will be imposed in relation to unexpected contamination and disposal of excavated material.</p>	<p>Yes</p>

		<p>Where proposed earthworks occur within or close to the zone of influence of neighbouring structures, specific excavation and earth retention methods will be implemented to ensure structural integrity of adjacent buildings is not compromised.</p> <p>It is considered unlikely that the site contains relics or any items of historic significance. Should any such item be encountered during site preparation works, excavation will cease immediately and the appropriate government authority will be notified. It is anticipated that a standard condition of consent will be imposed in this respect.</p> <p>The site is not located adjacent to a waterway, drinking water catchment or environmentally sensitive area and hence risks of detrimental impacts on these important areas are minimised. Sediment and erosion controls will be installed and maintained for the duration of the site preparation and construction phases to ensure there is no risk of sediment laden water leaving the site and entering council's drainage infrastructure.</p> <p>Excavation techniques which focus on minimising disturbance resulting from noise and vibration transmission will be implemented.</p> <p>In summary, the proposal will not have a detrimental impact on environmental functions and processes, neighbouring uses, cultural or heritage items or features of the surrounding land.</p>	
6.4	<p><b>Essential Services</b></p> <p>(1) Development consent must not be granted for development unless the consent authority is satisfied that any of the following services that are essential for the development are available or that adequate arrangements have been made to make them available when required—</p> <p>(a) the supply of water,  (b) the supply of electricity,  (c) the disposal and management of sewage,  (d) the disposal and recycling of waste,  (e) stormwater drainage or on-site conservation,  (f) suitable vehicular access.</p>	<p>Essential services including water and electricity supply, sewage disposal and management, waste disposal and recycling, stormwater drainage and suitable vehicular access are available to the site.</p>	Yes



## 3.6. Proposed Environmental Planning Instruments

### 3.6.1. State Environmental Planning Policy (Environment)

The planning provisions for water catchments, waterways, urban bushland and world heritage are currently contained in several of the State Environmental Planning Policies; the Standard Instrument - Principal Local Environmental Plan; and in the Ministerial Directions for plan making issued under the EP&A Act.

An 'Explanation of Intended Effect' relating to the State Environmental Planning Policy (Environment) ('Environment SEPP') was publicly exhibited between 31 October 2017 and 31 January 2018. The Environment SEPP will integrate provisions from seven (7) existing State Environmental Planning Policies relating to water catchments, waterways, urban bushland and world heritage and reduce the complexity of and streamline the planning system.

The proposed Environment SEPP will:

- Encourage the proper management, development and conservation of natural resources and the protection of the environment, in line with the objectives of the EP&A Act,
- Enable growth that maintains and enhances the health and integrity of our natural and cultural heritage for the benefit and enjoyment of the present community and for future generations,
- Streamline development assessment by identifying and considering environmental values and constraints at the earliest possible stage in the development decision making process, using evidence based planning methods,
- Promote ecologically sustainable development that supports a balanced approach to the use of land and natural resources, and provides for long term environmental, economic and social well-being,
- Adopt a risk based approach to minimise cumulative negative impacts of development on both the immediate site and on a surrounding area or region, and
- Fit within a range of plans and strategies including 'A Plan for Growing Sydney', draft District Plans, Regional Plans, local environmental plans, Ministerial Directions and development control plans.

Based on the information contained within the 'Explanation of Intended Effect' relating to the Environment SEPP, it is considered that the proposal is consistent with the proposed environmental planning instrument.

### 3.6.2. Remediation of Land State Environmental Planning Policy

The Remediation of Land State Environmental Planning Policy ('Remediation of Land SEPP') is a review of SEPP 55 which, along with the *Managing Contaminated Land Planning Guidelines*, has been in place for almost 20 years. Both documents needed to be updated to respond to changes in federal and state legislation and policy and to reflect new land remediation practices. An 'Explanation of Intended Effect' relating to the Remediation of Land SEPP was publicly exhibited between 25 January 2018 and 13 April 2018.

The proposed Remediation of Land SEPP aims for the better management of remediation works by aligning the need for development consent with the scale, complexity and risks associated with the proposed works. More specifically, it will:

- Provide a state-wide planning framework for the remediation of land,
- Require consent authorities to consider the potential for land to be contaminated when determining development applications,
- Clearly list the remediation works that require development consent, and
- Introduce certification and operational requirements for remediation work that can be undertaken without development consent.

