

Agenda

Strathfield Local Planning Panel Meeting

Notice is hereby given that a Strathfield Local Planning Panel Meeting will be held at Town Hall (Supper Room), 65 Homebush Road, Strathfield on:

Thursday, 4 February 2021

Commencing at 10:00am for the purpose of considering items included on the Agenda

Persons in the gallery are advised that the proceedings of the meeting are being recorded for the purpose of ensuring the accuracy of the Minutes. However, under the Local Government Act 1993, no other tape recording is permitted without the authority of the Council or Committee. Tape recording includes a video camera and any electronic device capable of recording speech.

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TO: Strathfield Local Planning Panel Meeting - 4 February 2021
REPORT: SLPP – Report No. 1
SUBJECT: DA2020/149 - 3 GEES AVENUE, STRATHFIELD - LOT 2 DP 7904
DA NO. DA2020/149

SUMMARY

Proposal: Demolition of existing structures and construction of a new dwelling house with a lift, a basement, an in-ground swimming pool, an outbuilding and ancillary landscaping.

Applicant: N Lycenko

Owner: H Chen

Date of lodgement: 24 August 2020

Notification period: 31 August 2020 to 15 September 2020

Submissions received: None

Assessment officer: PS

Estimated cost of works: \$1,823,625.00

Zoning: R2 – Low Density Residential - SLEP 2012

Heritage: N/A

Flood affected: No

Is a Clause 4.6 variation proposed? No – floor space ratio
12.4% variation

Extent of the variation supported? Nil

RECOMMENDATION OF OFFICER: REFUSAL

EXECUTIVE SUMMARY

- 1.0 Development consent is being sought for the demolition of existing structures and construction of a new dwelling house with a lift, a basement, an in-ground swimming pool, an outbuilding and ancillary landscaping.
- 2.0 The application was notified in accordance with Council's Community Participation Plan from 31 August 2020 to 15 September 2020, where no submissions were received.
- 3.0 The assessment of the proposed development has identified the following issues:
 - a. Non-compliant floor space ratio;
 - b. Streetscape inconsistency due to proposed roof form;
 - c. Unreasonably excessive basement;
 - d. Basement protrusion above ground; and
 - e. Unnecessarily significant earthworks.
- 4.0 The proposed development is not supportable and is recommended for refusal. The proposal includes unreasonably excessive basement area which contributes to the non-

DA2020/149 - 3 Gees Avenue, Strathfield - Lot 2 DP 7904 (Cont'd)

compliance with Clause 4.4C, floor space ratio in zone R2, principal development standard. Additionally, the proposal appears to have not considered the streetscape as it proposes a flat roof facade on a street that is characterised by pitched roof dwellings.

BACKGROUND

- 28 August 2020 The subject development application was lodged.
- 31 August 2020 The DA was put on public exhibition until 15 September 2020, where no submissions were received.
- 24 September 2020 Council's Development Assessment Planner undertook a site visit.
- 13 October 2020 The additional information request letter was uploaded to the NSW Planning Portal, raising the following concerns:
- Floor space ratio non-compliance;
 - Roof form;
 - Ground floor ceiling level;
 - First floor front setback;
 - Landscaped area;
 - First floor front balcony;
 - Driveway at the front boundary and road reserve;
 - Vehicular manoeuvring area;
 - Basement footprint; and
 - BASIX requirements.
- 30 October 2020 A request to extend the submission due date of the additional information to 6 November 2020 was made, which was granted.
- 9 November 2020 The additional information was submitted to Council via the NSW Planning Portal.

DESCRIPTION OF THE SITE AND LOCALITY

The subject site is legally described as Lot 2 DP 7904 and commonly known as 3 Gees Avenue, Strathfield. It is located off the northern side of Gees Avenue with the nearest intersection being Cross Street.

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Figure 3. Closer imagery of the subject site (outlined) and immediate locality.

The site falls gradually from north east to north west by 3.2%.

The site is occupied by a single-storey brick dwelling house with terracotta gable roof and a detached garage with an attached carport and an outbuilding is also located within the rear yard. Vehicular access is provided to the site via an existing driveway from Gees Avenue.



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Figure 4. Subject site when viewed from Gees Avenue



Figure 5. The existing driveway on the site that leads to the existing garage



Figure 6. Detached garage located behind the building line.

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Figure 7. Outbuilding located at the rear of the site.



Figure 8. Rear elevation of the existing dwelling house on the site.

The current streetscape is characterised predominantly by dwelling houses with pitched roofs. A residential flat building located on the eastern end of the cul-de-sac.

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Figure 9. 4 Gees Avenue, Strathfield – located opposite of the site, to the south.



Figure 10. Image showing the residential flat building at the end Gees Avenue.

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Figure 11. Dwelling houses to the west of the subject site.



Figure 12. The subject site (left) and the neighbouring dwelling to the east (right).

The surrounding area is characterised by low density residential development, with the exclusion of the residential flat buildings that front Liverpool Road.

PROPERTY BURDENS AND CONSTRAINTS

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There are no easements or burdens on the land which could affect, or be affected by, the proposed development.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

Council has received an application for the demolition of existing structures and construction of a new dwelling house with a lift, a basement, an in-ground swimming pool, an outbuilding and ancillary landscaping. More specifically, the proposal includes -

A 211m² basement level that is comprised of the following:

- Double parking spaces;
- AC plant area;
- Storage space;
- Water closet;
- Wine cellar;
- C-bus room; and
- Solar battery and inverter room.

Ground floor level:

- Lounge area;
- Guest bedroom with a robe, ensuite and attached alfresco;
- Common water closet;
- Laundry room;
- Kitchen with attached butler's pantry;
- Dining area;
- Family room; and
- Attached rear alfresco.

First floor level:

- Five bedrooms with robe, four with an ensuite;
- Attached front balcony across the front façade.

External works:

- In-ground 45,000L swimming pool, with an attached spa;
- An water closet outbuilding; and
- Ancillary landscaping.

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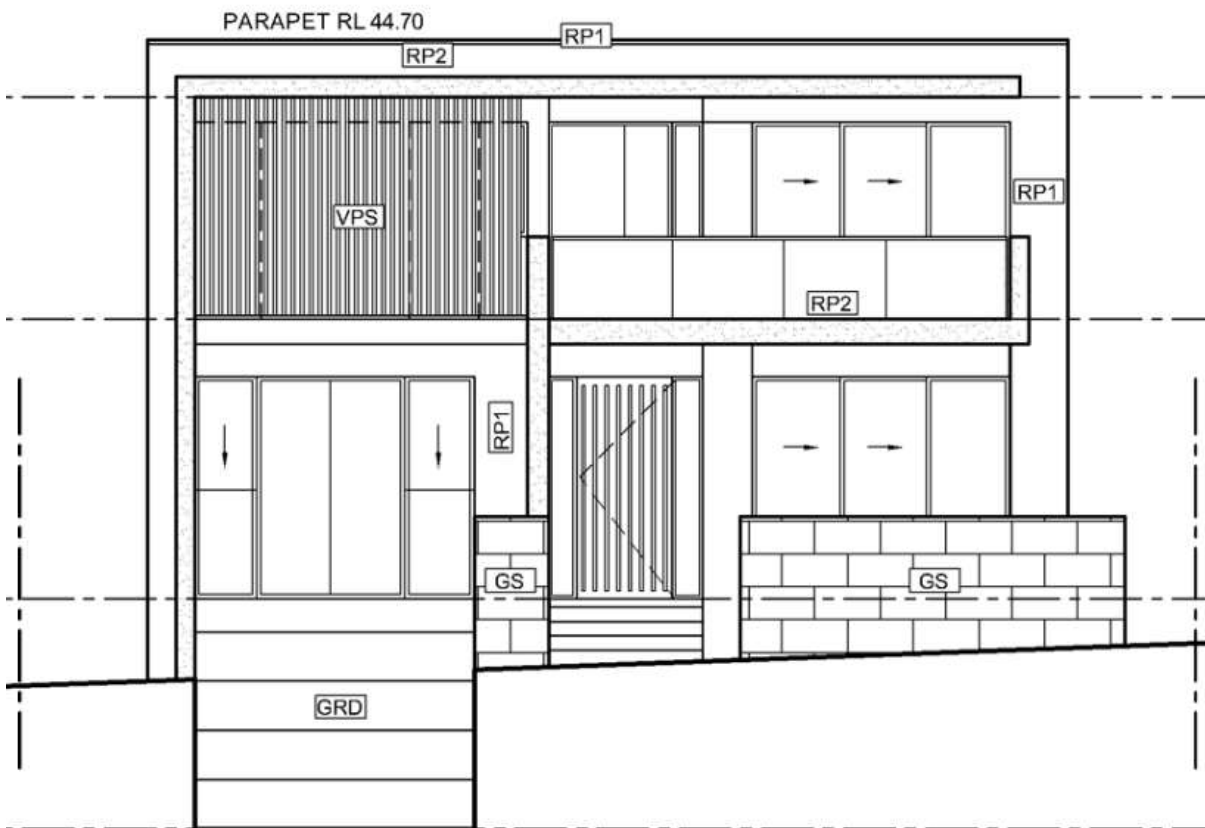


Figure 13. Front elevation of the proposed dwelling house (source: N Lyckeno Architect, dated May 2020)



Figure 14. East elevation of the proposed dwelling house (source: N Lyckeno Architect, dated May 2020)

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Figure 15. Western elevation of the proposed dwelling house (source: N Lycenko Architect, dated May 2020)

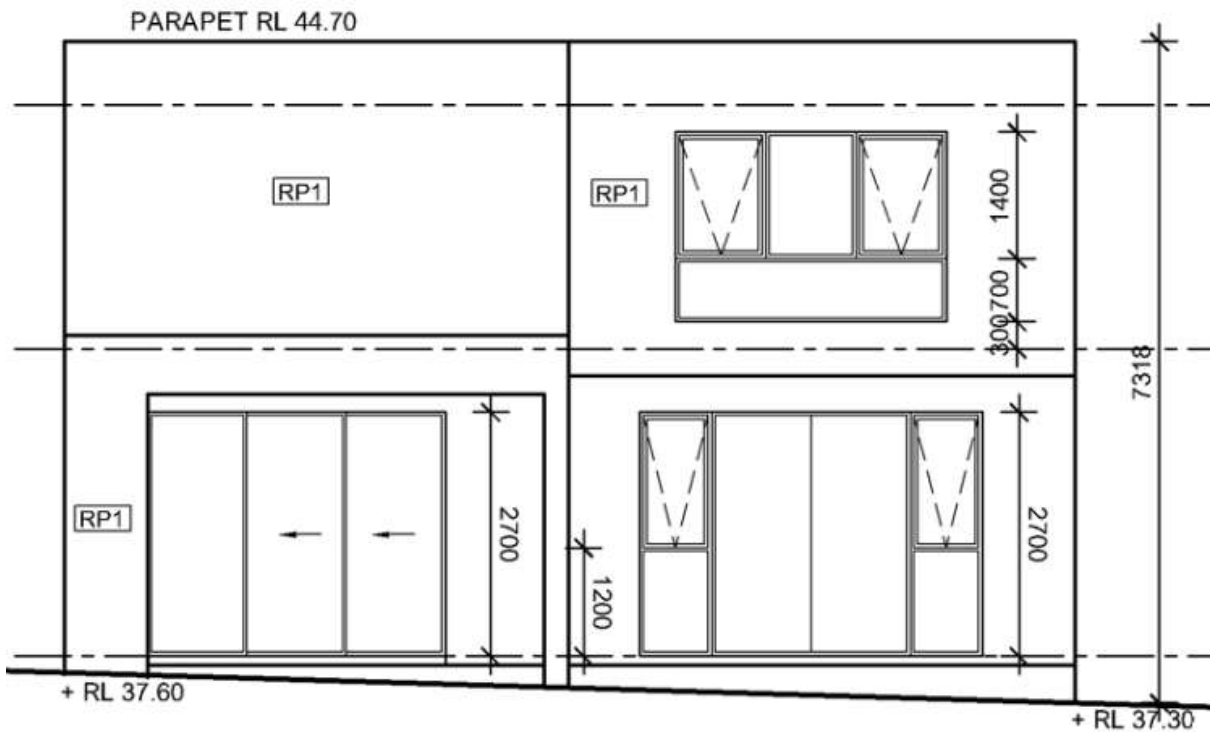


Figure 16. Rear elevation of the proposed dwelling house (source: N Lycenko Architect, dated May 2020)

REFERRALS

INTERNAL REFERRALS

Engineering Comments

Council's Engineer offered no objections to the proposal, subject to the imposition of recommended conditions of consent.

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Traffic Comments

Council's Traffic Engineer offered no objections to the proposal, subject to the imposition of recommended conditions of consent.

SECTION 4.15 CONSIDERATIONS – EP&A Act, 1979

In determining a development application, the consent authority is to take into consideration the following matters of consideration contained within Section 4.15 of the Environmental Planning and Assessment Act, 1979 as relevant to the development application:

4.15(1)(a) the provisions of:

(i) any environmental planning instrument

STATE ENVIRONMENTAL PLANNING POLICY (SEPP) – BASIX 2004

In accordance with the BASIX SEPP all new housing in NSW is required to meet a designated target for energy and water reduction.

A BASIX Certificate was submitted as part of the application which indicates that the proposal meets the required reduction targets. An appropriate condition of consent will be imposed to ensure future compliance with these targets.

State Environmental Planning Policy No 55 – Remediation of Land

SEPP 55 applies to the land and pursuant to Section 4.15 is a relevant consideration.

A review of Council's records for the site gives no indication that the land associated with this development is contaminated. There were no historic uses that would trigger further site investigations.

The objectives outlined within SEPP55 are considered to be satisfied.

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

State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017 replaces the repealed provisions of clause 5.9 of SLEP 2012 relating to the preservation of trees and vegetation.

The intent of this SEPP is consistent with the objectives of the repealed Standard where the primary aims/objectives are related to the protection of the biodiversity values of trees and other vegetation on the site.

The proposed development does not result in the removal or loss of any trees or vegetation subject to the provision of this SEPP.

The aims and objectives outlined within the SEPP are considered to be satisfied.

STRATHFIELD LOCAL ENVIRONMENTAL PLAN (SLEP) 2012

An assessment of the proposal against the general aims of SLEP 2012 is included below:

Cl. 1.2(2)	Aims	Complies
(a)	<i>To achieve high quality urban form by ensuring that new development exhibits design excellence and reflects the existing or desired future character of particular localities and neighbourhoods in Strathfield</i>	No

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(b)	<i>To promote the efficient and spatially appropriate use of land, the sustainable revitalisation of centres, the improved integration of transport and land use, and an appropriate mix of uses by regulating land use and development</i>	N/A
(c)	<i>To promote land uses that provide a wide range of employment, recreation, retail, cultural, service, educational and other facilities for the local community</i>	N/A
(d)	<i>To provide opportunities for economic growth that will enhance the local community</i>	N/A
(e)	<i>To promote future development that integrated land use and transport planning, encourages public transport use, and reduced the traffic and environmental impacts of private vehicle use</i>	N/A
(f)	<i>To identify and protect environmental and cultural heritage</i>	N/A
(g)	<i>To promote opportunities for social, cultural and community activities</i>	N/A
(h)	<i>To minimise risk to the community by identifying land subject to flooding and restricting incompatible development</i>	N/A

Comments:

The proposed development does not satisfy the aims of the SLEP 2012 as the built form does not give consideration to the established streetscape which primarily features pitched roof dwellings. The gross floor area is overly excessive and exceeds the permitted floor space ratio. Floor space ratio is discussed further in the assessment of Part 4 of the SLEP 2012 below.

Permissibility

The subject site is Zoned R2 – Low Density Residential, under Strathfield Local Environmental Plan (SLEP) 2012.

Dwelling houses are permissible within the R2 Zone with consent and is defined under SLEP 2012 as follows:

“dwelling house means a building containing only one dwelling.”

The proposed development for the purpose of a dwelling house is consistent with the definition above and is permissible within the Zone, with consent.

Zone Objectives

An assessment of the proposal against the objectives of the R2 – Low Density Residential Zone is included below:

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

Comments:

The proposal satisfies the objectives of the zone.

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Part 4: Principal development standards

An assessment of the proposal against the relevant provisions contained within Part 4 of the SLEP 2012 is provided below.

Height of building

Cl.	Standard	Controls	Proposed	Complies
4.3	<i>Height of building</i>	9.5m	7.45m	Yes
Objectives				Complies
(a)	<i>To ensure that development is of a height that is generally compatible with or which improves the appearance of the existing area</i>			Yes
(b)	<i>To encourage a consolidation pattern that leads to the optimum sustainable capacity height for the area</i>			Yes
(c)	<i>To achieve a diversity of small and large development options.</i>			Yes

Comments:

The proposal satisfies the building height development standard required in the SLEP 2012.

Floor space ratio

Cl.	Standard	Controls	Proposed	Complies
4.4	<i>Floor space ratio</i>	0.6:1 (402.9m ²)	0.67:1 (452.9m ²)	No 12.4% variation
Objectives				Complies
(a)	<i>To ensure that dwellings are in keeping with the built form character of the local area</i>			No
(b)	<i>To provide consistency in the bulk and scale of new dwellings in residential areas</i>			No
(c)	<i>To minimise the impact of new development on the amenity of adjoining properties</i>			Yes
(d)	<i>To minimise the impact of development on heritage conservation areas and heritage items</i>			N/A
(e)	<i>In relation to Strathfield Town Centre:</i>			N/A
	<i>i. to encourage consolidation and a sustainable integrated land use and transport development around key public transport infrastructure, and</i>			
	<i>ii. to provide space for the strategic implementation of economic, social and cultural goals that create an active, lively and people-oriented development</i>			
(f)	<i>In relation to Parramatta Road Corridor – to encourage a sustainable consolidation pattern that optimises floor space capacity in the Corridor</i>			N/A

Comments:

The proposal is non-compliant with a principal development standard that warrants a written justification as per Clause 4.6 of the SLEP 2012. No Clause 4.6 variation statement has been submitted.

The definition of gross floor area in the SLEP 2012 is as follows:

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gross floor area means the sum of the floor area of each floor of a building measured from the internal face of external walls, or from the internal face of walls separating the building from any other building, measured at a height of 1.4 metres above the floor, and includes—

- (a) the area of a mezzanine, and
- (b) habitable rooms in a basement or an attic, and
- (c) any shop, auditorium, cinema, and the like, in a basement or attic,

but excludes—

- (d) any area for common vertical circulation, such as lifts and stairs, and
- (e) any basement—
 - i. storage, and
 - ii. vehicular access, loading areas, garbage and services, and
- (f) plant rooms, lift towers and other areas used exclusively for mechanical services or ducting, and
- (g) car parking to meet any requirements of the consent authority (including access to that car parking), and
- (h) any space used for the loading or unloading of goods (including access to it), and
- (i) terraces and balconies with outer walls less than 1.4 metres high, and
- (j) voids above a floor at the level of a storey or storey above.

The initially submitted proposed basement and the most recent layout are shown in Figures 16 and 17 below. The initial design has an unreasonable storage area size at the rear of the basement and a solar battery and inverter area that has not been included in the plant room. This design, as communicated with the applicant by way of additional information letter sent on 14 October 2020, was deemed unsupportable due the unreasonable size of the basement.

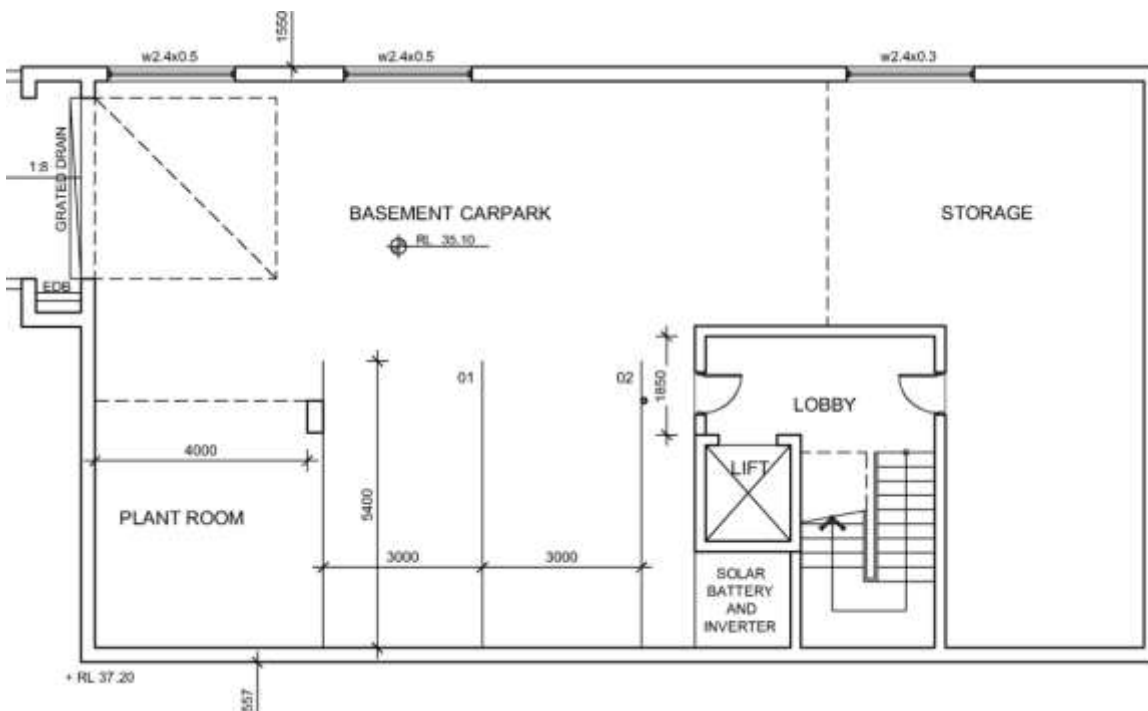


Figure 16. Extract of the initially proposed basement floor plan (source: N Lyncenko Architect, received 24/08/2020)

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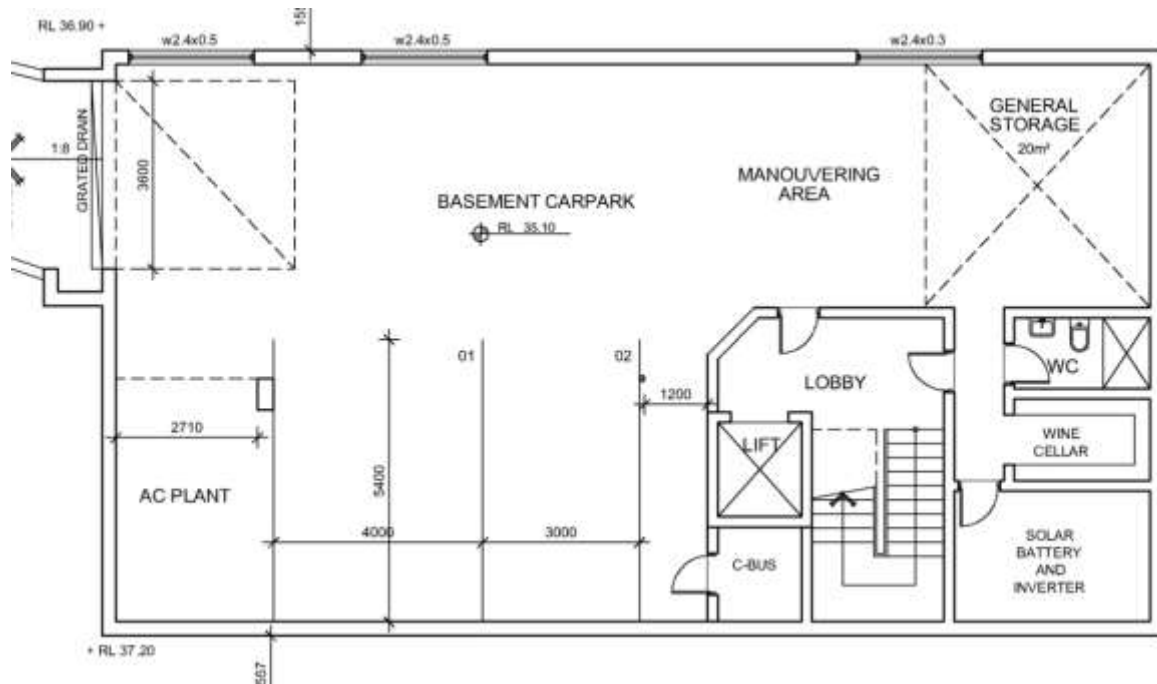


Figure 17. Extract of the recent set of plans of the proposed basement (source: N Lycenko Architect, received 09/11/2020)

The letter sent to the applicant raised the concern of the proposed basement in Figure 16 exceeding the floor space ratio permitted by the SLEP 2012. The applicant has responded by amending the layout of the basement and has incorporated more plant rooms, a wine cellar and a water closet. The footprint of the excessive basement has not changed with new partitions presenting as toilet, wine cellar and solar battery and inverter room. The most recent basement design is still considered excessive; hence, is it not supportable.