Based on the information contained within the 'Explanation of Intended Effect' relating to the Remediation of Land SEPP, it is considered that the proposal is not in conflict with the proposed environmental planning instrument.

## 3.7. Development Control Plans

### 3.7.1. Strathfield Consolidated Development Control Plan 2005

The Strathfield Consolidated Development Control Plan 2005 ('Strathfield DCP') applies to the majority of land within the Strathfield LGA including the subject site. It was adopted by the Strathfield Council on 4 April 2006 and came into effect on 3 May 2006. Its purpose amongst other things is to guide future development within the Strathfield LGA and support the controls within the Strathfield LEP.

The relevant provisions of the Strathfield DCP as currently in force are discussed in the compliance table as follows. Some provisions within the Strathfield DCP have been deliberately omitted from this table because they are not applicable to the subject site or proposal.

With respect to the application of the specific controls in the Strathfield DCP, attention is also drawn to Section 4.15(3A) of the EP&A Act which prescribes as follows:

***“(3A) Development control plans***

*If a development control plan contains provisions that relate to the development that is the subject of a development application, the consent authority:*

*(a) if those provisions set standards with respect to an aspect of the development and the development application complies with those standards—is not to require more onerous standards with respect to that aspect of the development, and*

*(b) if those provisions set standards with respect to an aspect of the development and the development application does not comply with those standards—is to be flexible in applying those provisions and allow reasonable alternative solutions that achieve the objects of those standards for dealing with that aspect of the development, and*

*(c) may consider those provisions only in connection with the assessment of that development application.”*

The implication of these provisions is that a consent authority must be flexible in applying the relevant controls and allow reasonable alternative solutions that meet the objects of those controls. In this case, where a specific control is not satisfied, an argument has been provided to demonstrate that the proposal achieves the relevant stated objectives of that control or, if there are no relevant stated objectives, the implied objectives of that control.

A summary of our assessment of the proposed development against the relevant provisions of the Strathfield DCP is detailed as follows.

## Strathfield Consolidated Development Control Plan 2005

Controls	Proposed	Y/N
<b>Part A - Dwelling Houses and Ancillary Structures</b>		
<b>2.2.1 Streetscape Presentation</b>		
New dwellings must be positioned and oriented on their site to address the street frontage with a clearly identifiable entry.	The architectural plans accompanying the DA indicate that the proposed dwelling is appropriately positioned and oriented towards Rochester Street and a clearly identifiable entry is provided.	Yes
Consistently occurring positive building façade features within the existing streetscape should be incorporated into the proposed dwelling design such as roof shape, pitch and overhangs; entry porches, verandas, balconies and terraces; materials, finishes, fixtures, patterns, fenestrations, colours and detailing; and the location and proportion of windows and doors. Excessive parapets, irregular-shaped and irregular-spaced windows, excessive glazing to building facades and double-height vertical elements including columns are not permitted.	<p>The proposed dwelling is located in a street that is typified by dwellings of wide ranging architectural styles and constructed at different stages of Sydney's development, as distinct from a street that is typified by dwellings of a particular period of architecture and having a consistent rhythm of built elements. As a result, there is little consistency in terms of the rhythm of built elements in the streetscape. Notwithstanding, the built form of the dwelling is sufficiently articulated to reduce its visual bulk when viewed from the locality.</p> <p>Notwithstanding, the proposed dwelling adopts an architectural form and language, with an overall silhouette, height, scale and form that is both consistent and compatible with the established and emerging pattern of development and housing typology.</p>	Yes
Streetscape elements that should be taken into account in the design of new and altered residential development include topography; width and location of carriageway; street tree planting and landscaping; allotment size/width; boundary fences; setbacks; building character and scale; bulk; setback and rhythm; and roof forms.	The proposed dwelling is of a siting arrangement, built form, character and materiality that is commensurate with that observed by the emerging development typology within both the immediate and broader context.	Yes
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.	The Garage door location is located on the primary elevations, due to the site width alternative options are limited and the standard approach makes for a simplified facade	Yes

<b>2.2.2 Scale, Massing and Rhythm of Street</b>			
	The overall scale, massing, bulk and layout of the proposed building must complement the existing streetscape. New buildings and alterations and additions should reflect the dominant building rhythm in the street.	and constructed at different stages of Sydney's development, as distinct from a street that is typified by dwellings of a particular period of architecture and having a consistent rhythm of built elements. As a result, there is little consistency in terms of the rhythm of built elements in the streetscape.	Yes
		and constructed at different stages of Sydney's development, as distinct from a street that is typified by dwellings of a particular period of architecture and having a consistent rhythm of built elements. As a result, there is little consistency in terms of the rhythm of built elements in the streetscape.  Notwithstanding, the proposal has been designed in a manner that will ensure visual compatibility with the established dominant attributes of the streetscape, whilst providing a number of more modern, contemporary features that will serve to maintain future compatibility with emerging architectural themes and dwelling arrangements.	
	Building height and mass must not result in loss of amenity to adjacent properties, open space or the public domain	The proposal complies with the relevant building height and floor space ratio standards set out in the Strathfield LEP.  The proposed dwelling has been sited in a manner that will promote future occupant amenity, whilst also ensuring that any resulting amenity impacts on the neighbouring properties and public domain are appropriately mitigated.	Yes
<b>2.2.3 Building Forms</b>			
	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.	The proposal includes a range of architectural elements to articulate the built form including the use of staggered facades, varying setbacks, elements. As a result, large expanses of unbroken wall are avoided.  Further, the manner in which the front facade has been articulated and the combinations of materials and finishes used in this facade will serve to provide a greater level of visual interest particularly when the building is viewed from the public domain.	Yes

## 2.2.4 Architectural Detailing, including Roof forms, Materials and Colours

	<p><b><u>Roof Forms</u></b></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 dwelling includes a shallow pitched roof enclosed on all sides by low profile parapets. Whilst existing dwellings in the vicinity of the site mainly have a hip or gable ended tile roof presentation to the street, more recent dwellings in the wider locality have low profile, flat/parapet roofs in a similar vein to the proposal. It is also noted that the hip and gable ended roof forms in the vicinity of the site vary considerably in terms of colour, shape and pitch. Given that there is no consistent rhythm of roof forms in the streetscape, the proposed flat roof form of the dwelling is reasonable.</p>	<p>Merit</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 proposed main roof being shallow pitched and obscured from view due to the enclosing low profile parapets will not contribute significantly to the bulk and scale of the dwelling. The frontmost portion of the dwelling includes a more visible roof form, incorporating off-form concrete designed as an architectural feature.</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>The parapets enclosing the main roof have been kept to the minimum height necessary to ensure that the corrugated roof within is sufficiently screened from view.</p>	<p>Yes</p>
	<p><b><u>Materials</u></b></p> <p>Materials must be compatible with adjoining dwelling houses and the streetscape in terms of type, form and colour.</p>	<p>The building materials to be utilised in the external walls of the dwelling are reasonably compatible with adjoining dwelling houses and the streetscape, noting that masonry is the dominant material, but also appreciating that the forms and colours of the masonry used throughout the street are wide ranging.</p>	<p>Yes</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 style of the dwelling and the locality in some circumstances.</p>	<p>Whilst brick and tile dwelling houses are prevalent in the immediate streetscape, the contemporary architectural design of the dwelling warrants the use of more modern materials and finishes. In the wider locality, there are many examples of new dwellings that utilise alternative materials despite the prevalence of brick and tile dwellings.</p>	<p>Merit</p>

	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.	The materials used in the external walls and roof are of low reflectivity and will not cause undue glare nuisance to motorists and pedestrians along Rochester Street.	Yes
	<b><u>Colours</u></b>  New development must incorporate colour schemes that have a hue and tonal relationship with the traditional colours or the predominant colours of the street.	The colours utilised in other dwellings throughout the street are wide ranging, but generally reflect more neutral tones. The proposal incorporates neutral tones consistent with the streetscape.	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 colour scheme for the proposed dwelling ensures that these elements are integrated harmoniously with the external design of the building.	Yes
<b>4.2.1 Floor Space Ratio</b>			
	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 massing of the proposed dwelling is appropriate to the site area, noting that the proposal complies with the floor space ratio and building height limits prescribed for the site and generally satisfies the front, side and rear setback controls.	Yes
<b>4.2.2 Building Height</b>			
	The maximum height to the top of parapet for flat roofed dwelling houses is to be 7.8 metres.	The proposed dwelling house has a maximum height of 7.7m as measured from the topmost roof parapet to the existing ground level directly below.	Yes
	The maximum height of the parapet wall for flat roofed dwelling houses is to be 0.8 metres above the uppermost ceiling level.	The parapet walls are higher than 0.8m. These have been located to the front façade. We find that such a contour is counter to best construction methods for a higher pitch to the roof, the parapets are shown to incorporate architectural mouldings.	Merit