Part 6: Local Provisions

The relevant provisions contained within Part 6 of the SLEP 2012 are addressed below as part of this assessment:

6.1 Acid sulfate soils

The subject site is identified as having Class 5 Acid Sulfate Soils but is not located within 500m of a Class 1, 2 3 or 4 soils. Therefore, Development Consent under the provisions of this section is not required and as such an Acid Sulfate Soils Management Plan is not required.

6.2 Earthworks

The proposal involves significant excavation works for the provision of a basement, driveway ramps and ancillary works. The extent of excavation has not been limited to the footprint of the ground floor above. Figures 19 below shows the outlined parts of the ground floor as where the footprint of the basement goes beyond.

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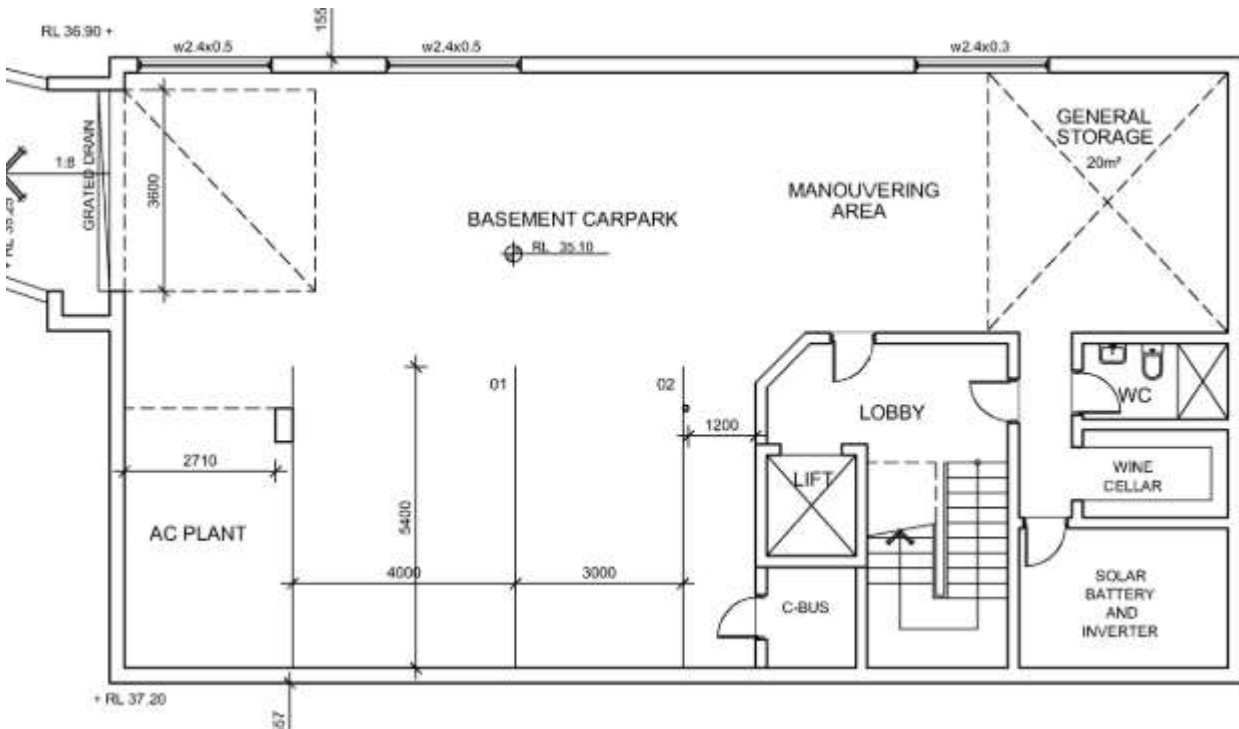


Figure 18. Extract of the proposed basement.

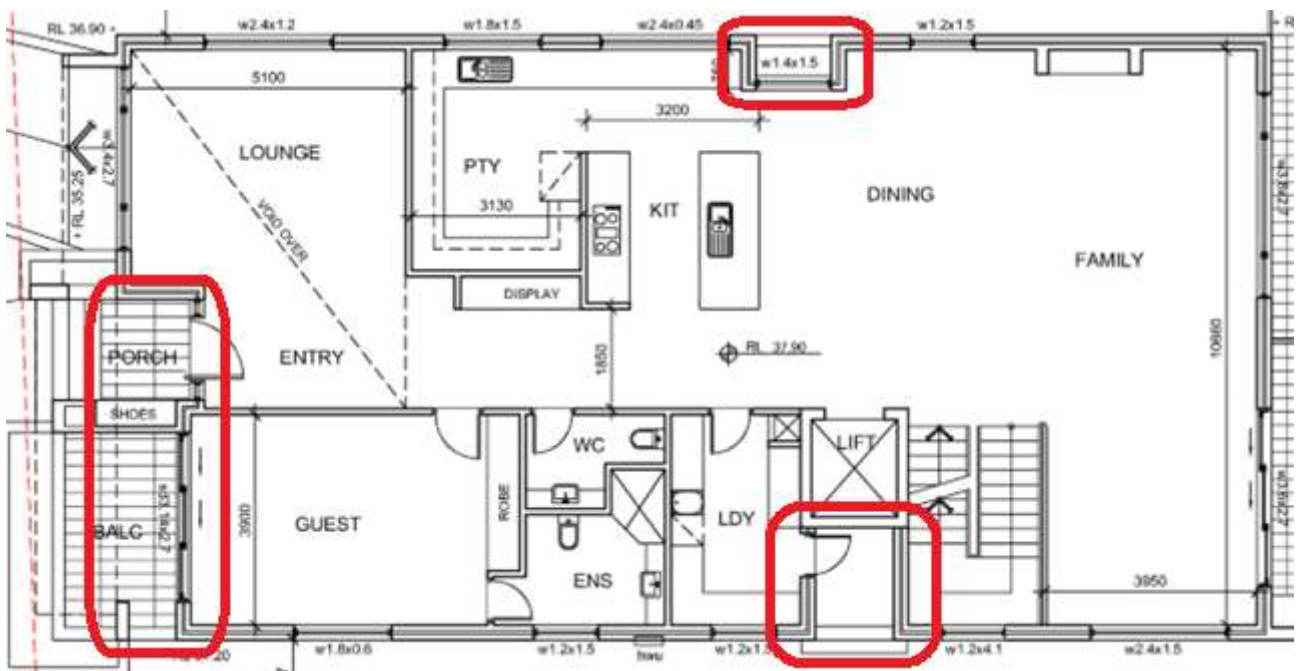


Figure 19. Extract of the proposed ground floor.

As discussed in the floor space ratio assessment of this report, the basement is excessive and unreasonable in size. The application has failed to demonstrate to Council any reasonable planning grounds on why the excessive size of the basement should be supported. As a result, the proposal does not satisfy Clause 6.2(3)(h) of the SLEP 2012, where the proposed development failed to demonstrate that appropriate measures to minimise the amount of excavation has been taken into consideration.

As discussed in the floor space ratio assessment of this report, the basement is excessive and unreasonable in size. The application has failed to include a justification on why the excessive size of the basement should be accepted by Council. With the lack of reasonable grounds to the extensive excavation proposed, the proposal does not satisfy Clause 6.2 of the SLEP 2012, in

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particular Subclause (3)(h), where the proposed development failed to demonstrate that appropriate measures to minimise the amount of excavation has been taken into consideration.

6.4 Essential services

Clause 6.4 of the SLEP 2012 requires consideration to be given to the adequacy of essential services available to the subject site. The subject site is located within a well serviced area and features existing water and electricity connection and access to Council's stormwater drainage system. As such, the subject site is considered to be adequately serviced for the purposes of the proposed development.

4.15 (1)(a)(ii) any draft environmental planning instruments

There are no applicable draft planning instruments that are or have been placed on public exhibition, to consider as part of this assessment.

4.151(a)(iii) any development control plan**STRATHFIELD CONSOLIDATED DEVELOPMENT CONTROL PLAN (SCDCP) 2005**

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.

Applicable DCP Controls	DCP Controls	Development Proposal	Compliance/ Comment
Building Envelope			
Heights:			
Floor to ceiling heights:	3.0m	3.4m	No
Height to underside of eaves:	7.2m	7.1m	Yes
Parapet height:	0.8m	0.7m	Yes
Overall height for flat roof dwelling:	7.8m	7.8m	Yes
Basement height above NGL:	1.0m	1m	Yes
Setbacks:			
Front:	9m	6.3m	No
Side:	1.2m (min)	1.55m	Yes
Side:	1.2m (min)	1.56m	Yes
Combined Side Setback:	2.86m (20%)	3.11m	Yes
Rear:	6m	12.2m	Yes
Landscaping			
Landscaping/Deepsoil Provisions:	41.5% (278m ²)	41.8% (280.6m ²)	Yes
Private Open Space Area:	10m ²	>10m ²	Yes
Minimum dimension:	3m	3m	Yes
Solar Access			
POS or habitable windows	3hrs to habitable windows and to 50% of POS	At least 3 hours solar access achievable	Yes
Vehicle Access and Parking			
Driveway width at Boundary:	3m	3m	Yes
Vehicular Crossing:	1	1	Yes
Driveway setback – side:	0.5m	0.6m	Yes
No. of Parking Spaces:	2	2	Yes
Basement:			

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Basement protrusion:	Less than 1.0m	1m	No
Basement ramp/driveway	3.5m	3.6m	No
Internal height:	2.2m	2.5m	Yes
Ancillary Development			
OUTBUILDINGS			
Area:	40m ²	4.4m ²	Yes
Height:	3.5m	Unknown	N/A
Side/Rear setback:	0.5m	2.15m	Yes
SWIMMING POOL			
Side/Rear Setback	1.0m	1.55m	Yes

Streetscape and Roof Form

The proposed dwelling house has a design that is not consistent with the established streetscape character. In particular, the proposal includes a flat roof form when viewed from Gees Avenue, while the neighbouring properties all have pitched roofs. A dwelling house that was constructed in January 2020 at 4 Gees Avenue, seen in Figure 12, has a pitched roof design that integrates well with the rest of the development along the street.

The provided SEE and response letter to Council dated 6 November 2020 both indicate that there is an absence of any established pitched roof rhythm in the area. This reasoning is considered incorrect. As shown in Figures 7, 12, 13, 14 and 15, the immediate locality has an established pitched roof form character.

As such, the proposal is not supportable and is considered to not satisfy the streetscape and roof form development controls of the Council.

Ceiling Height

The submitted elevations failed to clearly demonstrate the ceiling height of the ground and the first levels of the proposed dwelling house. To clarify, as an example, Figure 18 below shows that the floor levels of the grounds and first floors are separated by 3.4m. It does not clearly specify the height of the ceiling.

A ceiling height that is more than 3m is not supported. As such, should the application be approved, a condition of consent for the dwelling house to have a ceiling height that is no higher than 3m will be imposed.

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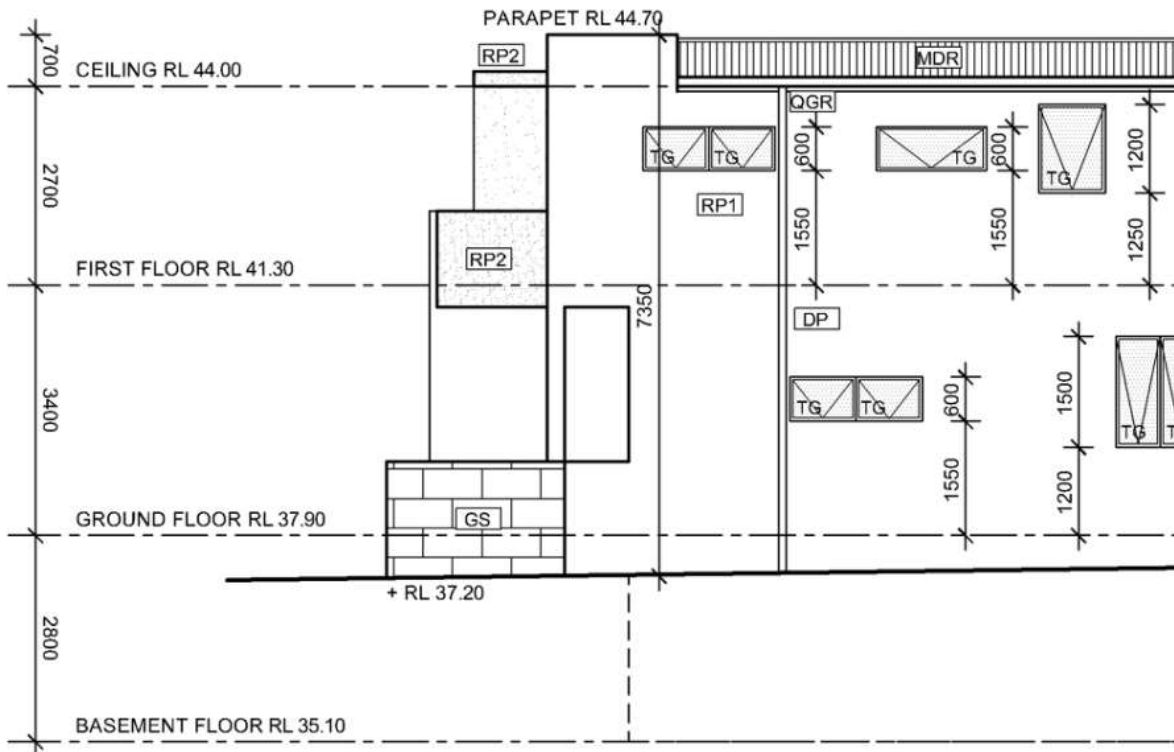


Figure 18. Extract of the east elevation of the proposed dwelling house (source: N Lycenko Architect, dated May 2020)

Front Setback

The proposed front setback does not comply with the 9m setback requirement of the SCDCP 2005. However, a concession in the DCP permits a lesser front setback if the predominant front setback is less than 9m. As such, should the application be supported, the proposed setback of 6.3m to the front boundary is acceptable which reflects the existing setbacks adjoining the site.

Basement Protrusion

The ground floor level, the floor above the basement, is measured at 1m over the natural ground level. As such, this does not satisfy the definition of basement in the SLEP 2012. Basement is defined as “the space of a building where the floor level of that space is predominantly below ground level (existing) and where the floor level of the storey immediately above is less than 1 metre above ground level (existing)”. As such, should the proposed development be supported, a condition of consent will be imposed to require lowering the ground floor level RL by 0.1m to comply with the definition of basement in the SLEP 2012.

Front Façade Balcony

The proposal includes a balcony to the front of the first floor that faces the street, Gees Avenue. Note that the SCDCP 2005 prohibits a balcony that extends for the full width of the front façade. As such, should the application be supported, a condition of consent will be imposed to remove part of the front balcony.

Landscaping and Open Space

The proposed development satisfies the relevant objectives and controls of the SCDCP 2005. The landscaping outcome is considered be in keeping with the existing streetscape, adequate areas for deep soil planting have been provided and can accommodate large canopy trees and where possible trees have been retained and protected.

Solar Access

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Given the orientation of the site, solar access to windows of habitable rooms and to at least 50% of the private open space is achieved or maintained for a minimum period of 3 hours between 9.00am-3:00pm at the winter solstice. Solar access is also achieved or maintained to the private open space of the adjoining premises. The proposal is considered to generally satisfy the relevant objectives and controls of the SCDCP 2005.

Privacy

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. Balconies are either screened, setback or of limited size so as to not impact on the amenity or privacy of the adjoining dwellings whilst providing good amenity to the occupant of the dwelling.

Vehicular access, Parking and Basements

The proposed development satisfies the relevant objectives and controls of the SCDCP 2005 in that it provides the minimum number of required parking spaces and adequate vehicular access provisions. As previously discussed, should the application be supported, a condition of consent will be imposed to lower the protrusion of the basement over the existing ground level.

Cut and fill

The proposed development does not satisfy the relevant objectives and controls of the SCDCP 2005, in that the need for cut and fill has not been kept to a minimum.

Water and Soil Management

The proposed development satisfies the relevant objectives and controls of the SCDCP 2005 and complies with Council's Stormwater Management Code. A soil erosion plan has been submitted with the application to prevent or minimise soil disturbances during construction.

Access, Safety and Security

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.

ANCILLARY STRUCTURESOutbuilding Height

The submitted plans do not indicate the height of the proposed outbuilding that is comprised of a toilet and shower room. Nevertheless, an outbuilding will not be permitted a height that is more than 3.5m, as required by the SCDCP 2005. As such, should the application be supported, a condition will be imposed to limit the height of the outbuilding to no more than 3.5m from the natural ground level.

Swimming Pools, Spas & Associated Enclosures

The proposed development satisfies the relevant objectives and controls with SCDCP 2005. The pool has been adequately setback from all adjoining boundaries, allowing for screen planting if required. The swimming pool fence/enclosure will comply with the swimming pools act and relevant standards.

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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 address Part H and considered satisfactory.

4.15 (1)(a)(iia) any planning agreement or draft planning agreement

No planning agreement has been entered into under section 7.4 of the *Environmental Planning and Assessment Act 1979*.

4.15 (1)(a)(iv) matters prescribed by the regulations

The requirements of Australian Standard *AS2601–1991: The Demolition of Structures* is relevant to the determination of a development application for the demolition of a building.

The proposed development involves the demolition of a building. Should this application be approved, appropriate conditions of consent may be imposed to ensure compliance with the requirements of the above standard.

4.15(1)(b) the likely impacts of the 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 not in keeping with other developments being constructed in the locality. Accordingly, the proposal is considered to have a significant impact on the natural and built environment.

4.15 (1)(c) the suitability of the site for the development

It is considered that the proposed development is of a scale and design that is not suitable for the site having regard to its size and shape, and relationship to adjoining developments.

4.15 (1)(d) any submissions made in accordance with this Act or the regulations

In accordance with the provisions of Councils Community Participation Plan, the application was placed on neighbour notification for a period of fourteen (14) days where adjoining property owners were notified in writing of the proposal and invited to comment. No submissions were received raising the following concerns.

4.15 (1)(e) the public interest

The public interest is served through the detailed assessment of this development application under the relevant local planning controls and legislation and consideration of any submissions received relating to it by Council. The proposed development is of a scale and character that conflicts with the public interest.

DA2020/149 - 3 Gees Avenue, Strathfield - Lot 2 DP 7904 (Cont'd)

SECTION 7.11 CONTRIBUTIONS

Section 7.11 of the EP&A Act 1979 relates to the collection of monetary contributions from applicants for use in developing key local infrastructure. The Act reads as follows:

- “(1) If a consent authority is satisfied that development for which development consent is sought will or is likely to require the provision of or increase the demand for public amenities and public services within the area, the consent authority may grant the development consent subject to a condition requiring:*
- (a) the dedication of land free of cost, or*
 - (b) the payment of a monetary contribution, or both.*
- (2) A condition referred to in subsection (1) may be imposed only to require a reasonable dedication or contribution for the provision, extension or augmentation of the public amenities and public services concerned.”*

STRATHFIELD INDIRECT SECTION 7.12 CONTRIBUTIONS PLAN

Should the application be supported, Section 7.12 Contributions are applicable to the proposed development in accordance with the Strathfield Indirect Contributions Plan as follows:

Local Amenity Improvement Levy	\$18,236.25
--------------------------------	--------------------

CONCLUSION

The application has been assessed having regard to Section 4.15 of the Environmental Planning and Assessment Act 1979, the Strathfield Local Environmental Plan 2012 and the Strathfield Development Control Plan 2005 and is considered to be unsatisfactory for approval.

Signed: P Santos
Planner

PEER REVIEW

The content and recommendation of the development assessment report has undergone peer review and is satisfactory for consideration by the Panel.

Signed: J Gillies
Senior Planner

DA2020/149 - 3 Gees Avenue, Strathfield - Lot 2 DP 7904 (Cont'd)

RECOMMENDATION

That Development Application No. 2020/149 for the demolition of existing structures and construction of a new dwelling house with a lift, a basement, an in-ground swimming pool, an outbuilding and ancillary landscaping at 3 Gees Avenue, Strathfield be **REFUSED**, for the following reasons:

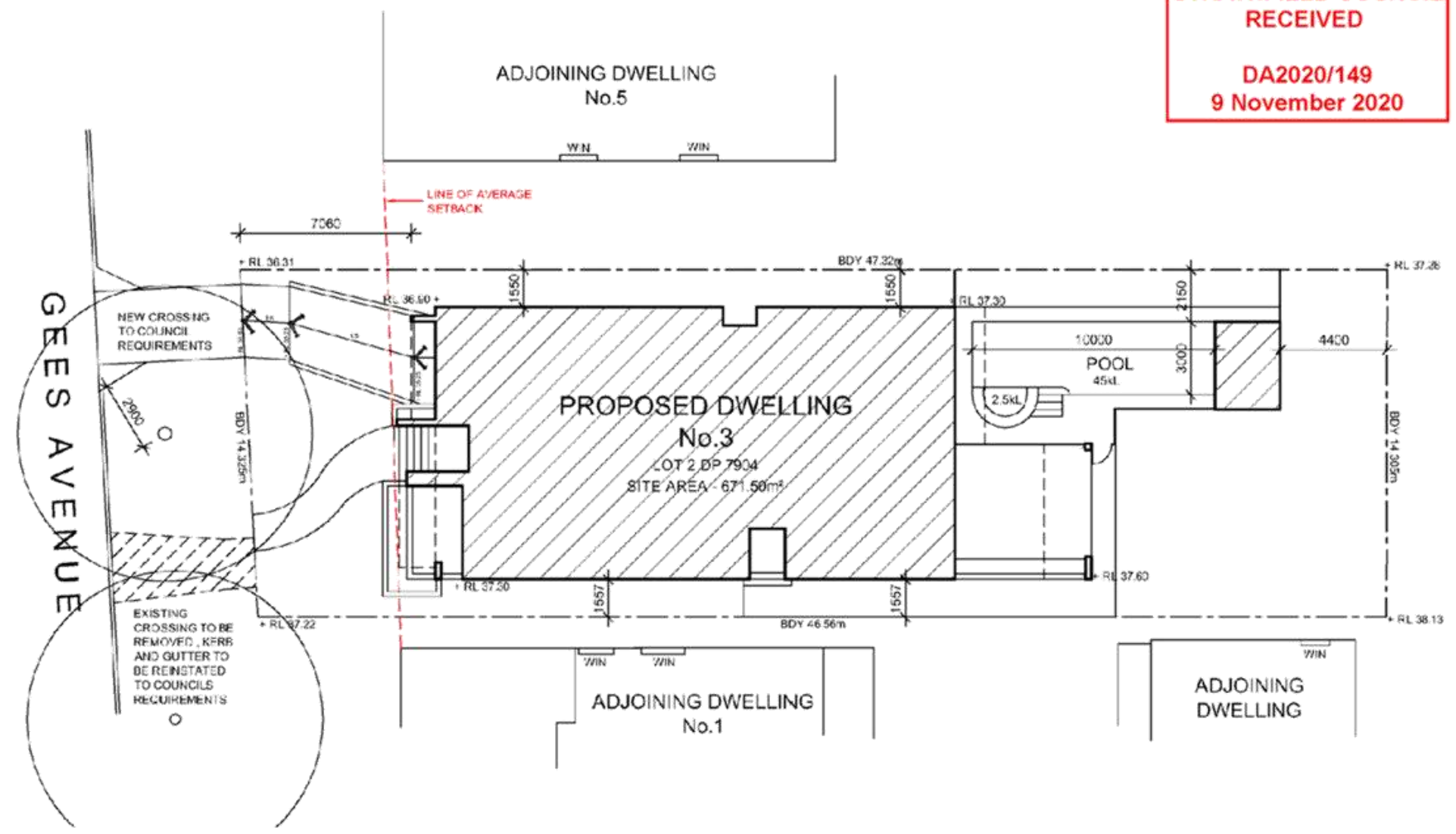
1. The proposed development is not acceptable pursuant to Section 4.15(1)(a)(i) of the EP&A Act 1979, as it does not satisfy Clause 1.2 Aims of Plan of the SLEP 2012. In particular *“to achieve high quality urban form by ensuring that new development exhibits design excellent and reflects the existing or desired future character of particular localities and neighbourhoods in Strathfield”*.
2. The proposed development is not acceptable pursuant to Section 4.15(1)(a)(i) of the EP&A Act 1979, as it does not satisfy Clause 4.4C Exceptions to Floor Space Ratio (Zone R2) principal development standard under the SLEP 2012. The proposed FSR of 0.67:1 (452.9m²) exceeds the maximum permitted of 0.6:1 (402.9m²) by 50m², presenting a variation of 12.4%.
3. The proposed development is not acceptable pursuant to Section 4.15(1)(a)(iii) of the EP&A Act 1979, as it does not satisfy Clauses 2.2.1, 2.2.2 and 2.2.4 of Part A Dwelling Houses and Ancillary Structures development controls under the Strathfield Consolidated Development Control Plan 2005 ('SCDCP 2005'). The flat roof design of the dwelling house is considered inconsistent with the predominant streetscape character of pitched roof dwelling houses along Gees Avenue.
4. The proposed development is not acceptable pursuant to Section 4.15(1)(a)(iii) of the EP&A Act 1979, as it does not satisfy the basement protrusion development control indicated in the SCDCP 2005. The proposed basement exceeds the 1m protrusion allowance.
5. The proposed development is not acceptable pursuant to Section 4.15(1)(b) of the EP&A Act 1979, as it failed to satisfy Clause 6.2(3)(h) of the SLEP 2012, that the proposed development has kept the excavation to the minimum with an unreasonably excessive basement. As such, the development is considered to have a significant impact on the natural and built environment.
6. The proposed development is not acceptable pursuant to Section 4.15(1)(c) of the EP&A Act 1979, as due to the excessive floor space ratio, the proposal is considered to not be suitable for the site.
7. The proposed development is not acceptable pursuant to Section 4.15(1)(e) of the EP&A Act 1979, as the non-compliance with the Clause 4.4C development standard and SCDCP 2005 development controls render the proposed development not in the public interest

ATTACHMENTS

1. [↓](#) Architectural Plans
2. [↓](#) Landscape Plan
3. [↓](#) Survey Plan
4. [↓](#) Statement of Environmental Effects

**STRATHFIELD COUNCIL
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**DA2020/149
9 November 2020**



Thermal notes for 3 Gees St.

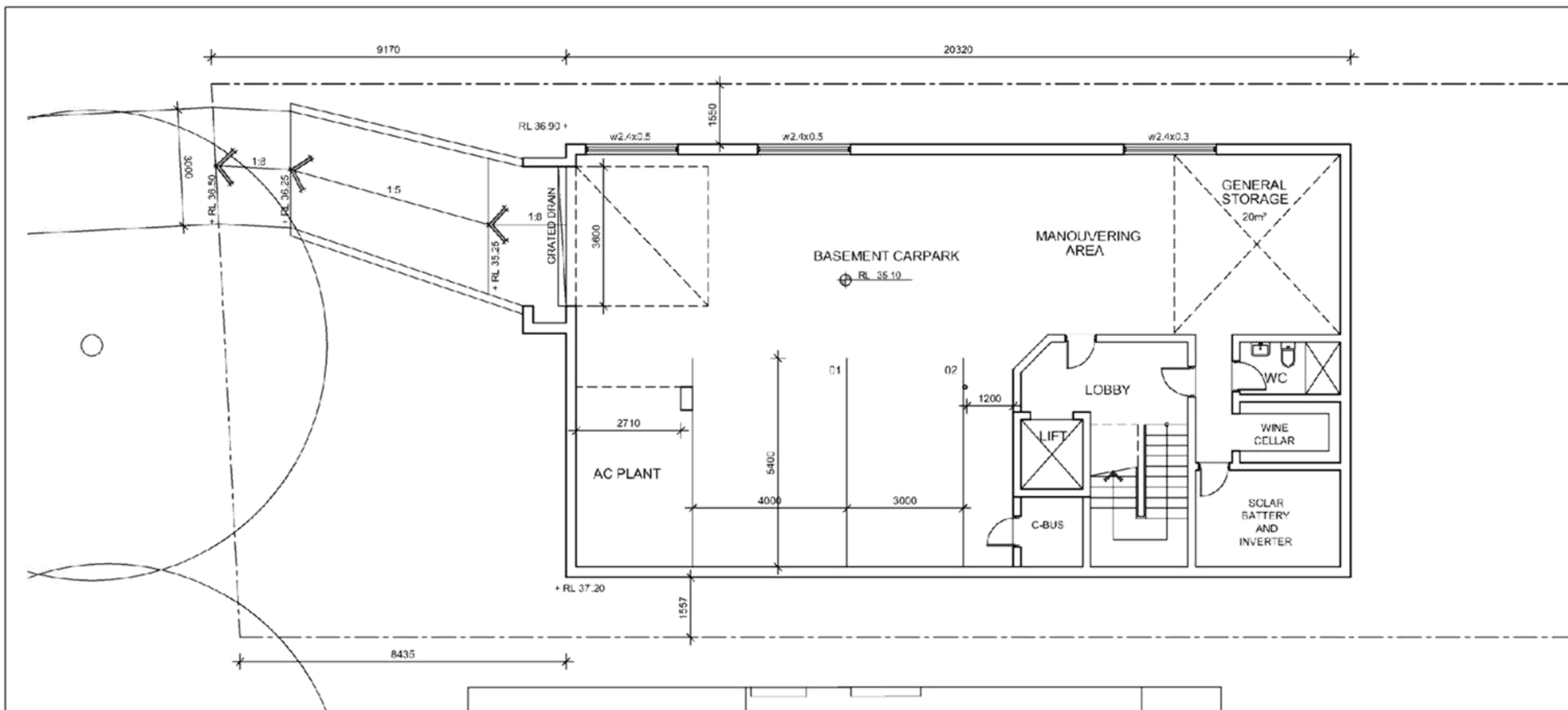
Conditioned Area	389.3	Unconditioned Area	40.92
Max Heating Load (MJ/m²)	40	Actual Heating Load	33.6
Max Cooling Load (MJ/m²)	26	Actual Cooling Load	18.9
		Star Rating	5.9

Thermal Performance Assessment Based on the following requirements			
Floor Types	Concrete slab on ground	with	No insulation required
	Suspended concrete slab	with	R1.5 Foilboard insulation
Floor Coverings	Tiles Living & Wet Areas		Timber Decks/rooms
	Carpet		Concrete Basement
External Walls	Cavity brick	with	R1.5 cavity board Colour Light
Internal Walls	Single skin brick	with	No insulation required
Ceiling (floor over)	Concrete above plasterboard	with	No insulation required
Ceilings (roof over)	Timber above plasterboard	with	R1.3 bulk insulation
Roof	Metal	S. degrees	with R1.3 roof blanket Colour Light
Windows and Doors	AF single glazed LowE to all windows and glazed doors unless noted otherwise	Group A ALM-001-G3 U-Value 5.40 or less SHGC 0.49 +/- 5% Group B ALM-002-G3 U-Value 5.40 or less SHGC 0.58 +/- 5%	Group A doors are either entry screen or hinged Group B doors are double hung, fixed, casement or sliding Group C doors are double hung or sliding AF = Aluminium Framed TB = Thermal Broken Aluminium Framed TR = Timber Framed

If the commercial certificate indicates, do not sign, then these are to be non-commercial (i.e. floorcoverings)
Any exhaust fans noted are to be fitted with self-closing dampers or be otherwise sealed
All insulation specified must be installed in accordance with Part 5.12.2.1 of the BCA
If there is a discrepancy between this document and the NatHERS Certificate, then the NatHERS Certificate shall take precedence

NOTE:
REFER TO STORM WATER PLAN AND BASIX REPORT FOR LOCATION AND DETAILS OF RAINWATER TANK

DATE	AMENDMENT	ISSUE	PROJECT:	PROPOSED RESIDENTIAL DWELLING	TITLE:	SITE PLAN
MAY 20	DEVELOPMENT APPLICATION	A	ADDRESS:	No. 3 GEES STREET STRATHFIELD	SCALE:	1:200 @ A3
			CLIENT:	HAO CHEN	DWG NO:	A01
					DATE:	09 07 18
					DRAWN BY:	MI
					CHECKED BY:	N.LYCHENKO
						228 WARDELL RD DULWICH HILL N.S.W 2203 9558 6260 0414 966 014



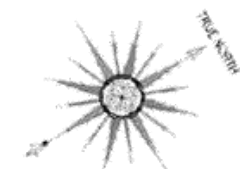
Thermal notes for 3 Gees St.

Conditioned Area	389.3	Unconditioned Area	40.92
Max. Heating Load is (MJ/m²)	40	Actual Heating Load	33.6
Max. Cooling Load is (MJ/m²)	26	Actual Cooling Load	18.9
		Star Rating	5.9

Thermal Performance Assessment based on the following Requirements			
Floor Types	Concrete slab on ground	with	No insulation required
	Suspended concrete slab	with	R2.5 Foilboard insulation
Floor Coverings	Tiles Living & Wet Areas	Timber	Bedrooms
	Carpet Nil	Concrete	Basement
External Walls	Cavity brick	with	R1.9 cavity board Colour Light
Internal Walls	Single skin brick	with	No insulation required
Ceiling (floor over)	Concrete above plasterboard	with	No insulation required
Ceilings (roof over)	Timber above plasterboard	with	R4.1 bulk insulation
Roof	Metal	5 degrees	with R1.3 roof blanket Colour Light

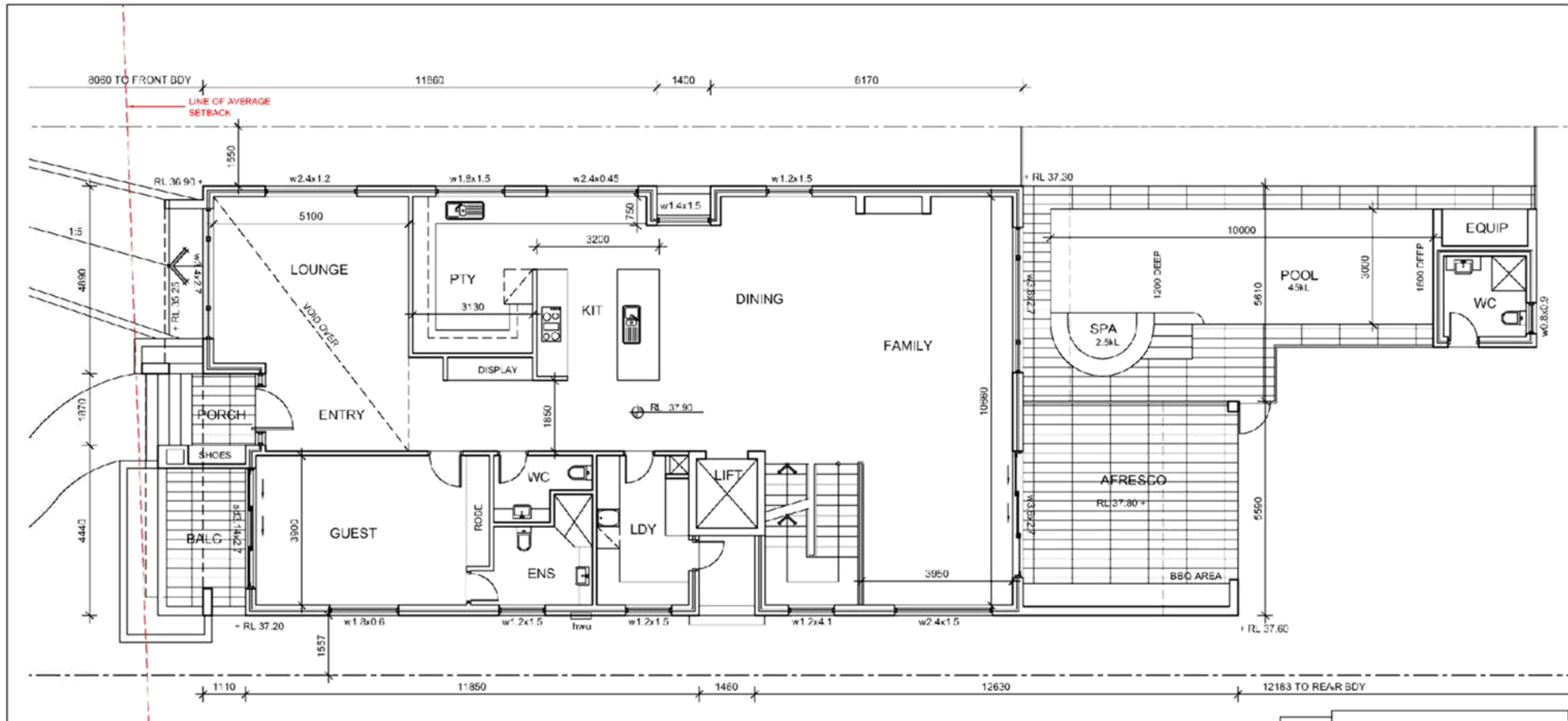
Windows and Doors	AF single glazed Louf to all windows and glazed doors unless noted otherwise	Group A ALM-001-03 U-Value 5.40 or less SHGC 0.89 +/- 5% Group B ALM-002-03 U-Value 5.40 or less SHGC 0.58 +/- 5%
	Group A windows are awning, bifold, casement or fixed Group B windows are double hung, fixed, louvre or sliding	Group A doors are bifold, entry, french or hinged Group B doors are sliding or stacker
	AF = Aluminium Framed TF = Thermally Broken Aluminium Framed TY = Timber Framed	

Notes
 DA2020/149
 9 November 2020



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 DA2020/149
 9 November 2020

DATE	AMENDMENT	ISSUE	PROJECT:	PROPOSED RESIDENTIAL DWELLING	TITLE:	BASEMENT FLOOR PLAN
MAY 20	DEVELOPMENT APPLICATION	A	ADDRESS:	No. 3 GEES STREET STRATHFIELD	SCALE:	1:100 @ A3
			CLIENT:	HAO CHEN	DWG NO.:	A02
					DATE:	09.07.18
					DRAWN BY:	MI
					CHECKED BY:	N.LYCHENKO
						N. LYCHENKO ARCHITECT REG NO 3010 228 WARDELL RD DULWICH HILL N.S.W 2203 9558 6260 0414 966 014



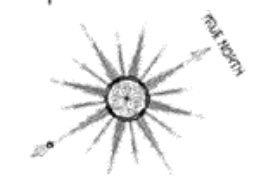
Thermal notes for 3 Gees St.

Conditioned Area	389.3	Unconditioned Area	40.92
Max Heating Load (MJ/m ²)	40	Actual Heating Load	31.6
Max Cooling Load (MJ/m ²)	26	Actual Cooling Load	18.9
		Star Rating	5.5

Thermal Performance Assessment based on the following requirements:			
Floor Types	Concrete slab on ground	with	No insulation required
	Suspended concrete slab	with	R2.5 Foilboard insulation
Floor Coverings	Tiles Living & Wet Areas	Timber	Bedrooms
	Carpet Nil	Concrete	Basement
External Walls	Cavity brick	with	RL 9 cavity board Colour Light
Internal Walls	Single skin brick	with	No insulation required
Ceiling (floor over)	Concrete above plasterboard	with	No insulation required
Ceilings (roof over)	Timber above plasterboard	with	RL 1 bulk insulation
Roof	Metal 5 degrees	with	RL 3 roof blanket Colour Light

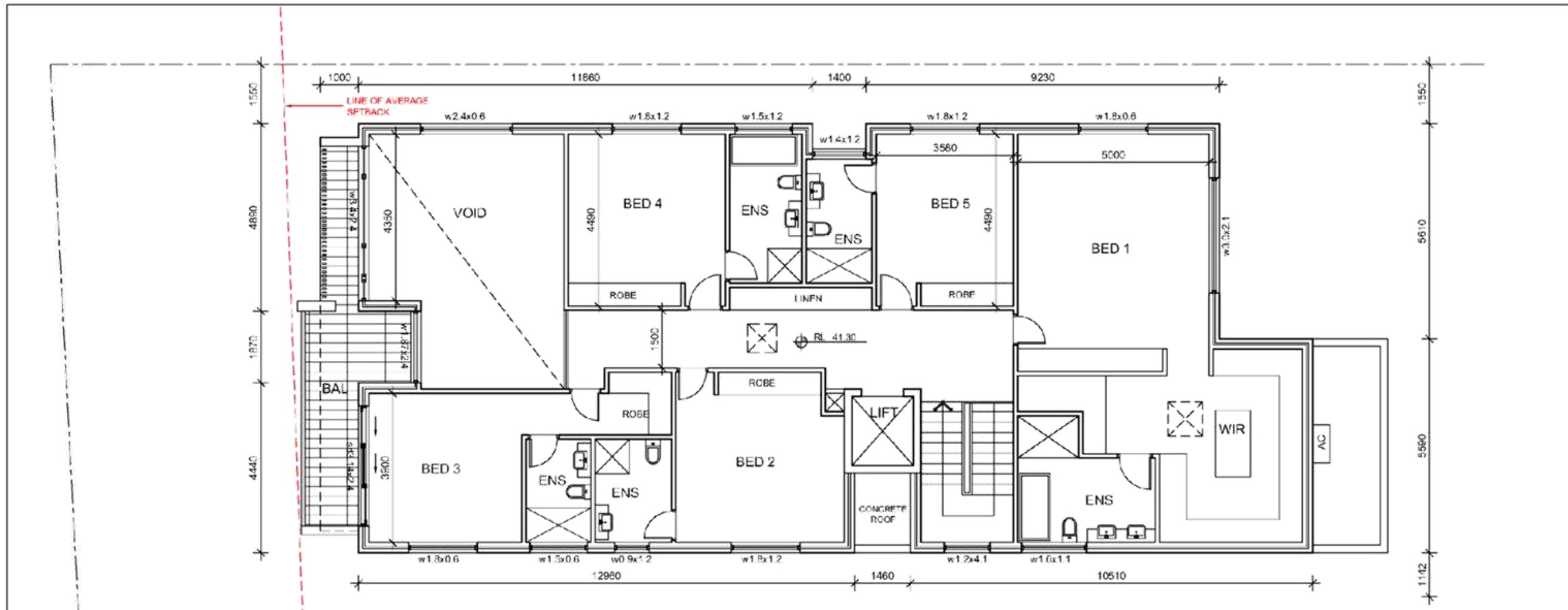
Windows and Doors	AF single glazed LowE to all windows and glazed doors unless noted otherwise	Group A ALM-001-03 U-Value 5.40 or less SHGC 0.49 +/- 5%
	Group B ALM-002-03 U-Value 5.40 or less SHGC 0.58 +/- 5%	
	Group C ALM-003-03 U-Value 5.40 or less SHGC 0.58 +/- 5%	

INSTANTANEOUS GAS HOT WATER UNIT



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DA2020/149
9 November 2020

DATE	AMENDMENT	ISSUE	PROJECT:	PROPOSED RESIDENTIAL DWELLING	TITLE:	GROUND FLOOR PLAN
MAY 20	DEVELOPMENT APPLICATION	A	ADDRESS:	No. 3 GEES STREET STRATHFIELD	SCALE:	1:100 @ A3
			CLIENT:	HAO CHEN	DWG NO.:	A03
					DATE:	09.07.18
					DRAWN BY:	MI
					CHECKED BY:	N.LYCHENKO
						N. LYCHENKO ARCHITECT REG NO 3010
						228 WARDELL RD DULWICH HILL N.S.W 2203 9558 6260 0414 966 014

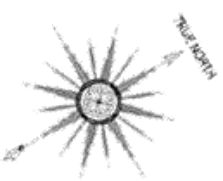


Thermal notes for 3 Gees St.