	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.	The external wall heights range between 6 m and 6.55m as measured from the existing ground level to the uppermost ceiling level.	Yes
	The maximum internal floor to ceiling height is to be 3.0 metres for any residential level.	Both residential levels of the dwelling have internal floor to ceiling heights of no more than 3m.	Yes
	Dwelling houses and any ancillary structures are to be no more than two (2) storeys high.	The dwelling comprises two (2) storeys,	Yes
	The building height should respond to the gradient of any given site and	The dwelling has been design to minimise the bulk of height out of the ground but keeping a uniform level, due to the sites existing retaining walls new walls are proposed to retain the cut	Yes

#### 4.2.3 Setbacks

	<p><b><u>Street Setbacks</u></b></p> <p>Minimum street setback required: 9m</p> <p>Despite the above, a setback of less than 9m may be considered where:</p> <p>a) The predominant front setback in the street is less than 9m;</p> <p>b) The proposed setback is not less than the setback of the existing dwelling; or</p> <p>c) The proposed setback would not conflict with the character of the existing streetscape.</p>	Existing setbacks within the street range from 4.0 to 6.0m the current dwelling is setback at 5.36m and the proposed design is setback 7.37m	Yes
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	<p><b><u>Side and Rear Setbacks</u></b></p> <p>New dwellings are to have a combined side setback equivalent to 20% of the width of the block. The combined setback may be unevenly distributed between both sides as long as a minimum side setback of 1.2m is provided on each side. In the case of the proposal, a combined side setback of 3.05m applies.</p>	<p>Application of this control requires a combined 3.048m setback from the side boundaries. The dwelling is proposed at a setbacks of 1.3 and 1.75 totalling 3.05m</p>	<p><b>Yes</b></p>
	<p>Dwellings are to have a minimum rear setback of 6m to provide adequate open space and deep soil areas for shading/screening trees.</p>	<p>The proposed rear setback of the dwelling is 33.770 and the Outbuilding is 13.0m</p>	<p><b>Yes</b></p>

### 5.2.1 Landscaped Area

	<p>Minimum landscaped area required: 45.0%.</p>	<p>45.51% (or 528.34m<sup>2</sup>) of the site comprises landscaped area.</p>	<p><b>Yes</b></p>
	<p>At least 50% of the minimum landscaped area should be located behind the building line to the rear boundary.</p>	<p>This outcome has been achieved.</p>	<p><b>Yes</b></p>
	<p>At least 50% of the front yard should be maintained as deep soil soft landscaping</p>	<p>This outcome has been achieved.</p>	<p><b>Yes</b></p>
	<p>Planting areas shall include a mix of low-lying shrubs, medium-high shrubs and canopy trees in locations where they will soften the built form.</p>	<p>As illustrated by the landscape plan accompanying the DA, this control has been achieved.</p>	<p><b>Yes</b></p>
	<p>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.</p>	<p>As illustrated by the landscape plan accompanying the DA, the landscaping proposed is consistent with the established pattern along Rochester Street.</p>	<p><b>Yes</b></p>