Conditioned Area	389.3	Unconditioned Area	40.92
Max. Heating Load is (MJ/m ²)	40	Actual Heating Load	33.6
Max. Cooling Load is (MJ/m ²)	26	Actual Cooling Load	18.9
		Star Rating	5.9

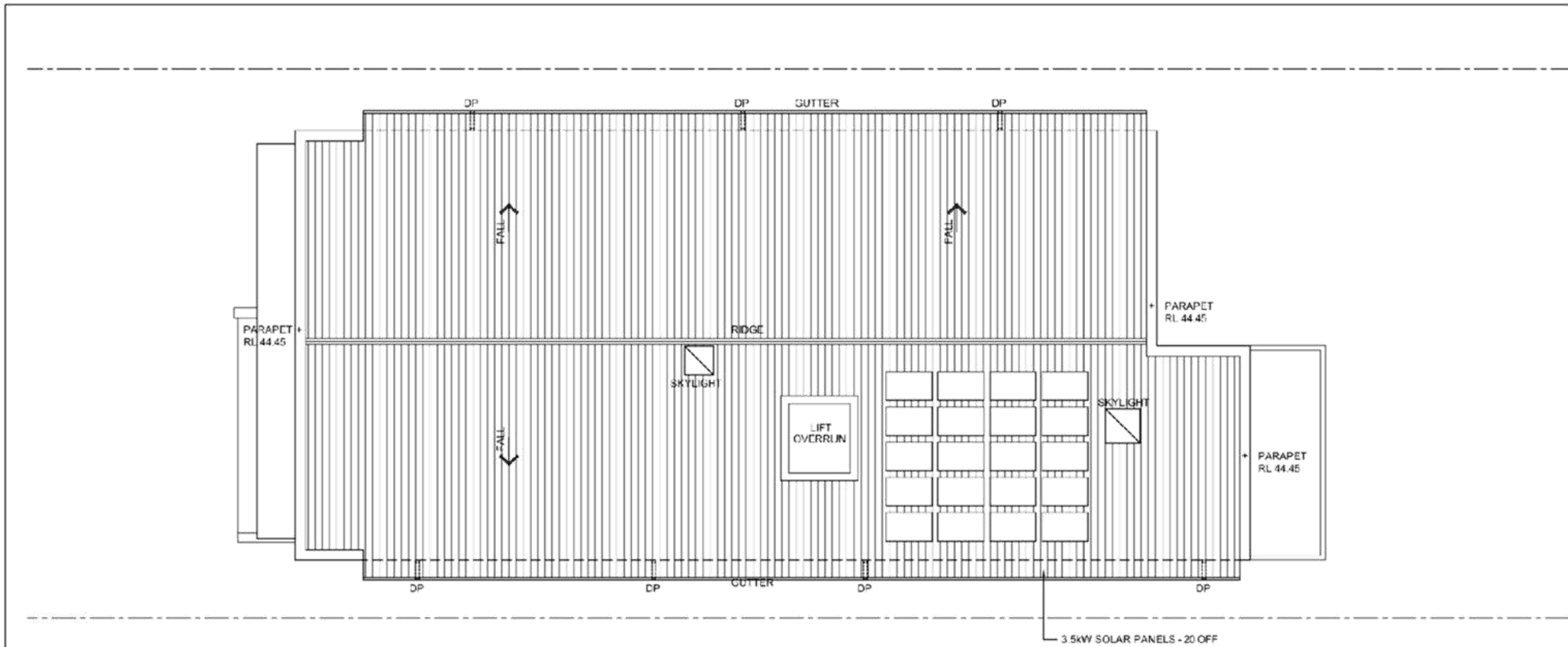
Thermal Performance Assessment Based on the following Requirements			
Floor Types	Concrete slab on ground	with	No insulation required
	Suspended concrete slab	with	R2.5 Foilboard insulation
Floor Coverings	Tiles	Living & Wet Areas	Timber
	Carpet	Nil	Concrete
			Basement
External Walls	Cavity brick	with	R1.9 cavity board
			Colour Light
Internal Walls	Single skin brick	with	No insulation required
Ceiling (floor over)	Concrete above plasterboard	with	No insulation required
Ceiling (roof over)	Timber above plasterboard	with	R4.1 bulk insulation
Roof	Metal	5 degrees	with R1.3 roof blanket
			Colour Light

Windows and Doors	AF single glazed LowE to all windows and glazed doors unless noted otherwise	Group A ALM-001-03 U-Value 5.40 or less SHGC 0.49 +/- 5% Group B ALM-002-03 U-Value 5.40 or less SHGC 0.58 +/- 5%
	Group A windows are double glazed, double hung, fixed, sliding or sliding	Group A doors are solid, entry, french or hinged
	Group B windows are double glazed, double hung, fixed, sliding or sliding	Group B doors are sliding or slider
	AF 3 Aluminium framed	TR = Thermally Broken Aluminium framed
		TR = Timber framed



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DATE	AMENDMENT	ISSUE	PROJECT:	PROPOSED RESIDENTIAL DWELLING	TITLE:	FIRST FLOOR PLAN
MAY 20	DEVELOPMENT APPLICATION	A	ADDRESS:	No. 3 GEES STREET STRATHFIELD	SCALE:	1:100 @ A3
			CLIENT:	HAO CHEN	DWG NO.:	A04
					DATE:	09.07.18
					DRAWN BY:	MI
					CHECKED BY:	N.LYENKO
						N. LYENKO ARCHITECT REG NO 3070 228 WARDELL RD DULWICH HILL N.S.W 2203 9558 6260 0414 966 014



Thermal notes for 3 Gees St.

Conditioned Area	589.3	Unconditioned Area	40.92
Max. Heating Load is (MJ/m ²)	40	Actual Heating Load	33.6
Max. Cooling Load is (MJ/m ²)	26	Actual Cooling Load	18.9
		Star Rating	5.9

Thermal Performance Assessment based on the following Requirements			
Floor Types	Concrete slab on ground	with	No insulation required
	Suspended concrete slab	with	R2.5 Foilboard insulation
Floor Coverings	Tiles Living & Wet Areas	Timber	Bedrooms
	Carpet Nil	Concrete	Basement
External Walls	Cavity brick	with	R1.9 cavity board Colour Light
Internal Walls	Single skin brick	with	No insulation required
Ceiling (floor over)	Concrete above plasterboard	with	No insulation required
Ceilings (roof over)	Timber above plasterboard	with	R4.1 bulk insulation
Roof	Metal	5 downpipes	with R1.3 roof blanket Colour Light

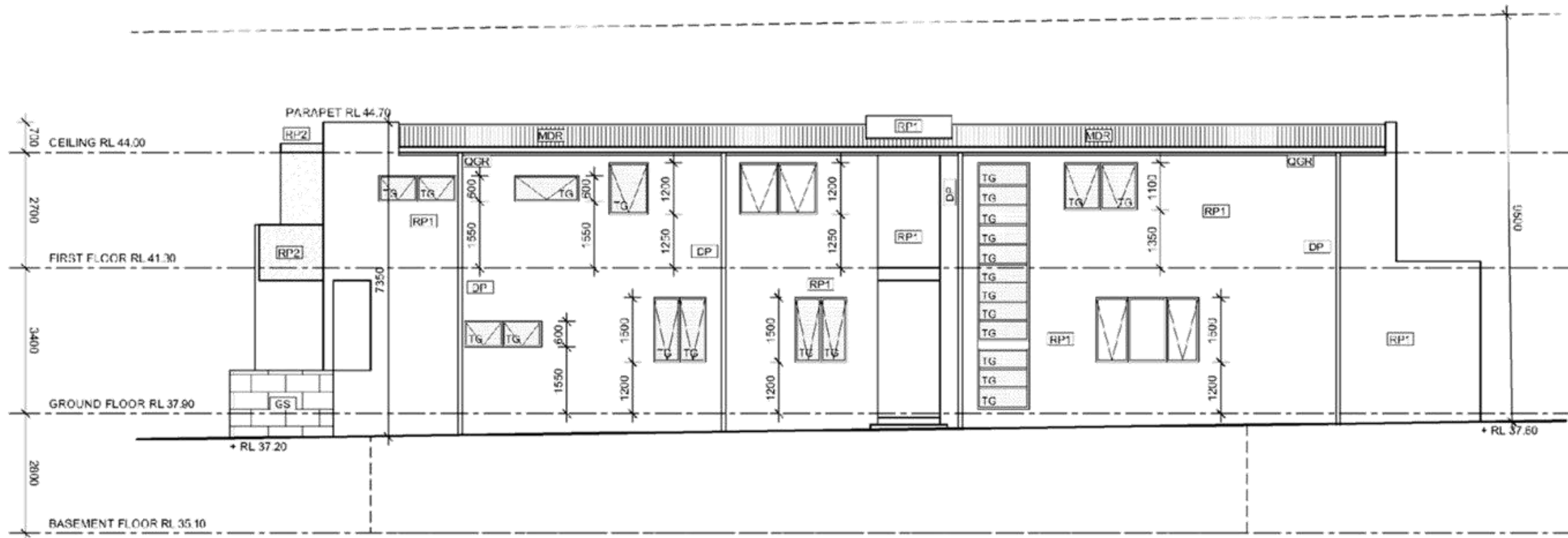
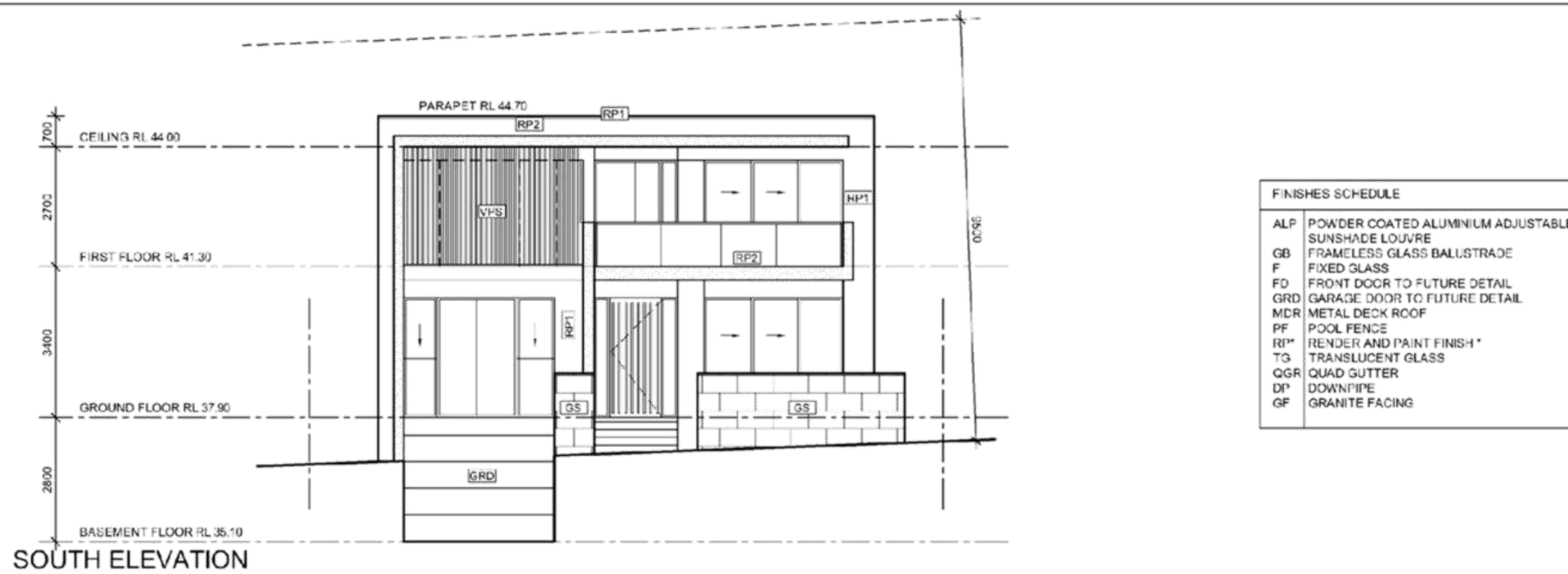
Windows and Doors	AF single glazed LowE to all windows and glazed doors unless noted otherwise	Group A ALM-001-03 U-Value 5.40 or less SHGC 0.49 +/- 5% Group B ALM-002-03 U-Value 5.40 or less SHGC 0.58 +/- 5%
Group A windows are	awning, bifold, casement or tilt & turn	Group A doors are bifold, entry, french or glazed
Group B windows are	fixed hung, fixed, casement or sliding	Group B doors are sliding or stacker
AF = Aluminium Framed	TTF = Thermally broken Aluminium Framed	TF = Timber Framed

If the Universal Certificate indicates double glazing, then these are to be non-ventilated LED / fluorescent. Any exhaust fans need to be fitted with self-closing dampers or be otherwise sealed. All insulation specifications must be included in accordance with Part 3.2.2.1.1 of the BCA. If there is a discrepancy between this document and the Builders Certificate, then the Builders Certificate shall take precedence.



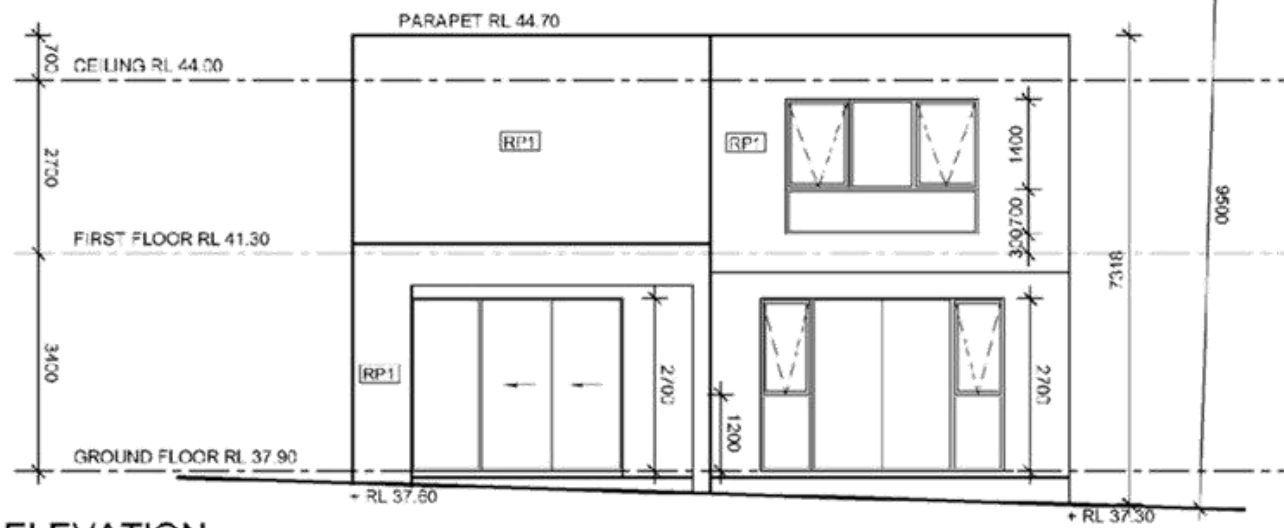
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EIA 2020/149
9 November 2020

DATE	AMENDMENT	ISSUE	PROJECT:	PROPOSED RESIDENTIAL DWELLING	TITLE:	ROOF PLAN
MAY 20	DEVELOPMENT APPLICATION	A	ADDRESS:	No. 3 GEES STREET STRATHFIELD	SCALE:	1:100 @ A3
			CLIENT:	HAO CHEN	DWG NO:	A05
					DATE:	09.07.18
					DRAWN BY:	MI
					CHECKED BY:	N.LYCHENKO
						N. LYCHENKO ARCHITECT REG NO 3010 228 WARDELL RD DULWICH HILL N.S.W 2203 9558 6260 0414 966 014



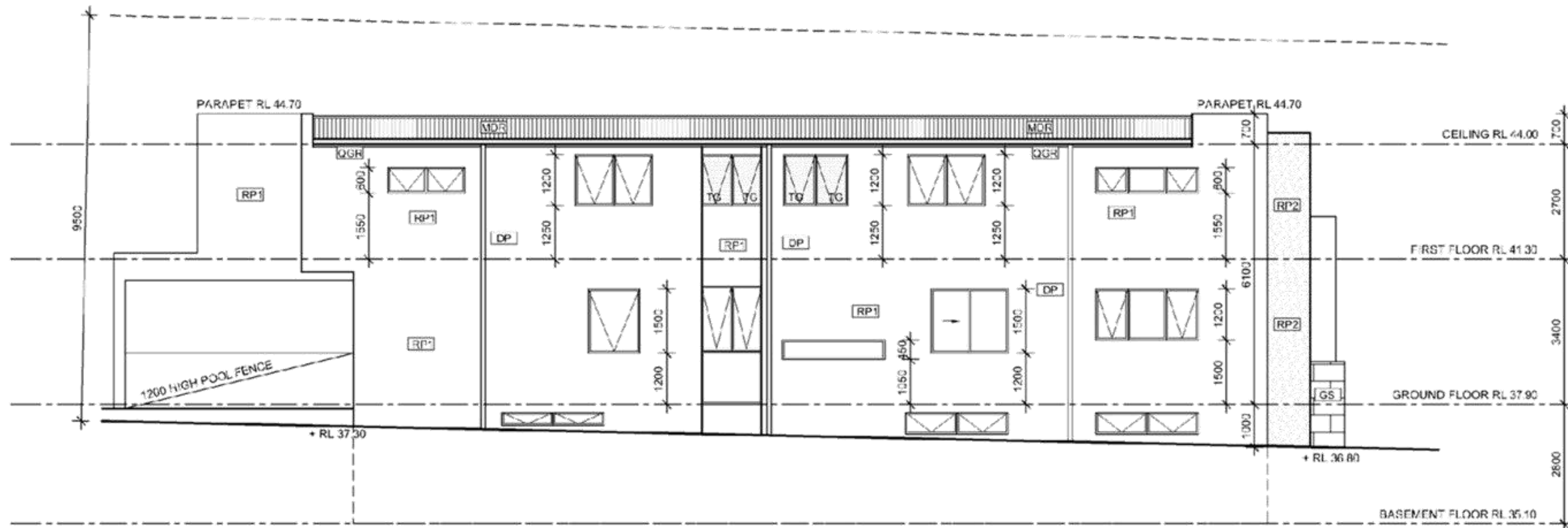
STRATHFIELD COUNCIL
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 DA2020/149
 9 November 2020

DATE	AMENDMENT	ISSUE	PROJECT:	TITLE:
MAY 20	DEVELOPMENT APPLICATION	A	PROPOSED RESIDENTIAL DWELLING	ELEVATIONS 01
			ADDRESS: No. 3 GEES STREET STRATHFIELD	SCALE: 1:100 @ A3 DWG NO: A06
			CLIENT: HAO CHEN	DATE: 09.07.18 N. LYCENKO ARCHITECT REG NO 3010
				DRAWN BY: MH CHECKED BY: N.LYCENKO 228 WARDELL RD DULWICH HILL N.S.W 2203 9558 6260 0414 966 014



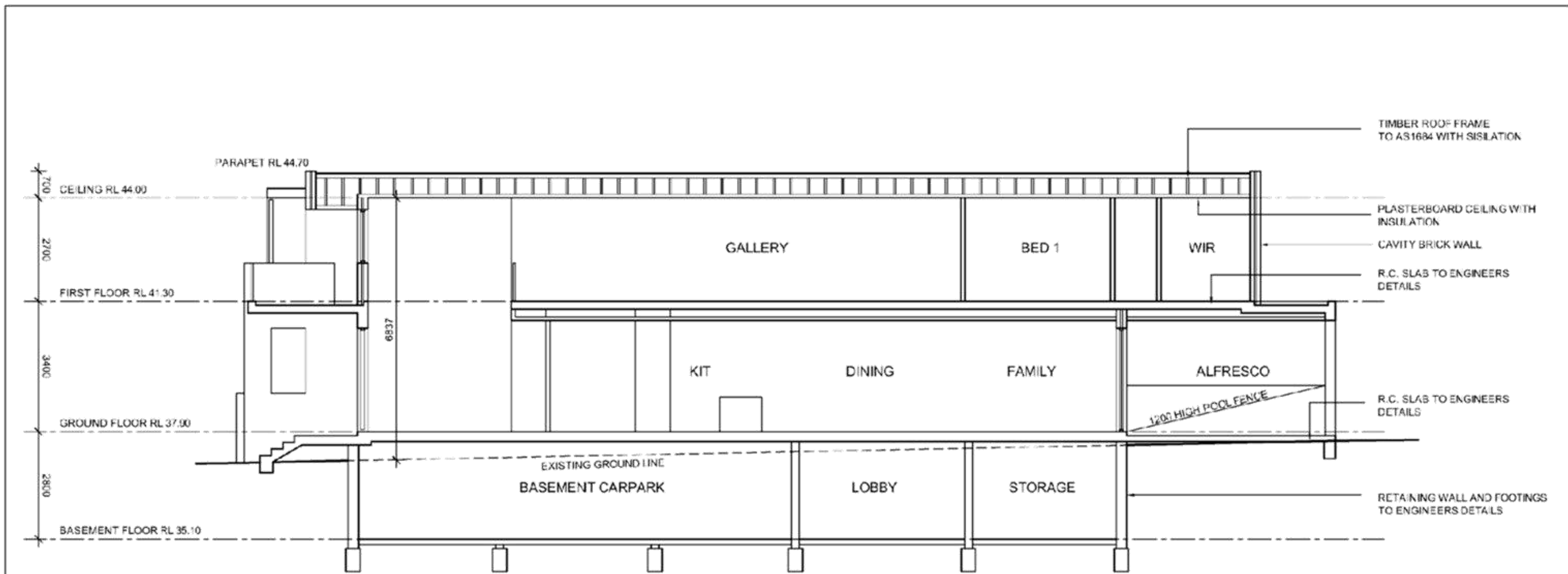
NORTH ELEVATION

FINISHES SCHEDULE	
ALP	POWDER COATED ALUMINIUM ADJUSTABLE SUNSHADE LOUVRE
GB	FRAMELESS GLASS BALUSTRADE
F	FIXED GLASS
FD	FRONT DOOR TO FUTURE DETAIL
GRD	GARAGE DOOR TO FUTURE DETAIL
MDR	METAL DECK ROOF
PF	POOL FENCE
RP*	RENDER AND PAINT FINISH*
TG	TRANSLUCENT GLASS
QGR	GLAZED GLUTTER
DP	DOWNPIPE
GF	GRANITE FACING



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DA2020/149
9 November 2020

DATE	AMENDMENT	ISSUE	PROJECT:	TITLE:
MAY 20	DEVELOPMENT APPLICATION	A	PROPOSED RESIDENTIAL DWELLING	ELEVATIONS 02
			ADDRESS: No. 3 GEES STREET STRATHFIELD	SCALE: 1:100 @ A3 DWG NO: A07
			CLIENT: HAO CHEN	DATE: 09.07.18 N. LYCENKO ARCHITECT REG NO 3010
				DRAWN BY: MH CHECKED BY: N. LYCENKO 228 WARDELL RD DULWICH HILL N.S.W 2203 9558 6260 0414 966 014



SECTION A-A

Thermal notes for 3 Gees St.