	<p>In relation to conservation and energy efficiency, plant species must be retained, selected and planted to:</p> <ul style="list-style-type: none"> <li>● shade buildings in summer;</li> <li>● reduce glare from hard surfaces;</li> <li>● permit sunlight access into living rooms in cooler months;</li> <li>● cool air currents channelled into the dwelling in summer; and</li> <li>● act as windbreaks where desirable.</li> </ul>	<p>This outcome has been achieved. Refer to the landscape plan accompanying the DA for more detail.</p>	<p>Yes</p>
<b>5.2.3 Private Open Space</b>			
	<p>Private open space is to be provided in a single parcel rather than a fragmented space and shall be directly accessible from internal living areas of the dwelling.</p>	<p>An area of private open space is provided at ground level, to the rear of the dwelling house. This private open space is directly accessible from the open plan living/dining/kitchen area.</p>	<p>Yes</p>
	<p>The principal private open space area should be generally level and may be in the form of a deck, patio, terrace or paved area. The principal private open space must include a deep soil area compliant with the minimum landscaped area.</p>	<p>The area of private open space is both level and appropriately landscaped and includes the provision of sufficient deep soil area.</p>	<p>Yes</p>
<b>6.2.1 Sunlight Access</b>			
	<p>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>As can be evidenced upon review of the shadowing analysis prepared by Designs By Adam that forms part of the architectural plan set, the neighbouring properties will continue to maintain a minimum period of 3 hours between 9.00am and 3.00pm at the winter solstice (June 21).</p> <p>This analysis confirms that any shadow proposed to be cast by this development is acceptable and will not unreasonably restrict solar access to neighbouring dwellings.</p>	<p>Yes</p>
	<p>50% of the principal private open space of any adjoining premises should receive solar access for a minimum period of 3 hours between 9.00am and 3.00pm at the winter solstice (June 21).</p>	<p>As can be evidenced upon review of the shadowing analysis prepared by Designs By Adam that forms part of the architectural plan set, the neighbouring properties will continue to maintain a minimum of 50% to their private open space for a minimum period of 3 hours between 9.00am and 3.00pm at the winter solstice (June 21).</p>	<p>Yes</p>

<b>7.2.1 Building Envelope and Dwelling Layout</b>		
Private open space, bedrooms, balconies and living rooms of proposed and any existing adjoining dwellings are to be protected from direct overlooking by locating living areas on the ground floor and orientating them towards the rear and front setback.	The main living areas are located on the ground floor and oriented to the rear of the property.	Yes
Ensure finished floor levels are not excessively elevated above natural ground level.	The ground floor level of the dwelling is located as close as practicable to the existing levels of the site.	Yes
Appropriate evergreen screen plants and trees may assist in providing improved privacy to adjacent properties.	Suitable planting is proposed along the site perimeters. This is detailed in the landscape plan accompanying this DA.	Yes
<b>7.2.3 Elevated decks, Verandahs and Balconies</b>		
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.	No balconies and the like are proposed along the side elevations.	Yes
Elevated decks, verandahs and balconies shall incorporate privacy screens where necessary.	The proposed balconies located at the rear of the dwelling are of a size, location and future utility that will not influence the level of privacy capable of being afforded to neighbouring properties and vice versa.	Yes
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).	The proposed balcony located at the rear of the dwelling is outside of this control and as such privacy screens have been noted for the side boundary, the Site depth is allows this balcony to be 37m from the rear and as such we ask for council to take this into account.	Merit

### 7.2.4 Acoustic Privacy

	<p>Noise-sensitive rooms, such as bedrooms, should be located away from noise sources, including main roads, parking areas, living areas, recreation areas and the like. Conversely, entries, halls, storage rooms, bathrooms and laundries should be located in areas more affected by noise.</p>	<p>The dwelling has been designed to orient private open spaces and noise sensitive rooms in such manner that will not result in any unreasonable impact to the acoustic privacy of adjoining properties and will in turn afford acoustic privacy to the occupants of the dwelling.</p>	<p>Yes</p>
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### 8.2.1 Driveway and Grades

	<p>Existing driveways must be used unless the applicant can demonstrate that:</p> <p>(a) relocation would improve solar access to the property and/or adjoining properties;</p> <p>(b) the amenity of any adjoining residences would not be unduly affected (with regard to sleeping areas);</p> <p>(c) relocation would not impact on street trees, bus stops, bus zones, powerlines and other services, on street parking, heritage values or the streetscape; and</p> <p>(d) relocation would not adversely impact the safety of motorists or pedestrians.</p>	<p>The relocation of the driveway crossing will enable the provision of a generous garden bed along the Southern boundary of the site, thereby improving the streetscape in the vicinity of the site and the amenity of the adjoining property in this location.</p>	<p>Yes</p>
	<p>The width of driveways at the property boundary is to be 3m.</p>	<p>The proposed driveway at the boundary is 3.5m this is proposed due to the location of the street tree for better view distance for the occupants to the street corner</p>	<p>Merit</p>
	<p>Vehicle access points and parking areas must:</p> <ul style="list-style-type: none"> <li>- be easily accessible and recognisable to motorists;</li> <li>- not disrupt pedestrian flow and safety; and</li> <li>- be located to minimise traffic hazards and the potential for vehicles to queue on public roads.</li> </ul>	<p>The proposed vehicular access point is both accessible and recognisable to motorists, will not disrupt pedestrian flow and safety and will not result in any undue traffic hazards.</p>	<p>Yes</p>
	<p>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.</p>	<p>A single vehicular crossing is proposed.</p>	<p>Yes</p>

	Vehicular turning areas for garages shall comply with the relevant Australian Standard.	The proposed garage is designed in accord with the relevant standards.	Yes
	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.	The proposed driveway is setback 350mm this is due to the existing street tree which impacts the access angle to the site	Merit
<b>8.2.2 Garage, Carports and Car Spaces</b>			
	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.	The development includes the provision of a two (2) car garage.	Yes
	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.	The proposed garage is located at Ground level and has been treated in a manner where it will not present as a dominant building feature.	Yes
	The minimum dimensions of parking spaces and garages shall comply with the relevant Australian Standards.	The proposed parking spaces have been designed to comply with the relevant standards.	Yes
<b>11.2.1 Address and Entry Sightlines</b>			
	Buildings are to be designed to allow occupants to overlook public places in order to maximise passive surveillance.	The dwelling has been designed such that it will provide several opportunities for passive surveillance of the public domain. A number of windows will be provided with the benefit of a direct view onto Rochester Street.	Yes
	Design landscaping around dwellings and ancillary structures so that when plants are mature they do not unreasonably restrict views of pathways, parking and open space areas.	Refer to the landscape plan	Yes
	The incorporation of Crime Prevention through Environmental Design (CPTED) principles in the design of developments should not detract from the amenity of the streetscape.	Territorial reinforcement is provided to the development with the provision of street boundary fencing which will delineate the dwelling from the public domain.	Yes

<b>11.2.2 Pedestrian Entries</b>			
	Pedestrian entries and vehicular entries should be suitably separated to ensure the safety of pedestrians and residents.	Pedestrian access to and from the front entry of the dwelling is provided off Rochester Street via pathway that is separate from the internal driveway.	Yes
	Dwelling entrances should be easily identifiable with walkways and landscaping used to direct visitors to the main dwelling entrance.	A clearly identifiable entry is provided to the dwelling from Rochester Street	Yes

<b>12.2.6 Swimming Pools</b>			
	<p>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>Any lighting associated with a swimming pool should be positioned to prevent light spillage and minimise any nuisance to adjoining premises.</p>	The proposal includes the provision of an in-ground swimming pool setback 1.37m from the north side boundary. The installation and everyday use of the pool and ancillary equipment will be in accordance with the relevant standard.	Yes

<b>Part P – Heritage</b>			
<b>3.2 Setting</b>			
	Development in the vicinity of a heritage item should not be of such bulk or height that it visually dominates or overshadows the heritage item.	<p>The site is located in the vicinity of two (2) heritage items,</p> <p>The proposal being only two (2) storeys in scale and generously separated from the items, will ensure that the proposal will not visually dominate or overshadow the heritage items.</p>	Yes
	Views to or from a heritage item should not be obscured by new development.	The proposal will not obscure views to or from the heritage items given its location to the north of the Items and extent of spatial separation provided between the built forms	Yes