Conditioned Area	488.5	Unconditioned Area	40.97	
Max Heating Load (10/10)	40	Actual Heating Load	34	
Max Cooling Load (10/10)	26	Actual Cooling Load	18.3	
			Star Rating	5.9

Thermal Performance Assessment Based on the Following Details			
Floor Types	Concrete slab on ground	with	No insulation required
	Suspended concrete slab	with	R2.5 Polystyrene insulation
Floor Coverings	Tiles	Living & Wet Areas	Timber Bedrooms
	Carpet	All	Concrete Basement
External Walls	Cavity brick	with	R1.5 cavity board
	Colour		Light
Internal Walls	Single skin brick	with	No insulation required
Ceiling (floor over)	Concrete above plasterboard	with	No insulation required
Ceiling (roof over)	Timber above plasterboard	with	R4.3 bulk insulation
Roof	Metal	5.000m	with R1.0 roof blanket
	Colour		Light
Windows and Doors	All single glazed Louvre		Group A ALM-003-08 U-Value 5.40 or less SHGC 0.49 +/- 5%
	or all windows and glazed doors unless noted otherwise		Group B ALM-002-08 U-Value 5.40 or less SHGC 0.58 +/- 5%
	Group A windows are double glazed, double or triple glazing		Group A doors are solid, heavy, metal or timber
	Group B windows are double glazed, double or triple glazing		Group B doors are solid, heavy, metal or timber
	or a aluminium framed		or a timber framed
			or a aluminium framed
			or a timber framed

*If the Universal Certificate indicates double glazing, then there are to be non-ventilated LED / fluorescent
 Any external sun screens are to be fitted with self-cleaning dampers or be otherwise sealed
 All insulation specified must be installed in accordance with Part 3.12.1.1 of the BCA
 If there is a discrepancy between this document and the software outputs, then the software outputs shall take precedence.*

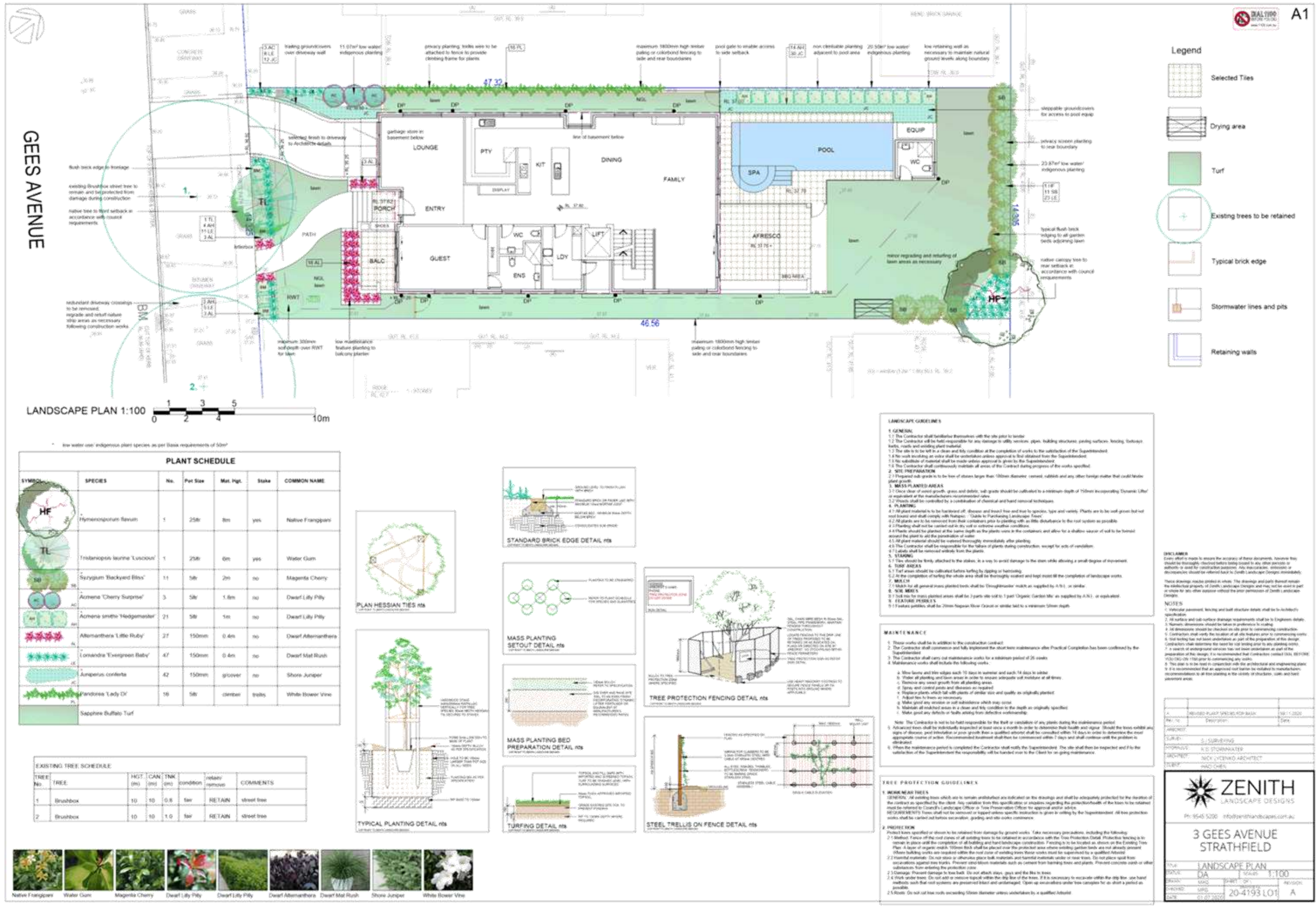
NOTE:

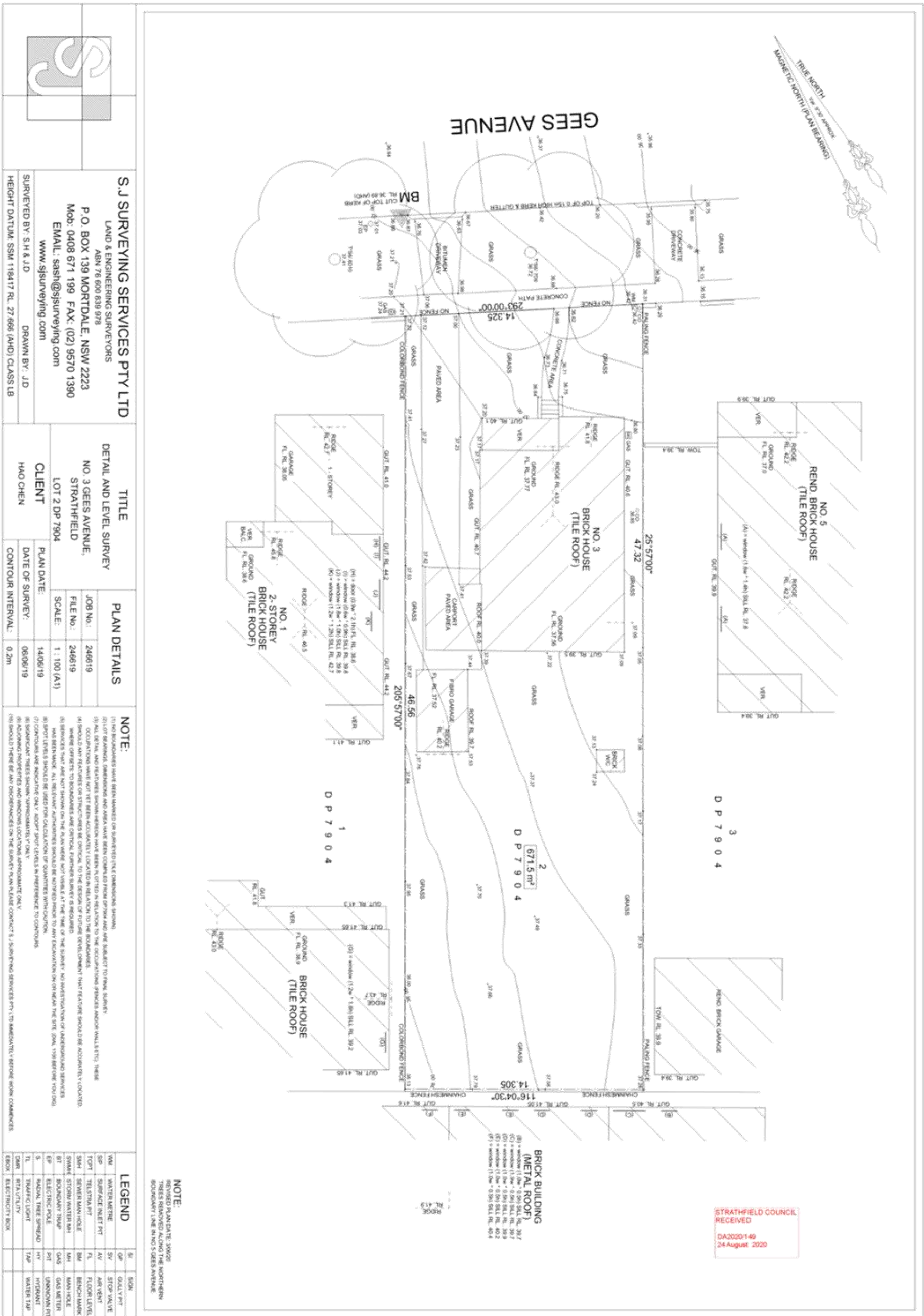
ALL EXTERNAL WALLS TO INCLUDE INSULATION AS PER BASIX REQUIREMENTS

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DA2020/149
9 November 2020

DATE	AMENDMENT	ISSUE	PROJECT:	TITLE:
MAY 20	DEVELOPMENT APPLICATION	A	PROPOSED RESIDENTIAL DWELLING	SECTION / OUTBUILDING ELEVS
			ADDRESS: No. 3 GEES STREET STRATHFIELD	SCALE: 1:100 @ A3 DWG NO: A08
			CLIENT: HAO CHEN	DATE: 09.07.18 N. LYCENKO ARCHITECT REG NO 3010
				DRAWN BY: MH CHECKED BY: N. LYCENKO 228 WARDELL RD DULWICH HILL N.S.W 2203 9558 6260 0414 966 014





STATEMENT OF ENVIRONMENTAL EFFECTS
FOR A PROPOSED NEW RESIDENCE
AT NO3 BEES AVE STRATHFIELD
LOT 2 DP 7904
JULY 2020

STRATHFIELD COUNCIL
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DA2020/149
24 August 2020

N. LYCENKO ARCHITECT RN°301C
0414966014
EM. n_l_arch@hotmail.com

SITE

THE SITE IS KNOWN AS NO 3 GEES AVE STRATHFIELD NSW LOT 2 DP 7904
FRONTAGE OF 14.235M BY A DEPTH OF 47.32/46.56M AND AN AREA OF 671.5 M²

IT IS LOCATED ON THE NORTHERN SIDE OF THE STREET WITH A FALL OF APPROX
950MM FROM THE REAR NW CORNER TO THE FRONT SW CORNER.

THERE IS NO SIGNIFICANT VEGETATION ON THE SUBJECT SITE NOR ADJACENT ALONG
COMMON BOUNDARIES

ON THE SITE THERE IS AN EXISTING SINGLE STOREY BRICK TILED ROOF COTTAGE WITH
AN ATTACHED CARPORT, A DETACHED REAR GARAGE AND A W.C

ADJACENT EACH SIDE ARE SINGLE STOREY DWELLINGS THE ONE TO THE WEST IS
FULLY RENDERED. THE OTHER A LIGHT COLOURED FACE BRICK

THE SITE IS NOT AN HERITAGE ITEM NOR IS IT WITHIN THE VICINITY OF ONE
OR ADJACENT TO OR WITHIN A CONSERVATION AREA

THERE ARE NO SIGNIFICANT VIEWS FROM, ACROSS THE SUBJECT SITE WHICH
IS SERVED BY ALL THE REQUIRED UTILITIES AND IS APPROPRIATELY ZONED
FOR THE PROPOSED REDEVELOPMENT

CONTROLS

STRATHFIELD LEP 2013 † AND PART A CONSOLIDATED DCP 2005

CONTEXT | STREET SCAPE

GEES AVE IS A SHORT CULDESAC APPROX 150M LONG. THERE IS NO ESTABLISHED COHESION
OF COLOURS | TEXTURES OR ARCHITECTURAL STYLES | FORMS. IT CONSISTS OF OLDER
SINGLE STOREY DWELLINGS AND IS IN FACT A TRANSITION AREA AS
EVIDENCED BY THE FULLY RENDERED LOFTY 2 STOREY RESIDENCE DIRECTLY
OPPOSITE THE SUBJECT PROPERTY. IT IS ALMOST COMPLETE AND PRESENTS
AS DISPROPORTIONATE PORTICO STRUCTURE TO THE STREET

HOWEVER IT IS INDICATIVE OF LIKELY FUTURE SIZE & BULK OF REPLACEMENT
BUILDINGS WHICH ARE GENERATED BY THE COUNCIL'S CONTROLS

2

THE PROPOSAL IS CONTEMPORARY IN FORM. IT IS WELL PROPORTIONED, ARTICULATED BOTH VERTICALLY & HORIZONTALLY AND IS CONSISTENT WITH MARKET DEMANDS / EXPECTATIONS AND THE CHANGED CULTURAL PERCEPTION OF THE APPEARANCE OF A "HOUSE" WHICH IS ALSO DRIVEN BY THE ADVANCES IN TECHNOLOGY, MATERIALS AND CONSTRUCTION TECHNIQUES

SPECIFIC CONTROLS.

1 F.S.R	THE SITE AREA 671.5 M ² PERMITS AND F.S.R 0.6:1 = 402.9 m ²	
COMPLIES	REFER DRNG CALCULATIONS	PROPOSED F.S.R 0.6:1 = 402.57 m ²
2 LANDSCAPE		REQUIRED 41.5% 671.5 = 279 m ²
COMPLIES		PROVIDED 282 m ²
3 HEIGHT		MAX PERMITTED 9.5 M
COMPLIES		PROPOSED 7.8 M

4 SETBACKS

FRONT	CONSISTENT WITH EXISTING EACH SIDE	
REAR	MIN	6 M
	PROPOSED	12.2 M
	OUTBUILDING	4.3
SIDE	REQUIRED TOTAL 20% OF SITE WIDTH (MIN 1.5M)	2.87
COMPLIES	PROPOSED (MIN 1.55)	3.1

5 PARKING	REQUIRED	2 SPACES
	BASEMENT PARKING PROVIDED	2 SPACES

SUSTAINABILITY

ATTACHED NATHERS & BASI CONFIRM COMPLIANCE

PRIVACY

THE PROPOSAL HAS BEEN PLANNED WITH ALL HIGH / AND FREQUENT ACTIVITY AREAS DIRECTED TOWARDS THE REAR AND THE FRONT ONLY SOME BEDROOMS WHICH ARE PREDOMINANTLY NIGHT USE AREAS AND BATHROOMS FITTED WITH TRANSLUCENT GLAZING ARE ORIENTED TOWARDS THE ADJACENT PROPERTIES

SOLAR ACCESS

THE SITES FAVOURABLE REAR NORTHERN ORIENTATION ENSURES THAT NEIGHBORING PROPERTIES ARE NOT UNREASABLY IMPACTED BY SHADOWS CAST BY THIS PROPOSAL AND BOTH ENJOY THE REQUIRED SOLAR ACCESS REFER TO SHADOW DIAGRAMS


THE PROPOSAL HAS BEEN PLANNED TO PROVIDE SOLAR ACCESS TO ITS PRIME LIVING/ACTIVITY AREAS AND PRIVATE OPEN SPACE

IT IS IMPOSSIBLE TO PLAN A HOUSE ON VIRTUALLY ANY SUBURBAN BLOCK AND COMPLY WITH THE D.C.P REQUIREMENT OF SOLAR ACCESS TO ALL HABITABLE ROOMS

CONCLUSION

THE PROPOSAL IS FULLY COMPLIANT WITH THE L.E.P AND D.C.P CONTROLS. IT IS CONTEMPORARY IN FORM AND WILL BE IN CONTEXT WITH THE FUTURE TRANSITIONAL CONTEXT. IT DELIVERS A HIGH LEVEL OF AMENITY TO ITS OCCUPANTS WHILE RESPECTING THAT OF IT NEIGHBOUR. IT WILL ADD VARIETY, DIVERSITY, VITALITY AND INTEREST TO A VERY MUNDANE NON DESCRIPT PRECINCT AND AS SUCH IT IS WORTHY OF FAVOURABLE CONSIDERATION

SINCERELY


N. LINCENKO

TO: Strathfield Local Planning Panel Meeting - 4 February 2021
REPORT: SLPP – Report No. 2
SUBJECT: DA2020/150 - 51 BARKER ROAD, STRATHFIELD
LOT 43 DP 12405
DA NO. DA2020/150

SUMMARY

Proposal: Demolition of the existing dwelling and associated outbuilding and construction of a two (2) storey dwelling with attached garage and boundary fencing.

Applicant: Wen Architects

Owner: Z. Xing & Y. Li

Date of lodgement: 27 August 2020

Notification period: First notification: 3 September to 17 September 2020
Second notification: 17 December to 22 January 2020

Submissions received: First notification: Nil
Second notification: Nil

Assessment officer: N Doughty

Estimated cost of works: \$1,451,200

Zoning: R2 Low Density Residential - SLEP 2012

Heritage: The subject site adjoins the Marion Street Heritage Conservation Area and is opposite Heritage Item No. 194 St David's Presbyterian Church.

Flood affected: No

Is a Clause 4.6 variation proposed? No

RECOMMENDATION OF OFFICER: **APPROVAL**

EXECUTIVE SUMMARY

The proposal originally involved the demolition of the existing dwelling and associated outbuilding and the construction of a two (2) storey dwelling with basement level, tree removal and boundary fence. The application was initially put on notification from 3 September to 17 September 2020, in accordance with Council's Community Participation Plan (CPP). No submissions were received.

During the assessment process, the application was amended to retain the existing mature Magenta Lilly Pilly, an endangered listed species under the *Biodiversity Conservation Act 2016 (NSW)* and vulnerable under the *Environment Protection and Biodiversity Conservation Act 1999 (Commonwealth of Australia)*. Modifications to the proposal also included the deletion of the basement, construction of an at-grade detached garage utilising the existing driveway and changes to the schedule of colours and external material to improve streetscape compatibility. The amended design was re-notified as per the CPP from 17 December to 22 January 2020.

The proposal achieves an appropriate contemporary design that respects the inter-war architectural characteristics in the Marion Street Heritage Conservation which adjoins the site to the north. The dwelling design incorporates a flat roof with vertically orientated windows and traditional external finishes includes rendered masonry, timber cladding and sandstone fencing.

The proposal is acceptable on its merits and is recommended for approval, subject to the recommended conditions of consent.

**DA2020/150 - 51 Barker Road, Strathfield
Lot 43 DP 12405 (Cont'd)**

The subject application is referred to the Strathfield Local Planning panel (SLPP) as the subject site adjoins the Marion Street heritage conservation area and opposite a heritage listed item.

BACKGROUND

27 August 2020	The subject application (DA2020/150) was lodged proposing demolition of the existing dwelling, associated outbuilding and tree removal and the construction of a two (2) storey dwelling with basement level and boundary fence.
3 September to 17 September 2020	The application was notified in accordance with the CPP. No submissions were received.
4 September 2020	Comments from Council's Environmental Projects Officer were received and a Biodiversity Development Report is requested.
8 September 2020	Comments from Council's Tree Management Coordinator were received.
18 September 2020	A site visit was undertaken by the Assessment Officer.
29 September 2020	Comments from Council's Specialist Planner Heritage were received.
23 September 2020	Correspondence was sent to the applicant to address the following items: <ul style="list-style-type: none"> • Biodiversity Development Assessment Report (BDAR) is to be submitted; • Excessive basement size; • Non-compliant driveway design; • Streetscape compatibility; • Extensive use of external fixed shading devices; • Visual privacy; • Fencing details
12 October 2020	The Applicant submitted preliminary sketches of amended dwelling design.
15 October 2020	Feedback of the preliminary sketches were provided to the Applicant.
28 October 2020	Amended plans were submitted incorporating the following: <ul style="list-style-type: none"> • Reduced basement size; • Modified driveway design; • Modified schedule of colours and external finishes;
5 November 2020	Biodiversity Impact Assessment submitted.
13 November 2020	Comments from Council's Environmental Projects Officer are received. The conclusion of the Biodiversity Impact Assessment were not supported and the removal of the Magenta Lilly Pilly is to not supported.
11 December 2020	Council is informed that the Applicant, was changed from Luke Josifov to Wen Architects.
18 December 2020	Amended proposal is submitted proposing the retention of the Magenta Lilly Pilly, deletion of the basement level, inclusion of a detached garage and internal and external configuration modifications.
17 December to	The modified proposal was re-notified as per the CPP. No submissions

DA2020/150 - 51 Barker Road, Strathfield
 Lot 43 DP 12405 (Cont'd)

- 22 January 2021 were received during this period.
- 6 January 2021 Comments from Council’s Traffic Engineer were received.
- 8 January 2021 Comment from Council’s Development Engineer were received.
- 11 January 2021 Comments from Council’s Environmental Projects Officer were received
- 18 January 2021 Comments from Council’s Specialist Planner Heritage were received.
- 18 January 2021 Comments from Council’s Tree Management Coordinator are received.

DESCRIPTION OF THE SITE AND LOCALITY

The subject site is legally described as Lot 43 in DP 12405 and is commonly known as 51 Barker Road, Strathfield. It is located on the north-western corner of the intersection of Marion Street and Barker Road (Figure 1). The site is rectangular in shape with a splayed corner with Marion Street, has a frontage of 15.547m to Barker Road and site depth of 45.652m along Marion Street. The site has an area of 699.2m². The site has a gradual fall from the rear toward the Barker Road frontage.

Presently the site is occupied by a single storey inter-water bungalow with facebrick and a terracotta tile pitched roof and vehicular access provided via an existing driveway from Marion Street to an existing detached garage (Figures 2 and 3). A bus stop and seat are located directly in front of the Barker Road street frontage.



Figure 1: Locality plan. The subject site is outlined in yellow, Marion Street Heritage Conservation Area in red and heritage listed item in blue.

DA2020/150 - 51 Barker Road, Strathfield
Lot 43 DP 12405 (Cont'd)



Figure 2: Subject site viewed from Barker Road.