<b>3.3 Scale</b>			
	The scale of new development in the vicinity of a built heritage item should not be substantially greater than that of the heritage item.	The two (2) storey scale of the proposal is not substantially greater than that of the heritage item.	Yes
	New development that obscures important views of a heritage item is not permitted	The proposal being located across the road and amongst 1-2 storey dwellings will not obscure important views of the heritage items.	Yes
<b>3.4 Siting</b>			
	The siting and setback of new development in the vicinity of a heritage item should ensure that important	The proposal is well separated from the heritage items where it will have no level of visual siting relationship. In this regard, views to from and across the items will not be	Yes
	views to or from the heritage item are not adversely impacted on.	impeded upon by way of the proposed development.	
	The siting and setback of new development in the vicinity of a heritage item should ensure that landscape elements associated with or listed as a heritage item are not adversely affected by the development.	No landscape elements associated with the heritage item are affected by the proposal.	Yes
<b>3.5 Materials and Colours</b>			
	Materials and colours for development in the vicinity of a heritage item shall be selected to avoid stark contrast with the adjacent development where this would result in the visual importance and significance of the heritage item being reduced.	The proposal utilises recessive neutral tones in its external finishes such that it will not detract from the visual presence of the heritage item.	Yes
<b>3.6 Excavation</b>			
	Applications involving excavation adjacent to a heritage item must demonstrate that the proposed excavation will not compromise the structural integrity of the heritage item and will not detract from its setting.	The proposed dwelling is far removed from the heritage item such that the excavation works proposed are unlikely to compromise the structural integrity of the item.	Yes



## 5. ENVIRONMENTAL IMPACT ASSESSMENT

### 5.1. Overview

This section identifies and assesses the impacts of the development with specific reference to the heads of consideration under Section 4.15 of the EP&A Act.

### 5.2. Context and Setting

The context and setting of the development site are described in Section 2 of this SEE.

Consideration of the compatibility of the proposal and its surroundings has been undertaken with regard to the Land Environment Court Planning Principle on “compatibility with context” in *Project Venture Developments v Pittwater Council [2005] NSWLEC 191*. In order to test whether a proposal is compatible with its context, the following two questions can be asked:

▪ **Are the proposal’s physical impacts on surrounding development acceptable? The physical impacts include constraints on the development potential of surrounding sites.**

The proposal represents a building typology, form, and scale which the planning controls anticipate for the land while all efforts have been made in the design so as to alleviate any amenity impacts to neighbouring development.

▪ **Is the proposal’s appearance in harmony with the buildings around it and the character of the street?**

The proposed development will offer a built form, siting and scale commensurate with that of a number of identifiable developments within the context of the site.

### 5.3. Likely Impacts of the Development

#### 5.3.1. Topographic & Scenic Impacts

The site is not located within an area of particular scenic value. The proposed dwelling will not generate any adverse visual impacts given its careful siting relative to neighbouring properties, articulated built form and use of a neutral colour scheme. The proposed excavation works will not result in any visual scarring of the landscape or adverse bearing to the amenity of neighbouring sites or the structural integrity of nearby buildings.

#### 5.3.2. Micro-Climate Impacts

The proposal will not result in any discernible adverse impacts on the local micro-climate. In this regard, the mature tree along the road verge fronting the site and tree species located within the front setback are being retained and the extent of vegetation within the site will be significantly enhanced by way of additional tree, shrub and groundcover planting.

#### 5.3.3. Water & Air Quality Impacts

During construction, appropriate sediment and erosion controls will be installed and maintained to prevent migration of sediment from the site. Once constructed, roof and surface water from the development will be captured, treated and appropriately discharged. The proposal is unlikely to have any notable impact on water quality.

In terms of air quality, the site will be managed during demolition, excavation and construction to mitigate potential for dust generation. During operation, the proposed use being for the purpose of residential accommodation is not anticipated to generate any unusual odours or fumes. The proposal is unlikely to have any notable impact on air quality.

#### **5.3.4. Aural and Visual Privacy Impacts**

The design of the building has carefully considered the need to protect the privacy of occupants of both the proposed dwelling and neighbouring dwellings. The main living areas are confined to the ground floor level and major windows at first floor level are primarily oriented to the street and rear of the site.

Having regard to the above commentary, it is considered that adequate reciprocal privacy outcomes have been achieved.

#### **5.3.5. Impact on Sunlight Access**

The shadow diagrams accompanying the DA indicate that the shadows cast by the proposed building at mid-winter will predominantly fall over the subjects sites rear yard area..

The extent of overshadowing of the neighbouring properties is not considered unreasonable given that the proposed dwelling complies with the prescribed maximum floor space ratio and building height standards and satisfies the setback controls. Additionally, the building incorporates modest floor to ceiling heights and its ground floor level is sited as close as practicable to the existing levels of the site.