Figure 3: View of the existing detached garage and driveway on Marion Street and the adjoining property (No. 45 Marion Street).

The site is located within an established low density residential area with single and two (2) storey dwellings in various architectural styles and ages (Figures 4 and 5). The rear of the subject site adjoins the Marion Street Heritage Conservation Area (HCA) (Figure 3) and is located opposite Heritage Item No. I94 'St David's Presbyterian Church' (Figure 6).

DA2020/150 - 51 Barker Road, Strathfield
Lot 43 DP 12405 (Cont'd)



Figure 4: No 98 and 100 Barker Road (opposite the subject site).



Figure 5: No. 49 and 47 Barker Road.

DA2020/150 - 51 Barker Road, Strathfield
Lot 43 DP 12405 (Cont'd)



Figure 6: Heritage Item No. I94 'St David's Presbyterian Church'.



Figure 7: Example of inter-war style dwelling in the Marion Street Heritage Conservation Area.

PROPERTY BURDENS AND CONSTRAINTS

There are no easements or burdens on the land which could affect, or be affected by, the proposed development.

DA2020/150 - 51 Barker Road, Strathfield
Lot 43 DP 12405 (Cont'd)

DESCRIPTION OF THE PROPOSED DEVELOPMENT

The original concept submitted with the application sought Council consent for the demolition of the existing building, outbuilding and tree removal and the construction of a two (2) storey dwelling with basement level and boundary fencing. During the assessment process the design of the dwelling was modified to retain the Magenta Lilly Pilly (*Syzygium paniculatum*) located on the eastern side property boundary. The species is listed as endangered under the *Biodiversity Conservation Act 2016 (NSW)* and vulnerable under the *Environment Protection and Biodiversity Conservation Act 1999 (Commonwealth of Australia)*. Other design changes were implemented in response to the site location adjoining the Marion Street heritage conservation area.

The modified proposal seeks Council consent for the demolition of the existing Demolition of the existing dwelling and associated outbuilding and construction of a two (2) storey dwelling with attached garage and boundary fencing (Figures 8 to 10).

The specific elements of the proposal are:

Demolition:

- Single storey dwelling;
- Shed;
- Detached garage;

Ground floor level:

- Study;
- Bedroom with ensuite;
- Lounge room;
- Laundry;
- Bathroom;
- Open plan kitchen (with butler's pantry), dining room and living room;
- Alfresco with built in barbeque;
- Attached double garage;

First floor level:

- Three (3) bedrooms with ensuites;
- Master bedroom with walk-in-robe and ensuite;

External works:

- Primary and secondary frontage boundary frontage;
- Associated landscaping works; and
- Associated stormwater works.

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Lot 43 DP 12405 (Cont'd)



Figure 8: Photomontage of proposed development.



Figure 9: Photomontage of proposed development.

DA2020/150 - 51 Barker Road, Strathfield
 Lot 43 DP 12405 (Cont'd)



Figure 10: Photomontage with schedule of colours and external finishes of proposal.

REFERRALS

INTERNAL REFERRALS

Engineering Comments

Council’s Engineer raised no objections to the original or modified proposal, subject to the recommended conditions of consent.

Landscaping Comments

Council’s Tree Coordinator has commented on the proposal as follows:

“The proposal results in the removal of a Lilly Pilly Tree but the design protects the five (5) street trees along Marion Street and Barker Road.

The Arboriculture Impact Assessment prepared by Australis Tree Management is noted. The recommended removal of Tree No. T7, T8, T9 and T10 is supported. The landscape plan proposes the planting of three (3) replacement trees. The trees are appropriate for the site.”

Council’s Tree Management Coordinator provided the following comments on the modified proposal:

“The proposed stormwater design is not supported as the pipes will significantly damage the tree roots of the Magenta Lilly Pilly to be retained. The design will need to be amended with advice from the Project Arborist.

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Lot 43 DP 12405 (Cont'd)

The driveway design is supported, however the Project Arborist will need to provide an alternative construction and tree protection specifications to ensure the protection of the root system of the tree."

Biodiversity Comments

Council's Environmental Projects Officer provided the following comments on the originally submitted proposal:

*"Although the clearing of the two exotic trees is acceptable, the clearing of T10, the endangered native tree species, a *Syzygium paniculatum* (Magenta Lilly Pilly), is highly undesirable. As per the Test of Significance in section 7.3 of the Biodiversity Conservation Act, the proposed clearing of the *Syzygium paniculatum* is likely to "have an adverse effect on the life cycle of the species such that a viable local population of the species is likely to be placed at risk of extinction", particularly given it's isolated occurrence in Strathfield LGA.*

*Given the native tree (*Syzygium paniculatum*) is listed as an endangered species in NSW and Vulnerable by the Commonwealth Government, and the proposed clearing meets the trigger from the Test of Significance, the development application requires a Biodiversity Development Report (BDAR) to be submitted from an accredited assessor."*

Council's Environmental Projects Officer provided the following comments on the modified proposal:

*"Recent changes to the architectural plans for this site have included retention of most trees, including the *Syzygium paniculatum* (Magenta Lilly Pilly) (a threatened tree species previously proposed for removal). As such, the previous requirement for the proponent to complete a BDAR has ceased."*

Traffic Comments

Council's Traffic Engineer provided the following comments on the originally submitted proposal:

"The opening at the property boundary shall be limited to 3m as per the SCDCP controls. As there is concern of the inadequate maneuverability once the driveway entrance width has been reduced, the applicant is to submit a swept path or otherwise modify the design.

Council's Traffic Engineer raised no objection to the modified design, subject to the following special condition of consent:

"A minimum 1m x 1m splay to be provided on the southern side of the vehicular access, within the property boundary. The area should be kept clear from obstructions and only allow ground cover landscaping, to maintain sight distances for pedestrians and motorists. Any front fence or gate opening adjustments required as a result of this splay must be illustrated on the plans lodged with the application for the Construction Certificate."

Heritage Comments

Council's Specialist Planner Heritage provided the following comments on the originally submitted proposal:

The Marion Street Heritage Conservation Area is a very significant conservation area that has been listed with the National Trust. As such the impact of this dwelling will be in relation to views and sightlines from the conservation area as well as addressing the controls of the Heritage DCP (Part P).

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Lot 43 DP 12405 (Cont'd)

The development's form, bulk, stark materials, colours, lack of articulation is highly likely to impact on the heritage item (heritage item 194 – St David's Presbyterian Church) in the vicinity and the adjoining conservation area).

That the applicant review the form, bulk, materials and colour proposed for the development in response to Section 3 – Part P- DCP controls. Also consider include element of Art Deco 1930s development such as details in the windows."

Council's Heritage Advisor provided the following comments on the modified proposal:

The changes to the articulation and the fence fabric facing Marion Street to sandstone have improved the appearance on Marion Street. The front ground floor windows should be changed to reflect the windows at Marion Street.

The proposed Bershire White should blend into the Marion Street colour scheme which is dark/mid red with cream windows.

A top rail is recommended on the fence and the design of the first floor windows on the secondary frontage to reflect a picture window with double hung flankers as incorporated on the southern elevation. The reason is so the windows style reflects those of the conservation area. The following Condition is recommended:

Special Conditions – Prior to CC

CC8035: - First Floor Façade Windows and Fence:

The first floor windows on the eastern elevation (Marion Street frontage) are to be changed to reflect the style of a picture window with double hung flankers (as incorporated on the first floor southern elevation).

The fence is to incorporate a top rail. Details are to be submitted and approved by Council's Heritage Advisor prior to the issue of the Construction Certificate."

SECTION 4.15 CONSIDERATIONS – EP&A Act, 1979

In determining a development application, the consent authority is to take into consideration the following matters of consideration contained within Section 4.15 of the Environmental Planning and Assessment Act, 1979 as relevant to the development application:

4.15(1)(a) the provisions of:

(i) any environmental planning instrument

STATE ENVIRONMENTAL PLANNING POLICY (SEPP) – BASIX 2004

A BASIX Certificate was submitted as part of the application which indicates that the proposal meets the required reduction targets. An appropriate condition of consent will be imposed to ensure future compliance with these targets.

STATE ENVIRONMENTAL PLANNING POLICY NO 55 – REMEDIATION OF LAND

SEPP 55 applies to the land and pursuant to Section 4.15 is a relevant consideration.

A review of the available records for the site gives no indication that the land associated with this development is contaminated. There were no historic uses that would trigger further site investigations. The objectives outlined within SEPP55 are considered to be satisfied.

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Lot 43 DP 12405 (Cont'd)

STATE ENVIRONMENTAL PLANNING POLICY (VEGETATION IN NON-RURAL AREAS) 2017

The State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017 replaces the repealed Clause 5.9 of SLEP 2012 (Preservation of Trees and Vegetation).

The intent of this SEPP is consistent with the objectives of the repealed Standard where the primary aims/objectives are related to the protection of the biodiversity values of trees and other vegetation on the site.

The proposal was referred to Council's Tree Management Coordinator and Environmental Projects Officer whom did not supported the removal of the Magenta Lilly Pilly the Magenta Lilly Pilly (*Syzygium paniculatum*) located on the eastern side property boundary. The species is listed as endangered under the *Biodiversity Conservation Act 2016 (NSW)* and vulnerable under the *Environment Protection and Biodiversity Conservation Act 1999 (Commonwealth of Australia)*. Subsequently, the design of the dwelling was modified to retain the tree, involving substitution of the basement level with a detached garage with vehicular access via the existing driveway on the secondary street frontage (Marion Street). Alternative vehicular access via Barker Road is not possible due to a mature street tree and bus stop. In response to Council's Tree Management Coordinator and Environmental Project Officer's outstanding concerns regarding stormwater and associated excavation works, conditions of consent have been recommended for the stormwater design to be modified so as to be outside the TPZ of the tree and all excavation works within the TPZ to be overseen by the Project Arborist with root protection measures implemented.

STRATHFIELD LOCAL ENVIRONMENTAL PLAN (SLEP) 2012

The development site is subject to the Strathfield Local Environmental Plan 2012

Part 2 – Permitted or Prohibited Development

Clause 2.1 – Land Use Zones

The subject site is zoned R2-Low Density Residential and the proposal is a permissible form of development with Council's consent.

Part 4 – Principal Development Standards

Applicable SLEP 2012 Clause	Development Standards	Development Proposal	Compliance/ Comment
4.3 Height of Buildings	9.5m	7.77m	Yes
4.4 Floor Space Ratio	0.60:1 (419.52m ²)	0.54:1 (377.82m ²)	Yes

Part 5 – Miscellaneous Provisions

5.10 Heritage Conservation

Clause 5.10 of the SLEP 2012 requires consideration to be given to the potential impacts of development upon heritage items and conservation areas. The northern (rear) property boundary of the site adjoins the Marion Street HCA and is opposite Heritage Item No. 194 'St David's Presbyterian Church' listed under Schedule 5 of the SLEP 2012. The Marion Street Heritage Conservation Area is of local heritage significance; representing a cohesive group of housing from the 1930s and 1940s with tiled hip roofs, dark coloured brick, small front bays, timber window and low brick fences. The heritage listed Presbyterian Church opposite the site is of local heritage

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Lot 43 DP 12405 (Cont'd)

significance as an example of 1930s and 1940 (inter-war period) style architecture. A Heritage Impact Statement accompanied the development application.

During the assessment process the schedule of colours, external materials and window panelling were amended in response to Council's Specialist Planner Heritage comments. The modified design has adopted a warmer rendered masonry colour (Berkshire White), timber cladding (Ironbak) and vertical window panelling that addresses both street frontages (Barker Road and Marion Street) that are more compatible to the inter-war architectural characteristics of the HCA. The inclusion of the sandstone fencing material is reminiscent of the traditional building materials used in the construction of Strathfield's early homes. Whilst the proposed flat roof form is not strictly in keeping with the pitched roof forms in the HCA, Barker Road contains multiple flat roof form dwellings including No. 49, 47 and 100 Barker Road in the immediate vicinity of the site and is therefore considered acceptable. To further improve the compatibility of the proposal, a condition has been imposed for the inter-war style window panelling on the first floor of the Barker Road street frontage to continue along the Marion Street frontage. Although Council's Specialist Planner Heritage recommended the inclusion of a top rail to the fencing, it is not supported.

Overall, the proposal achieves the objectives of Clause 5.10 of the SLEP 2012 in that the proposed development is appropriately designed and not detract from the architectural qualities of the Marion Street HCA.

Part 6: Local Provisions

6.1 Acid sulfate soils

The subject site is identified as having Class 5 Acid Sulfate Soils but is not located within 500m of a Class 1, 2 3 or 4 soils. Therefore, Development Consent under the provisions of this section is not required and as such an Acid Sulfate Soils Management Plan is not required.

6.2 Earthworks

The proposal does not include any significant excavation or basement works. Any excavation for footings or levelling of the site is considered to be minor and appropriate conditions of consent have been imposed to ensure 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.

6.4 Essential services

Clause 6.4 of the SLEP 2012 requires consideration to be given to the adequacy of essential services available to the subject site. The subject site is located within a well serviced area and features existing water and electricity connection and access to Council's stormwater drainage system. As such, the subject site is considered to be adequately serviced for the purposes of the proposed development.

It is considered that the proposed development satisfies the aims, objectives and development standards, where relevant, of the Strathfield LEP 2012.

4.15 (1)(a)(ii) any draft environmental planning instruments

There are no applicable draft planning instruments that are or have been placed on public exhibition, to consider as part of this assessment.

4.151)(a)(iii) any development control plan

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Lot 43 DP 12405 (Cont'd)

STRATHFIELD CONSOLIDATED DEVELOPMENT CONTROL PLAN (SCDCP) 2005

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.

Applicable DCP Controls	DCP Controls	Development Proposal	Compliance/ Comment
Building Envelope			
Floor Space Ratio:			
Heights:			
Floor to ceiling heights:	3.0m	Ground floor: 3.0m First floor: 2.8m	Yes Yes
Height to underside of eaves:	7.2m	7.17m	Yes
Parapet height:	0.8m	0.6m	Yes
Overall height for flat roof dwelling:	7.8m	7.77m	Yes
Number of Storeys/Levels:	2	2	Yes
Setbacks:			
Front:	9m	9m	Yes
Eastern Side:	1.2m (min)	1.55m	Yes
Western Side:	1.2m (min)	1.55m	Yes
Combined Side Setback:	3.10 (20%)	3.10m	Yes
Rear:	6m	6.54m	Yes
Detached Garage:			
Northern side setback:	0.5m	0.5m	Yes
Rear setback:	0.5m	1.15m	Yes
Height:	3.5m	3.5m	Yes
Landscaping			
Landscaping/Deepsoil Provisions:	41.5% (290.168m ²)	29.79% (208.29m ²)	No. Acceptable on merit
Private Open Space Area:	10m ²	> 10m ²	Yes
Minimum dimension:	3m	> 3m	Yes
Fencing			
Height (overall/piers):	1.5m (maximum)	1.53m	Yes
Solid Component:	0.7m	0.7m	Yes
Secondary Frontage:	1.8m	1.5m to 1.8m	Yes
Solar Access			
POS or habitable windows	3hrs to habitable windows and to 50% of POS	3hrs to habitable windows and to 50% of POS	Yes
Vehicle Access and Parking			
Driveway width at Boundary:	3m	3m	Yes
Vehicular Crossing:	1	1	Yes
Driveway setback – side:	0.5m	0.5m	Yes
No. of Parking Spaces:	2	2m	Yes

Deep Soil Landscaping

Section 5.2.1 of the SCDCP 2005 sets out that a minimum 41.5% (290.168m²) of the site is comprised of deep soil landscaping. Contrary to the planning control, the proposal provides 29.79% (208.29m²). Given the vehicular access and existing vegetation restraints of the site, the

DA2020/150 - 51 Barker Road, Strathfield
 Lot 43 DP 12405 (Cont'd)

provision of deep soil landscaping in the front and rear setbacks, the variation is considered acceptable.

Privacy

The proposed development satisfies the relevant objectives and controls of the SDCDP 2005, in that adequate privacy is maintained between adjoining properties and any potential overlooking is minimised. The windows are offset from adjoining dwellings so as not to negatively impact on adjoining properties. The upper level balcony and ground floor alfresco area are screened so as to not impact on the amenity or privacy of the adjoining dwellings whilst providing good amenity to the occupant of the dwelling.

Solar Access

The subject site has a north-south orientation with the dwelling facing south (Chiswick Street), resulting in solar access to windows of habitable rooms and to at least 50% of the private open space at the winter solstice (Figure 11). Solar access is also achieved for a minimum of three (3) hours to the private open space and habitable rooms of the adjoining properties. The proposal is considered to generally satisfy the relevant objectives and controls of the SDCDP 2005



Figure 11: Shadow diagrams of the proposed development and adjoining properties at the winter solstice.

Vehicular Access and Parking

The proposed development satisfies the relevant objectives and controls of the SDCDP 2005 in that it provides the minimum number of required parking spaces and adequate vehicular access provisions.

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Lot 43 DP 12405 (Cont'd)

Cut and Fill

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.

Water and Soil Management

The proposed development satisfies the relevant objectives and controls of the SCDCP 2005 and complies with Council's Stormwater Management Code. A soil erosion plan has been submitted with the application to prevent or minimise soil disturbances during construction.

Access, Safety and Security

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 along both street frontages.

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 phases of the development. It is considered that this plan adequately address Part H and considered satisfactory.

PART P – Heritage (SCDCP 2005)

The proposed development is considered to satisfy the relevant objectives and controls of Part P of the SCDCP 2005. The proposal is of a high quality built form with external finishes and building envelope that are sympathetic to the inter-war architectural qualities in the Marion Street Heritage Conservation Area and St David's Presbyterian Church. Specifically, the design includes a neutral colour palette and vertically orientated window paneling that is compatible with the facebrick and windows that feature in the HCA.

The Marion Street HCA contains a mixture of single and two (2) storey dwellings. As previously discussed, whilst the flat roof form is not strictly in keeping with the inter-war dwelling form, the extensive inclusion of sympathetic external finishes and modest building height (7.77m) achieve an appropriate outcome.

4.15 (1)(a)(iia) any planning agreement or draft planning agreement

No planning agreement has been entered into under section 7.4 of the *Environmental Planning and Assessment Act 1979*.

4.15 (1)(a)(iv) matters prescribed by the regulations

The requirements of Australian Standard *AS2601–1991: The Demolition of Structures* is relevant to the determination of a development application for the demolition of a building.

The proposed development does involve the demolition of a building. Should this application be approved, appropriate conditions of consent may be imposed to ensure compliance with the requirements of the above standard.

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Lot 43 DP 12405 (Cont'd)

4.15(1)(b) *the likely impacts of the 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 compatible with the surrounding locality. Accordingly, the proposal is not considered to have a significant impact on the natural and built environment or any negative social or economic impacts on the locality.

4.15 (1)(c) *the suitability of the site for the development*

It is considered that the proposed development is of a scale and design that is suitable for the site having regard to its size and shape, its topography, vegetation and relationship to adjoining developments.

4.15 (1)(d) *any submissions made in accordance with this Act or the regulations*

The application was placed on neighbour notification in accordance with the provisions of Councils Community Participation Plan from 3 September to 17 September 2020. No submissions were received.

The application was notified for a second time following amendments to the original design, in accordance with the Council's Community Participation Plan from 17 December to 22 January 2020. No submissions were received.

4.15 (1)(e) *the public interest*

The proposed development is of a scale and character that does not conflict with the public interest.

LOCAL INFRASTRUCTURE CONTRIBUTIONS

Section 7.13 of the EP&A Act 1979 relates to the collection of monetary contributions from applicants for use in developing key local infrastructure. This section prescribes in part as follows:

A consent authority may impose a condition under section 7.11 or 7.12 only if it is of a kind allowed by, and is determined in accordance with, a contributions plan (subject to any direction of the Minister under this Division).

STRATHFIELD INDIRECT SECTION 7.12 CONTRIBUTIONS PLAN

Section 7.12 Contributions are applicable to the proposed development in accordance with the Strathfield Indirect Development Contributions Plan as follows:

Local Amenity Improvement Levy	\$14,512.00
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Lot 43 DP 12405 (Cont'd)

CONCLUSION

The application has been assessed having regard to Section 4.15 of the Environmental Planning and Assessment Act 1979, the Strathfield Local Environmental Plan 2012 and the Strathfield Development Control Plan 2005 and is considered to be satisfactory for approval, subject to the recommended conditions of consent.

Signed: N. Doughty
Planning Officer

Date: 19 January 2021

PEER REVIEW

The content and recommendation of the development assessment report has undergone peer review and is satisfactory for consideration by the Panel.

Signed: J. Gillies
Senior Planner

Date: 19 January 2021

RECOMMENDATION

That Development Application No. 2020/150 for the demolition of the existing dwelling and associated outbuilding and construction of a two (2) storey dwelling with attached garage and boundary fencing at 51 Barker Street, Strathfield be **APPROVED**, subject to the following conditions:

The following conditions of consent are imposed for the following reasons:

- (a) To ensure compliance with the terms of the relevant Environmental Planning Instrument and/or Building Code of Australia and/or Council's codes, policies and specifications.
- (b) To protect the environment.
- (c) To ensure that there is no unacceptable impact on the amenity of the area, or to private and public property.
- (d) It is in the public interest.
- (e) To preserve the Marion Street Heritage Conservation Area.

DEFERRED COMMENCEMENT CONDITIONS

Nil

CONCEPT/STAGED DEVELOPMENT

Nil

DEVELOPMENT DETAILS

1. Approved Plans & Documentation

The development must be implemented in accordance with the approved plans and supporting documentation listed below which have been endorsed by Council's approved stamp, except where marked up on the plans and/or amended by conditions of this consent:

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 Lot 43 DP 12405 (Cont'd)

Description	Reference No.	Date	Revision	Prepared by
Demolition Plan	DA-005	11 December 2020	3	Wen Architects
Site Plan	DA-020	11 December 2020	3	Wen Architects
Ground Floor Plan	DA-100	11 December 2020	3	Wen Architects
First Floor Plan	DA-110	11 December 2020	3	Wen Architects
Roof Plan	DA-120	11 December 2020	3	Wen Architects
Building Elevation 1	DA-210	11 December 2020	3	Wen Architects
Building & Fence Elevation 2	DA-220	11 December 2020	3	Wen Architects
Building Sections & Driveway Section	DA-300	11 December 2020	3	Wen Architects
Window Schedule	DA-400	11 December 2020	3	Wen Architects
Sediment Control Plan	DA-520	11 December 2020	3	Wen Architects
External Finish Schedule	DA-600	11 December 2020	3	Wen Architects
Landscape Concept Plan	LC01	18 December 2020	A	ECS Action
Landscape Planting Plan	LC02	18 December 2020	A	ECS Action
Notes	LC03	18 December 2020	A	ECS Action
Site Stormwater Management	D01	17 December	6	SYJ Consulting

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Plan & Details		2020		
Site Sediment & Erosion Control Plan	D02	17 December 2020	6	SYJ Consulting
BASIX Certificate	No: 1121272S_02	Issued 18 December 2020	-	Frys Energywise
NatHERS Certificate	No. 0005522966	Issued 17 December 2020	-	Frys Energywise

2. Building Height

The height of the building measured from Australian Height Datum (AHD) must not exceed Relative Level (RL) 41.70 AHD to the parapet of the building.

SEPARATE APPROVALS REQUIRED UNDER OTHER LEGISLATION

3. Section 138 Roads Act 1993 and Section 68 Local Government Act 1993

Unless otherwise specified by a condition of this consent, this Development Consent does not give any approval to undertake works on public infrastructure.

Separate approval is required under Section 138 of the [Roads Act 1993](#) and/or Section 68 of the [Local Government Act 1993](#) for any of the following activities carried out in, on or over a public road (including the footpath) listed below.

An application is required to be lodged and approved prior to the commencement of any of the following works or activities;

- (a) Placing or storing materials or equipment;
- (b) Placing or storing waste containers or skip bins;
- (c) Erecting a structure or carrying out work
- (d) Swinging or hoisting goods over any part of a public road by means of a lift, crane or the like;
- (e) Pumping concrete from a public road;
- (f) Pumping water from the site into the public road;
- (g) Constructing a vehicular crossing or footpath;
- (h) Establishing a "works zone";
- (i) Digging up or disturbing the surface of a public road (e.g. Opening the road for the purpose of connections to utility providers);
- (j) Stormwater & ancillary works in the road reserve; and

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Lot 43 DP 12405 (Cont'd)

- (k) Stormwater & ancillary to public infrastructure on private land
- (l) If any excavation is to be supported by the use of below ground (cable) anchors that are constructed under Council's roadways/footways.

These separate activity approvals must be obtained and evidence of the approval provided to the Certifying Authority prior to the issue of the Construction Certificate.

The relevant Application Forms for these activities can be downloaded from Council's website www.strathfield.nsw.gov.au. For further information, please contact Council's Customer Service Centre on (02) 9748 9999.

4. Vehicular Crossing - Minor Development

Constructing a vehicular crossing and/or footpath requires a separate approval under Section 138 of the [Roads Act 1993](#) prior to the commencement of those works.

To apply for approval, complete the Works Permit Application Form which can be downloaded from Strathfield Council's Website at www.strathfield.nsw.gov.au. Lodge the application form, together with the associated fees at Council's Customer Service Centre, during business hours. Refer to Civic & Urban Services Section in Council's adopted Fees and Charges for the administrative and inspection charges associated with Works Permit applications.

An approval for a new or modified vehicular crossing will contain the approved access and/or alignment levels which will be required to construct the crossing and/or footpath. Once approved, all work shall be carried out in accordance with Council's specifications applicable at the time, prior to the issue of an Occupation Certificate.

5. Building – Hoarding Application

Prior to demolition of the buildings on the site, or the commencement of work above ground level, a separate application for the erection of an 'A class' (fence type) or a 'B class' (overhead type) hoarding or 'C type' scaffold, in accordance with the requirements of SafeWork NSW, must be erected along that portion of the footways/roadway where the building is within 3 metres of the street boundary.

An application for this work under Section 68 of the [Local Government Act 1993](#) and the Roads Act 1993 must be submitted for approval to Council.

The following information is to be submitted with a Hoarding Application under Section 68 of the [Local Government Act 1993](#) and Section 138 of the [Roads Act 1993](#):

- (a) A site and location plan of the hoarding with detailed elevation, dimensions, setbacks, heights, entry and exit points to/from the site, vehicle access points, location of public utilities, electrical overhead wire protection, site management plan and builders sheds location; and
- (b) Hoarding plan and details that are certified by an appropriately qualified engineer; and
- (c) The payment to Council of a footpath occupancy fee based on the area of footpath to be occupied and Council's Schedule of Fees and Charges (available at www.strathfield.nsw.gov.au) before the commencement of work; and

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(d) A Public Risk Insurance Policy with a minimum cover of \$20 million in relation to the occupation of and works within Council's road reserve, for the full duration of the proposed works, must be obtained a copy provided to Council. The Policy is to note Council as an interested party.

REQUIREMENTS OF CONCURRENCE, INTEGRATED & OTHER GOVERNMENT AUTHORITIES

6. Sydney Water – Tap in™

The approved plans must be submitted to a Sydney Water Tap in™ to determine whether the development application will affect Sydney Water's sewer and water mains, stormwater drains and/or easements, and if further requirements need to be met. The approved plans will be appropriately endorsed. For details please refer to 'Plumbing, building and developing' section of Sydney Water's web site at www.sydneywater.com.au then see 'Building', or telephone 13000 TAP IN (1300 082 746). The Certifying Authority must ensure that a Tap in™ agent has appropriately stamped the plans prior to the issue of the Construction Certificate.

PRIOR TO THE ISSUE OF A CONSTRUCTION CERTIFICATE

7. Fees to be Paid

The fees listed in the table below must be paid in accordance with the conditions of this consent and Council's adopted Fees and Charges applicable at the time of payment (available at www.strathfield.nsw.gov.au).

Payments must be made prior to the issue of the Construction Certificate or prior to the commencement of work (if there is no associated Construction Certificate).

Please contact council prior to the payment of s7.11 or s7.12 Contributions to determine whether the amounts have been indexed from that indicated below in this consent and the form of payment that will be accepted by Council.

A summary of the fees to be paid are listed below:

Fee Type	Fee
GENERAL FEES	
Long Service Levy (to Long Service Corporation)	\$5,079.00
Or, provide evidence of Payment direct to the Long Service Corporation. See https://portal.longservice.nsw.gov.au/bci/levy/	
Security Damage Deposit	\$15,000.000
Tree Bond	\$30,000.00 (3 x \$10,000)

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Administration Fee for Damage Deposit	\$127.00
Administration Fee for Tree Bond	\$127.00
Strathfield Section 94A Indirect Development Contributions Plan 2017	\$14,512.00

General Fees

The fees and charges above are subject to change and are as set out in the version of Council's Schedule of Fees and Charges or as required by other Government Authorities, applicable at the time of payment.

Development Contributions

A Section 7.12 contribution has been levied on the subject development pursuant to the Strathfield Section 94A Indirect Development Contributions Plan.

Indexation

The above contributions will be adjusted at the time of payment to reflect changes in the cost of delivering public amenities and public services, in accordance with the indices provided by the relevant Development Contributions Plan.

Timing of Payment

The contribution must be paid and receipted by Council prior to the release of the Construction Certificate.

Further Information

A copy of the *current Development Contributions Plans* may be inspected at Council's Customer Service Centre at 65 Homebush Road, Strathfield or on Council's website www.strathfield.nsw.gov.au.

8. Required Design Changes

The following changes are required to be made and shown on the Construction Certificate plans:

Driveway Sight Splays	A minimum 1m x 1m splay to be provided on the southern side of the vehicular access, within the property boundary. The area should be kept clear from obstructions and only allow ground cover landscaping, to maintain sight distances for pedestrians and motorists. Any front fence or gate opening adjustments required as a result of this splay must be illustrated on the plans lodged with the application for the Construction Certificate.
Stormwater Plans	The approved stormwater plans are to be amended so the infrastructure is outside of the TPZ of all the trees to be retained.

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Lot 43 DP 12405 (Cont'd)

9. **Damage Deposit – Minor Works**

In order to insure against damage to Council property the following is required:

- (a) Pay Council, before the issue of the Construction Certificate, a damage security deposit for the cost of making good any damage caused to any Council property as a result of the development: **\$15,000.00.**
- (b) Pay Council, before the issue of the Construction Certificate, a non-refundable administration fee to enable assessment of any damage and repairs where required: **\$127.00.**
- (c) Submit to Council, before the commencement of work, a photographic record of the condition of the Council nature strip, footpath and driveway crossing, or any area likely to be affected by the proposal.

At the completion of work Council will inspect the public works, and the damage deposit will be refunded in full upon completion of work where no damage occurs. Otherwise the amount will be either forfeited or partly refunded according to the amount of damage.

10. **Tree Bond**

A tree bond of **\$30,000** (3 trees at **\$10,000** each) (calculated in accordance with Council's adopted Fees and Charges) shall be paid to Council, prior to the issue of a Construction Certificate.

The deposit is required as security against any damage to existing trees to be retained on Council's road reserve, during works on the site. The applicant must bear the cost of all restoration works to Council's property damaged during the course of this development.

Payment may be accepted in the form of cash, bank guarantee, cheque or credit card (financial transactions fees apply). Note: Additional fees apply for the lodgement of a bank guarantee in lieu of cash bond applies in accordance with Council's adopted Fees and Charges.

A request for refund of the Tree Bond must be made in writing.

Tree Bonds may be forfeited if a tree is dead, made dangerous or has been terminally damaged, or will be held until tree/s have fully recovered from the construction damage or were replacement/planted trees have become fully established and are over 6 metres in height.

11. **BASIX Commitments**

The approved BASIX Certificate shall be submitted to the Accredited Certifier with the application for a Construction Certificate.

All measures and commitments as detailed in the BASIX Certificate No.1121272S_02 must be implemented on the plans lodged with the application for the Construction Certificate.

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Lot 43 DP 12405 (Cont'd)

12. **First Floor Windows – Marion Street Frontage**

The first floor windows on the eastern elevation (Marion Street frontage) are to be modified to a picture window style with double hung flankers, similar to the style of the first floor windows on the southern elevation.

The changes are required to be submitted to the satisfaction of Council's Heritage Advisor and shown on the Construction Certificate plans.

13. **Stormwater System**

The submitted stormwater plan has been assessed as a concept plan only. Final detailed plans of the drainage system in accordance with Council stormwater management code and AS/NZS 3500.3: 2015 (as amended), prepared by a professional engineer specialising in hydraulic engineering, shall be submitted for approval with the Construction Certificate.

14. **Off Street Parking – Compliance with AS2890**

All driveways, access ramps, vehicular crossings and car parking spaces shall be designed and constructed in accordance with the current version of Australian Standards, AS 2890.1 (for car parking facilities), AS 2890.6 (parking for people with disabilities) and AS 2890.2 (for commercial vehicle facilities).

15. **Landscape Plans**

All landscape works shall be carried out in accordance with the approved landscape plans. The landscaping shall be maintained in accordance with the approved plans in perpetuity.

16. **Tree Protection and Retention**

The following trees shall be retained and protected:

Tree Species	Location of Tree	Tree Protection Zone (metres)
Magenta Lilly Pilly (<i>Syzygium paniculatum</i>)	North-eastern corner of site	7.2m
Western Red Cedar (<i>Thuja plicata</i>)	South-western corner of site	2.6m
4 x Queensland Brush Box (<i>Lophostemon confertus</i>)	Road reserve: 1 x Barker Road 3 x Marion Street	3m

Details of the trees to be retained must be included on the Construction Certificate plans.

General Tree Protection Measures

(a) All trees to be retained shall be protected and maintained during demolition, excavation and construction of the site.

(b) The tree protection measures must be undertaken in accordance AS4970 - 2009 Protection of trees on development sites.

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Lot 43 DP 12405 (Cont'd)

- (c) Details of the tree protection measures to be implemented must be provided with the application for a Construction Certificate by a suitably qualified Arborist (AQF Level 5 or above in Arboriculture).
- (d) The Arborist must be present on-site during the stages of construction when works are being undertaken that could impact on the tree canopy or root zone within the tree protection zone to implement the tree protection measures as required.
- (e) Unless otherwise specified in AS 4970-2009, a protective fence consisting of 1.8 metres high, fully supported chainmesh fence shall be erected around the base of the tree. The distance of the fence from the base of each tree is to be in accordance with the TPZ listed in the table above. A layer of organic mulch 100 millimetres thick shall be placed over the protected area and no soil or fill should be placed within the protection area.
- (f) No services shall be installed within the TPZ of the tree unless approved by Council. This fence shall be kept in place during demolition, construction and also have a sign displaying 'Tree Protection Zone' attached to the fence and must also include the name and contact details of the Project Arborist.

Specific Street Tree Protection Measures

- (g) A sound protection barrier anchored firmly into the ground 1.8m in height x 2 metres clear of the base of the tree at any one point and that the fence is to extend up to the back of the kerb and to the edge of the footpath.

Excavation works near tree to be retained

- (h) Excavations around the trees to be retained on site or the adjoining properties shall be supervised by the Project Arborist to ensure that the root system will not adversely be affected.
- (i) Where the Tree Protection Zone (TPZ) of trees on site or adjoining sites become compromised by any excavation works, the Project arborist shall be consulted to establish the position of any major roots and determine the necessary measures to protect these roots. The recommendations of the Arborist shall be submitted to the PCA prior to any further demolition or construction works taking place.
- (j) Tree Protection Zone around the trees to be retained are not to have soil level changes or services installed in this area. Any structures proposed to be built in this area of the trees are to utilise pier and beam or cantilevered slab construction.

Details satisfying this condition shall be shown on the Construction Certificate plans.

Pier and Beams

- (k) To preserve the Magenta Lilly Pilly located in the north-eastern corner of the site, the footings of the proposed alfresco and living room shall be isolated pier and beam construction within a 7.2m metre radius of the trunk. The piers shall be hand dug and located such that no roots of a diameter greater than 50mm are severed or injured in the process of any site works during the construction period. The beam shall be located on or above the existing soil levels.

Details of this construction method shall be shown on the Construction Certificate plans.

Fence Construction

- (l) To preserve the Magenta Lilly Pilly and Queensland Brush Box trees on the road

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Lot 43 DP 12405 (Cont'd)

reserve, any fence footings that encroach within the TPZ of the trees shall be suitably constructed to minimise any root disturbance, this may include but is not limited to a beam and lintel system.

17. Tree Removal & Replacement

Tree removal

Permission is granted for the removal of the following trees:

Tree species	Number of trees	• Location
Crepe Myrtle (<i>Lagerstroemia indica</i>)	1	Eastern side boundary
Cotoneaster (<i>Cotoneaster glaucophyllus</i>)	1	Eastern side boundary

General Tree Removal Requirements

- All tree removal shall be carried out by a certified Tree Surgeon/Arborist to ensure that removal is undertaken in a safe manner and complies with the AS 4373-2007 - Pruning of Amenity Trees and Amenity Tree Industry Code of Practice (Safework NSW, August 1998).

Tree Replacement

All trees permitted to be removed by this consent shall be replaced by 1 tree per each tree removed by species selected from Council's Recommended Tree List and must have a minimum mature height of 8 metres.

Replacement trees shall be a minimum 50 litre container size. Trees are to conform to the NATSPEC guide and Guide for assessing the quality of and purchasing of landscape trees by Ross Clarke, 2003. Trees are to be true to type, healthy and vigorous at time of delivery and planting, shall be pest and disease free, free from injury and wounds and self-supporting; and shall be maintained until maturity.

All trees are to be staked and tied with a minimum of three (3) hardwood stakes. Ties are to be hessian and fixed firmly to the stakes, one tie at half the height of the main stem, others as necessary to stabilise the plant.

Root deflection barriers having a minimum depth of 600mm are to be installed adjacent to all footpaths and driveways.

Soil conditioner/fertilizer/moisture retention additive/s are to be applied in accordance with manufacturer's recommendations, and mixed into the backfilling soil after planting tree/s.

A minimum 75mm depth of organic mulch shall be placed within an area 0.5m from the base of the tree.

Details demonstrating compliance shall be demonstrated to the Principal Certifying Authority, prior to the issue of any Occupation Certificate.

PRIOR TO THE COMMENCEMENT OF WORK (INCLUDING DEMOLITION & EXCAVATION)

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18. **Demolition & Asbestos**

The demolition work shall comply with the provisions of Australian Standard AS2601:2001 – Demolition of Structures, NSW [Work Health & Safety Act 2011](#) and the NSW [Work Health & Safety Regulation 2011](#). The work plans required by AS2601:2001 shall be accompanied by a written statement by a suitably qualified person that the proposals contained in the work plan comply with the safety requirements of the Standard. The work plans and the safety statement shall be submitted to the PCA prior to the commencement of works.

For demolition work which involves the removal of asbestos, the asbestos removal work must be carried out by a licensed asbestos removalist who is licensed to carry out the work in accordance with the NSW [Work Health & Safety Act 2011](#) and the NSW [Work Health & Safety Regulation 2011](#) unless specified in the Act and/or Regulation that a license is not required.

All demolition work including the removal of asbestos, shall be undertaken in accordance with the [Demolition Code of Practice](#) (NSW Work Cover July 2015)

Note: Copies of the Act, Regulation and Code of Practice can be downloaded free of charge from the SafeWork NSW website: www.SafeWork.nsw.gov.au.

19. **Demolition Notification Requirements**

The following notification requirements apply to this consent:

(a) The developer /builder must notify adjoining residents five (5) working days prior to demolition. Such notification is to be a clearly written note giving the date demolition will commence, contact details of the developer/builder, licensed asbestos demolisher and the appropriate regulatory authority. Notification is to be placed in the letterbox of every premises (including every residential flat or unit, if any) either side and immediately at the rear of the demolition site.

(b) Five (5) working days prior to demolition, the developer/builder is to provide written notification to Council advising of the demolition date, details of the SafeWork licensed asbestos demolisher and the list of residents advised of the demolition.

(c) On demolition sites where buildings to be demolished contain asbestos, a standard commercially manufactured sign containing the words "DANGER ASBESTOS REMOVAL IN PROGRESS" measuring not less than 400mm x 300mm is to be erected in a prominent visible position (from street frontage) on the site. The sign is to be erected prior to demolition work commencing and is to remain in place until such time as all asbestos material has been removed from the site to an approved waste facility.

20. **Demolition Work Involving Asbestos Removal**

Work involving bonded asbestos removal work (of an area of more than 10 square metres) or friable asbestos removal work must be undertaken by a person who carries on a business of such removal work in accordance with a licence under clause 458 of the [Work Health and Safety Regulation 2011](#).

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21. **Dial Before You Dig**

The applicant shall contact "Dial Before You Dig on 1100" to obtain a Service Diagram prior to the issuing of the Construction Certificate. The sequence number obtained from "Dial Before You Dig" shall be forwarded to Council's Engineers for their records.

22. **Registered Surveyors Report - During Development Work**

A report must be submitted to the PCA at each of the following applicable stages of construction:

- (a) Set out before commencing excavation.
- (b) Floor slabs or foundation wall, before formwork or commencing brickwork.
- (c) Completion of Foundation Walls - Before any construction of flooring, detailing the location of the structure relative to adjacent boundaries and floor levels relative to the datum shown on the approved plans.
- (d) Completion of Floor Slab Formwork - Before pouring of concrete/walls construction, detailing the location of the structure relative to adjacent boundaries and floor levels relative to the datum shown on the approved plans. In multi-storey buildings a further survey must be provided at each subsequent storey.
- (e) Completion of any Roof Framing - Before roof covered detailing eaves/gutter setback from boundaries.
- (f) Completion of all Work - Detailing the location of the structure (including eaves/gutters) relative to adjacent boundaries and its height relative to the datum shown on the approved plans. A final Check Survey must indicate the reduced level of the main ridge.

Work must not proceed beyond each stage until the PCA is satisfied that the height and location of the building is proceeding in accordance with the approved plans.

23. **Utility Arrangements**

Arrangements are to be made with utility authorities in respect to the services supplied by those authorities to the development. The cost associated with the provision or adjustment of services within the road and footway areas is to be at the applicants expense.

DURING CONSTRUCTION

24. **Site Sign – Soil & Erosion Control Measures**

Prior to the commencement of works (including demolition and excavation), a durable site sign, issued by Council in conjunction with this consent, must be erected in a prominent location on site. The site sign warns of the penalties which apply to pollution, storing materials on road or footpath and breaches of the conditions relating to erosion and sediment controls. The sign must remain in a prominent location on site up until the completion of all site and building works.

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Lot 43 DP 12405 (Cont'd)

25. **Hours of Construction for Demolition and Building Work**

Any work activity or activity associated with the development consent that requires the use of any tools (including hand tools) or any power operated plant and machinery that creates noise on or adjacent to the site shall not be performed, or permitted to be performed, except between the hours of 7.00 am to 5.00 pm, Monday to Friday and 8:00am to 1:00pm on Saturdays. No work or ancillary activity is permitted on Sundays, or Public Holidays.

Where the development involves the use of jack hammers/rock breakers and the like, or other heavy machinery, such equipment may only be used between the hours of 7:00am to 5:00pm Monday to Friday only.

Note: A penalty infringement notice may be issued for any offence.

26. **Ground Levels and Retaining Walls**

The ground levels of the site shall not be excavated, raised or filled, or retaining walls constructed on the allotment boundary, except where indicated on approved plans or approved by Council.

27. **Obstruction of Road or Footpath**

The use of the road or footpath for the storage of any building materials, waste materials, temporary toilets, waste or skip bins, or any other matter is not permitted unless separately approved by Council under Section 138 of the [Roads Act 1993](#) and/or under Section 68 of the [Local Government Act 1993](#). Penalty infringement Notices may be issued for any offences and severe penalties apply.

28. **Excavation Works Near Tree to be Retained**

Excavation around the tree/s to be retained on site or the adjoining properties shall be supervised by the Project Arborist to ensure that the root system will not be adversely affected.

Where the Tree Protection Zone of trees on site or adjoining sites become compromised by any excavation works, the Project Arborist shall be consulted to establish the position of any major roots and determine the necessary measures to protect these roots. The recommendations of the Arborist shall be submitted to Council prior to any further demolition or construction works taking place.

PRIOR TO THE ISSUE OF THE OCCUPATION CERTIFICATE

29. **BASIX Certificate**

All energy efficiency measures as detailed in the approved BASIX Certificate in the plans approved with the Development Consent, must be implemented before issue of any Occupation Certificate.

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30. **BASIX Compliance Certificate**

A Compliance Certificate must be provided to the PCA regarding the implementation of all energy efficiency measures as detailed in the approved BASIX Certificate before any Occupation Certificate is issued.

31. **Completion of Landscape Works**

At the completion of all works, a certificate is to be submitted to the Principal Certifying Authority from a qualified Landscape and/or Arboricultural Consultant certifying that the work has been completed in accordance with the approved Landscape Plan and that a maintenance program has been established.

32. **Minor Development**

Internal driveways and parking spaces are to be adequately paved with concrete or bitumen, or interlocking pavers to provide a dust-free surface.

33. **Stormwater Certification of the Constructed Drainage Works (Minor)**

The constructed stormwater system shall be certified by a suitably qualified person, in accordance with Council's Stormwater Management Code, prior to the issue of any Occupation Certificate.

34. **Vehicular Crossing - Minor Development**

The vehicular crossing and/or footpath works shall be constructed by a private contractor at the expense of the applicant, in accordance with the Works Permit Approval issued by Council's Civic & Urban Services and in accordance with Council's Driveway Specifications.