#### **5.3.6. Impact on Views**

The proposed development will not result in any unreasonable impacts on views from neighbouring properties having regard to its floor space ratio and building height being well within the maximum limits and its careful siting and design relative to the existing built forms on adjoining properties and the prevailing gently sloping topography of the immediate locality.

### **5.4. Suitability of the Site**

This section will consider the proximity of the site to services and infrastructure; traffic, parking and access; waste management; and environmental hazards.

#### **5.4.1. Proximity of the Site to Services and Infrastructure**

The subject site is located within reasonable walking distance of a range of facilities and services including local bus services, private and public schools and parkland including passive and active recreational opportunities. As the site is within an established area, utility infrastructure including electricity, telephone, water and sewerage is also readily available.

#### **5.4.2. Traffic, Parking and Vehicular Access**

Vehicular access is proposed off Rochester Street via a new concrete footpath crossing, together with a concrete driveway leading to two garage spaces. A secure garage that is capable of accommodating car parking for two (2) vehicles is provided.. Given these vehicular access and parking arrangements, it is considered that no detrimental traffic implications will arise and the proposal is deemed suitable on traffic grounds.

### 5.4.3. Waste Management

A Waste Management Plan ('WMP') has been prepared by Designs By Adam and accompanies the DA. The WMP details the proposed measures for the management of waste during the demolition, construction and on-going phases of the development, with the intent of effective waste management. The measures detailed in the WMP may be implemented via suitable conditions of consent, if deemed necessary.

### 5.4.4. Environmental Hazards

The site is not in an area identified by Council as being subject to an environmental hazard that would preclude the ability for this form of development to be constructed on the land.

### 5.4.5. Summary

The proposal is of a scale and design that is suitable for the site having regard to its size and shape, topography, vegetation and relationship to adjoining developments. The site is located within an established urban area and services such as electricity, telephone, water and sewerage are readily available. The site is therefore considered suitable for the proposed built form and satisfies an assessment of those matters under Section 4.15(1)(c) of the EP&A Act.

## 5.5. Social and Economic Effects

### 5.5.1. Employment Opportunities

During the demolition, excavation and construction phases of the proposed development, on-going employment opportunities will be offered to a variety of building and related trade services.

## 5.6. Public Interest

The proposal has been carefully designed to provide high quality and high amenity accommodation whilst minimising impacts on the character of the locality and the amenity of neighbouring properties. The proposal will not result in any unreasonable impacts on surrounding residents and is consistent with the intent of all applicable planning provisions. Accordingly, it may be concluded that the proposal does not conflict with the public interest.

## 6. CONCLUSION

The proposed development has been assessed in accordance with Section 4.15 of the EP&A Act and the relevant planning controls.

The proposal constitutes development for the purpose of a “dwelling house” in accordance with the relevant definition under the Strathfield LEP and is permissible in the ‘R2 Low Density Residential’ zone with the consent of the Strathfield Council. The proposal is consistent with the relevant land use zone objectives and complies with the building height and floor space ratio standards as prescribed in the Strathfield LEP.

The proposal adequately addresses the relevant provisions of the Strathfield Consolidated Development Control Plan 2005. The few minor departures from the controls in the development control plan have been adequately justified by appropriate arguments addressing the relevant objectives.

As discussed throughout this SEE, the proposal achieves the desired character of the locality by maintaining its relationship with surrounding development through consistency in scale, form, setbacks and materials and is compatible with the emerging character of both the immediate and local context. The proposal will not result in any unreasonable impacts on the residential amenity of the locality, especially in terms of privacy, overshadowing and visual bulk impacts on immediate neighbours and traffic and streetscape impacts along Rochester Street.

In conclusion, the proposed development is considered to be consistent with the objects of the EP&A Act for the following reasons:

- It promotes the orderly and economic use and development of the land by proposing a residential built form that is consistent with the low density residential zoning and character of the site and surrounding locality;
- It protects the environment by including suitable stormwater management measures and ensuring the retention of the mature Brush Box tree located within the road verge immediately fronting the site and;
- It promotes good design and amenity by providing for an appropriately designed built form that responds to the characteristics of the site and locality, whilst ensuring that the amenity of the built environment in the immediate vicinity remains uncompromised.

Accordingly, in the circumstances of the case, the proposal is considered to be in the public interest and worthy of Council’s support.