Any existing vehicular crossing and/or laybacks which are redundant must be removed. The kerb and gutter, any other footpath and turf areas shall be restored at the expense of the applicant and in accordance with Council's Driveway Specifications.

The work must be completed before the issue of an Occupation Certificate.

35. **Stormwater Drainage Works – Works As Executed**

Prior to the issue of the Occupation Certificate, stormwater drainage works are to be certified by a professional engineer specialising in hydraulic engineering, with Works-As-Executed drawings supplied to Council detailing:

- (a) Compliance with conditions of development consent relating to stormwater;
- (b) That the works have been constructed in accordance with the approved design and will provide the detention storage volume and attenuation in accordance with the submitted calculations;
- (c) Pipe invert levels and surface levels to Australian Height Datum;
- (d) Contours indicating the direction in which water will flow over land should the capacity of the pit be exceeded in a storm event exceeding design limits.

Council's Engineering Services section must advise in writing that they are satisfied with the Works-As-Executed prior to the issue of an Occupation Certificate.

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PRIOR TO THE ISSUE OF THE SUBDIVISION CERTIFICATE

Nil

OPERATIONAL CONDITIONS (ON-GOING)

36. Greywater System

In order to conserve and re-use water, Council encourages all developments for new dwellings to incorporate a greywater reuse system. The system can incorporate a greywater diversion device or a domestic greywater treatment system. Any system installed is to ensure that it complies with the Plumbing Code of Australia, maintained at all times and does not result in any adverse amenity impacts on the subject premises and surrounding properties.

OPERATIONAL REQUIREMENTS UNDER THE ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979

37. Requirement for a Construction Certificate

The erection of a building must not commence until a Construction Certificate has been issued.

38. Appointment of a PCA

The erection of a building must not commence until the applicant has:

- (a) Appointed a PCA for the building work; and
- (b) If relevant, advised the PCA that the work will be undertaken as an Owner -Builder.

If the work is not going to be undertaken by an Owner - Builder, the applicant must:

- (c) Appoint a Principal Contractor to undertake the building work. If residential building work (within the meaning of the [Home Building Act 1989](#)) is to be undertaken, the Principal Contractor must be a holder of a contractor licence; and
- (d) Notify the PCA of the details of any such appointment; and
- (e) Notify the Principal Contractor of any critical stage inspections or other inspections that are required to be carried out in respect of the building work.

39. Notification of Critical Stage Inspections

No later than two days before the building work commences, the PCA must notify:

- (a) The consent authority and the Council (if not the consent authority) of his or her appointment; and
- (b) The applicant of the critical stage inspections and other inspections that are to be carried out with respect to the building work.

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40. **Notice of Commencement**

The applicant must give at least two days notice to the Council and the PCA of their intention to commence the erection of a building.

41. **Critical Stage Inspections**

The last critical stage inspection must be undertaken by the PCA. The critical stage inspections required to be carried out vary according to Building Class under the Building Code of Australia and are listed in Clause 162A of the [Environmental Planning and Assessment Regulation 2000](#).

42. **Notice to be Given Prior to Critical Stage Inspections**

The principal contractor for a building site, or the owner-builder, must notify the PCA at least 48 hours before each required inspection needs to be carried out.

43. **Occupation Certificate**

A person must not commence occupation or use of the whole or any part of a new building unless an Occupation Certificate has been issued in relation to the building or part.

PRESCRIBED CONDITIONS

44. **Clause 97A – BASIX Commitments**

This Clause requires the fulfilment of all BASIX Commitments as detailed in the BASIX Certificate to which the development relates.

45. **Clause 98 – Building Code of Australia & Home Building Act 1989**

Requires all building work to be carried out in accordance with the Building Code of Australia. In the case of residential building work to which the [Home Building Act 1989](#) relates, there is a requirement for a contract of insurance to be in force before any work commences.

46. **Clause 98A – Erection of Signs**

Requires the erection of signs on site and outlines the details which are to be included on the sign. The sign must be displayed in a prominent position on site and include the name and contact details of the PCA and the Principal Contractor.

47. **Clause 98B – Home Building Act 1989**

If the development involves residential building work under the [Home Building Act 1989](#), no work is permitted to commence unless certain details are provided in writing to Council. The name and licence/permit number of the Principal Contractor or Owner Builder and the name of the Insurer by which work is insured under Part 6 of the [Home Building Act 1989](#).

DA2020/150 - 51 Barker Road, Strathfield
Lot 43 DP 12405 (Cont'd)

48. **Clause 98E – Site Excavation**

Excavation of the site is to extend only to that area required for building works depicted upon the approved plans. All excess excavated material shall be removed from the site.

All excavations and backfilling associated with the erection or demolition of a building must be executed safely and in accordance with appropriate professional standards.

All excavations associated with the erection or demolition of a building must be properly guarded and protected to prevent them from being dangerous to life or property.

If the soil conditions require it, retaining walls associated with the erection or demolition of a building or other approved methods of preventing movement of the soil shall be provided and adequate provision shall be made for drainage

ADVISORY NOTES

i. **Review of Determination**

Section 8.2 of the Environmental Planning and Assessment Act confers on an applicant who is dissatisfied with the determination of the application the right to lodge an application with Council for a review of such determination. Any such review must however be completed within 6 months from its determination. Should a review be contemplated sufficient time should be allowed for Council to undertake public notification and other processes involved in the review of the determination.

Note: review provisions do not apply to Complying Development, Designated Development, State Significant Development, Integrated Development or any application determined by the Sydney East Planning Panel or the Land & Environment Court.

ii. **Appeal Rights**

Division 8.3 (Reviews and appeals) Part 8 of the Environmental Planning and Assessment Act 1979 confers on an applicant who is dissatisfied with the determination of the application a right of appeal to the Land and Environment Court of New South Wales.

iii. **Lapsing of Consent**

This consent will lapse unless the development is physically commenced within 5 years from the Date of Operation of this consent, in accordance with Section 4.53 of the Environmental Planning and Assessment Act 1979 as amended.

iv. **Access to NSW Legislations (Acts, Regulations and Planning Instruments)**

NSW legislation can be accessed free of charge at www.legislation.nsw.gov.au

v. **Long Service Levy**

The Long Service Corporation administers a scheme which provides a portable long service benefit for eligible workers in the building and construction industry in NSW. All benefits and requirements are determined by the Building and Construction Industry Long Service Payments Act 1986. More information about the scheme and the levy amount you are required to pay to satisfy a condition of your consent can be found at <http://www.longservice.nsw.gov.au>.

DA2020/150 - 51 Barker Road, Strathfield
Lot 43 DP 12405 (Cont'd)

The required Long Service Levy payment can be direct to the Long Service Corporation via their web site <https://online.longservice.nsw.gov.au/bci/levy>. Payments can only be processed on-line for the full levy owing and where the value of work is between \$25,000 and \$6,000,000. Payments will be accepted for amounts up to \$21,000, using either MasterCard or Visa.

vi. **Stormwater & Ancillary Works – Applications under Section 138 Roads Act and/or Section 68 Local Government Act 1993**

To apply for approval under Section 138 of the [Roads Act 1993](#):

- (a) Complete the Works Permit Application Form which can be downloaded from Strathfield Council's Website at www.strathfield.nsw.gov.au.
- (b) In the Application Form, quote the Development Consent No. (eg. Year/DA number) and reference this condition number (e.g. Condition 23)
- (c) Lodge the application form, together with the associated fees at Council's Customer Service Centre, during business hours. Refer to Council's adopted Fees and Charges for the administrative and inspection charges associated with Works Permit applications.

An approval for a new or modified vehicular crossing will contain the approved access and/or alignment levels which will be required to construct the crossing and/or footpath. Once approved, all work shall be carried out by a private contractor in accordance with Council's specifications prior to the issue of an Occupation Certificate.

The developer must meet all costs of the extension, relocation or reconstruction of any part of Council's drainage system (including design drawings and easements) required to carry out the approved development.

vii. **Site Safety Fencing**

Site fencing must be erected in accordance with SafeWork Guidelines, to exclude public access to the site throughout the demolition and/or construction work, except in the case of alterations to an occupied dwelling. The fencing must be erected before the commencement of any work and maintained throughout any demolition and construction work.

A demolition licence and/or a high risk work license may be required from SafeWork NSW (see www.SafeWork.nsw.gov.au).

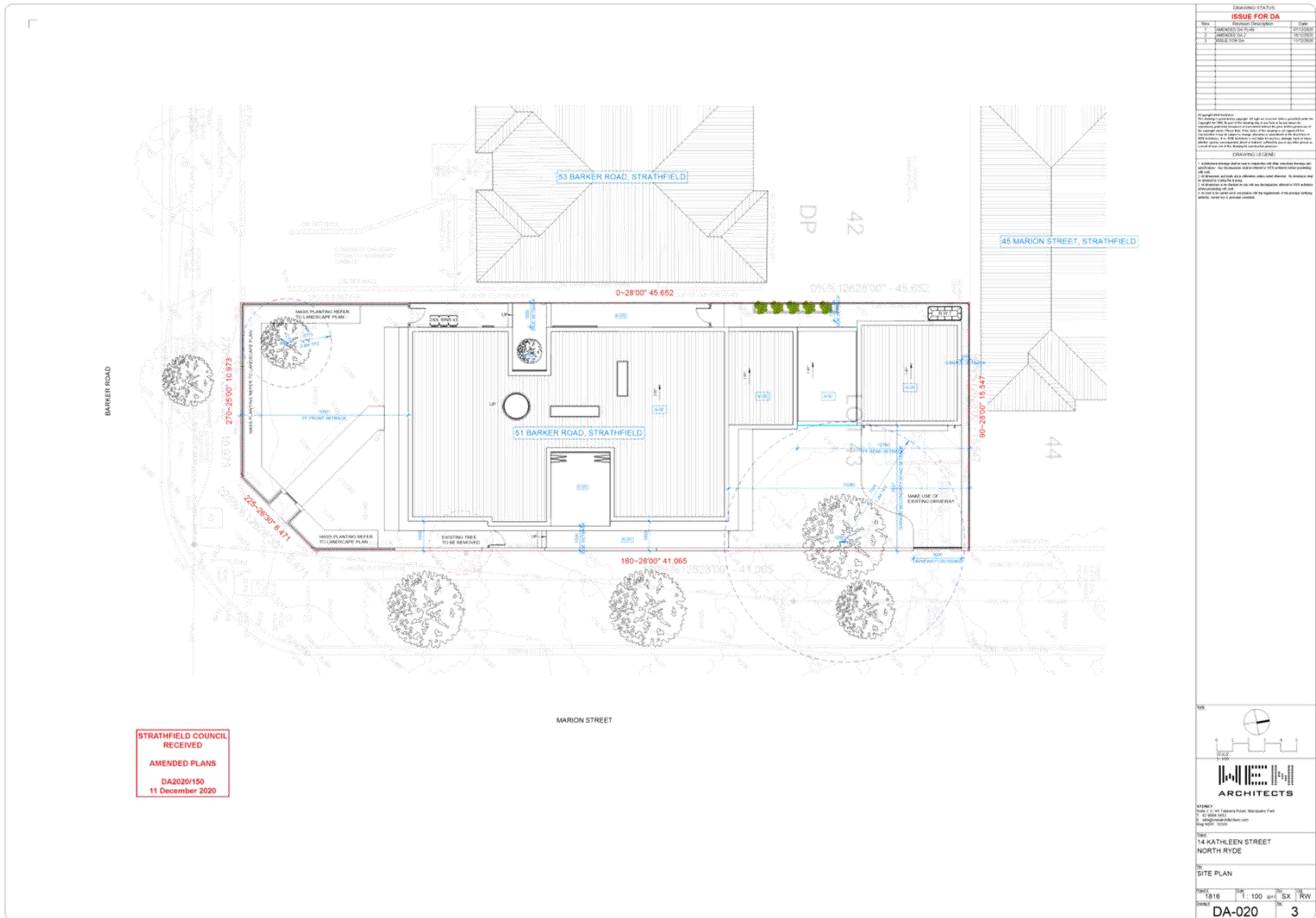
viii. **Australia Post – Letter Box Size and Location**

The size and location of letterboxes servicing the development are to comply with the requirements and standard of Australia Post (see attached link: https://auspost.com.au/content/dam/auspost_corp/media/documents/Appendix-02.pdf)

DA2020/150 - 51 Barker Road, Strathfield
Lot 43 DP 12405 (Cont'd)

ATTACHMENTS

1. [↓](#) Architectural plans
2. [↓](#) Biodiversity Impact Assessment
3. [↓](#) Survey Plan
4. [↓](#) AMENDED - Stormwater Plans
5. [↓](#) Arborculture Impact Assessment
6. [↓](#) Statement Of Environmental Effects
7. [↓](#) Statement Of Heritage Impact



DRAWING STATUS		
ISSUE FOR DA		
NO.	REVISION / DESCRIPTION	DATE
1	ISSUED FOR PLAN	20/12/20
2	AMENDED DA 1	11/12/20
3	ISSUE FOR DA	11/12/20

DRAWING LEGEND:

1. All dimensions shall be taken to the centre of the wall unless otherwise specified.
2. All dimensions shall be taken to the centre of the wall unless otherwise specified.
3. All dimensions shall be taken to the centre of the wall unless otherwise specified.
4. All dimensions shall be taken to the centre of the wall unless otherwise specified.

NOTES:

1. All dimensions shall be taken to the centre of the wall unless otherwise specified.
2. All dimensions shall be taken to the centre of the wall unless otherwise specified.
3. All dimensions shall be taken to the centre of the wall unless otherwise specified.
4. All dimensions shall be taken to the centre of the wall unless otherwise specified.

Scale 1:100

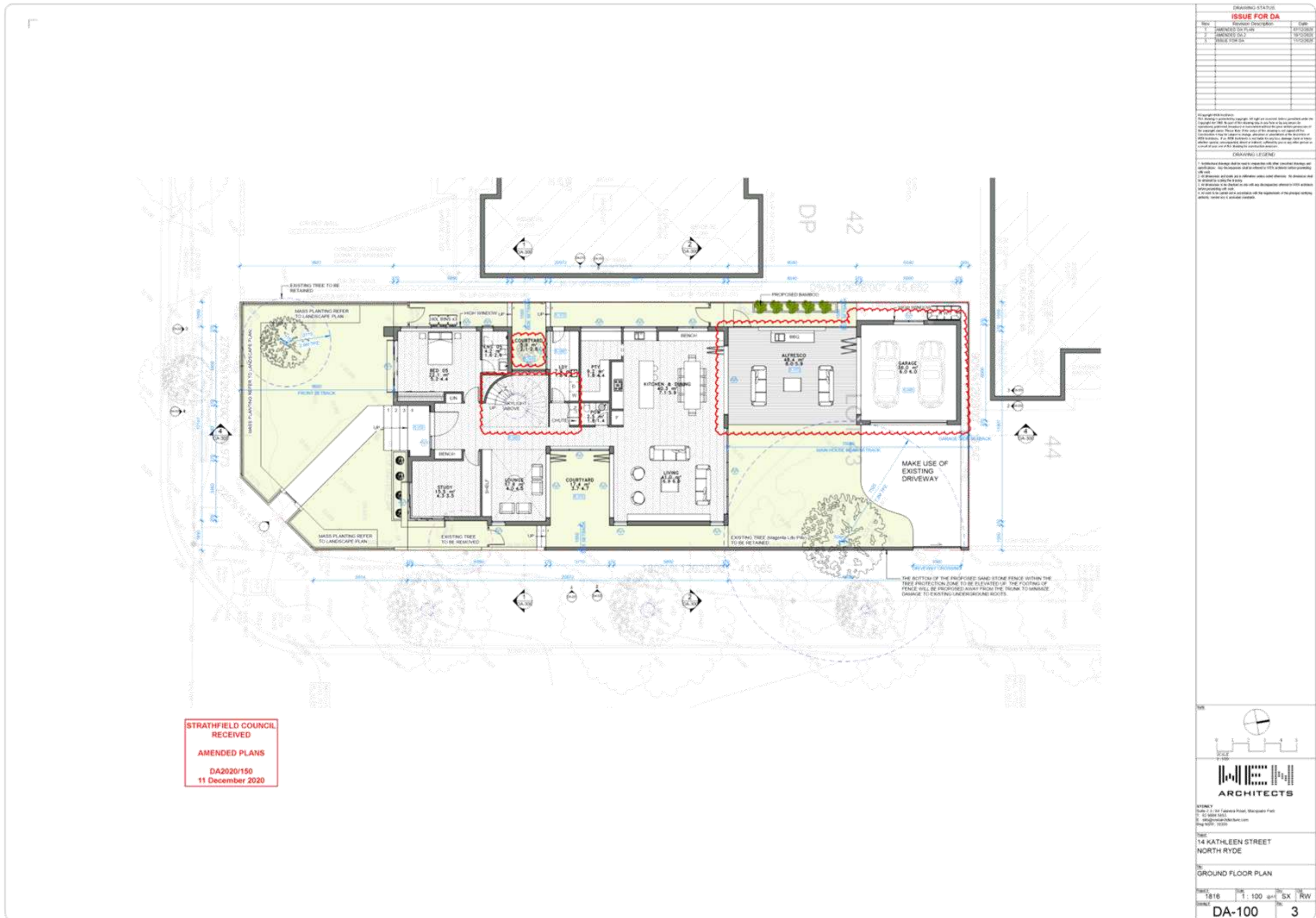
WILSON ARCHITECTS

14 KATHLEEN STREET
 NORTH RYDE
 NSW 1585
 PHONE: 02 9387 5411
 EMAIL: info@wilsonarchitects.com.au
 WWW: www.wilsonarchitects.com.au

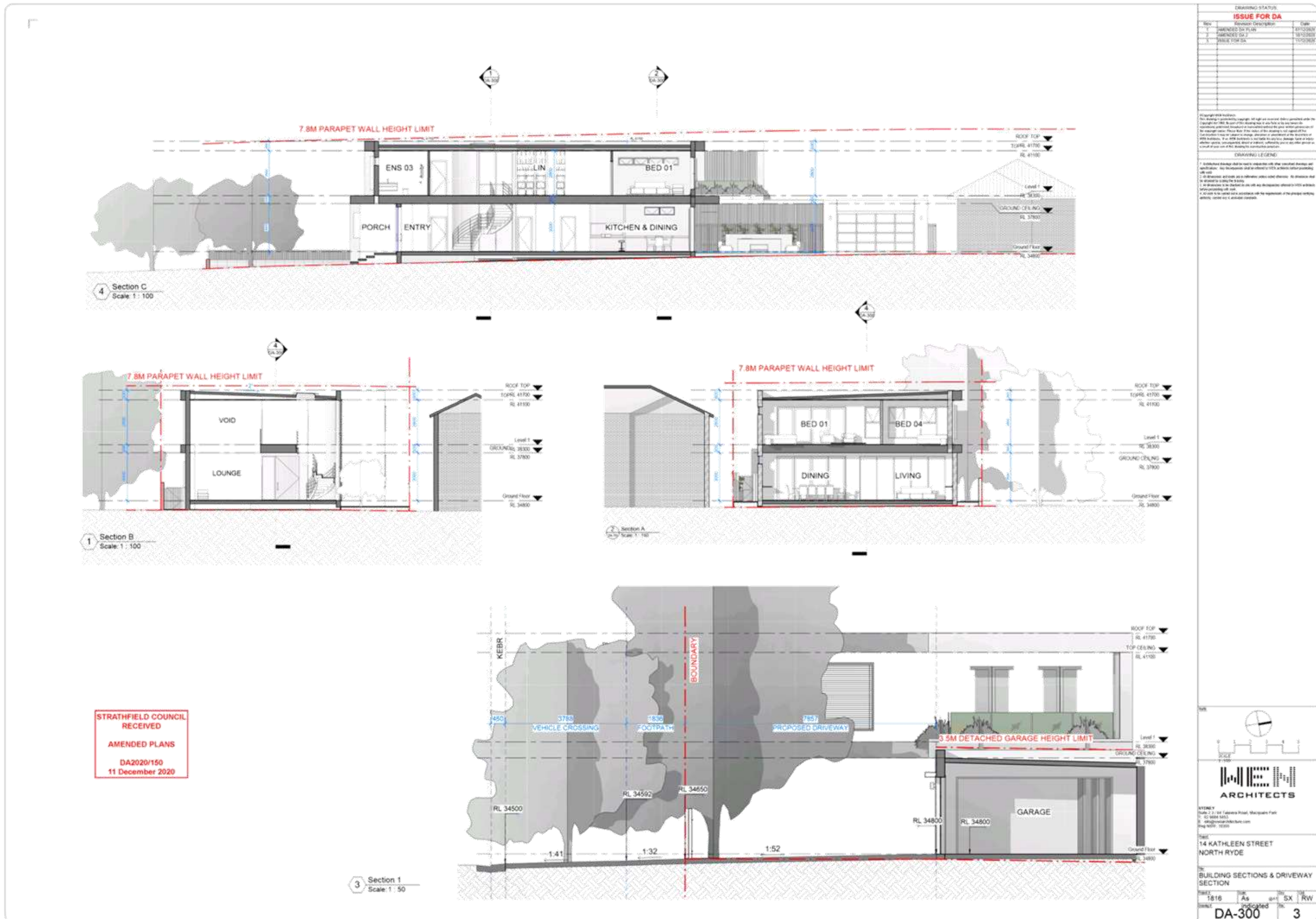
SITE PLAN

1816 1: 100 SX RW

DA-020 **3**







External Finishes Schedule					External Finishes Schedule				
Material Number	Material Comments	Material Manufacturer	Material Description	Material Image	Material Number	Material Comments	Material Manufacturer	Material Description	Material Image
DA-001	SHEDDING BLANK	CEMENTAS	EXTERNAL CEMENT BLANK TO MATCH THE CLADDING		DA-002	DECK ROOFING	DAVIDSON	DECK ROOFING OR ANGLE	
DA-002	ROOF FASITE	ROOFING	ROOFING TO COORDINATE WITH THE CLADDING		DA-003	TRUCK FENCE	WALBRIDGE	TRUCK FENCE OR PALLET	
DA-003	SHEDDING BRICK WALL	CEMENTAS	SHEDDING BRICK WALL		DA-004	TRUCK FENCE	WALBRIDGE	TRUCK FENCE OR PALLET	
DA-004	EXTERNAL WALLS	CEMENTAS	EXTERNAL WALLS TO MATCH THE CLADDING						
DA-005	SHEDDING DOOR	CEMENTAS	SHEDDING DOOR TO MATCH THE CLADDING						

DRAWING STATUS
ISSUE FOR DA

Rev	Revision Description	Date
1	ISSUED FOR DA	11/12/20
2	ISSUED FOR DA	11/12/20
3	ISSUED FOR DA	11/12/20

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DRAWING LEGEND

1. Architectural drawings shall be used in accordance with the Australian Standards and specifications. The dimensions and tolerances shall be as shown unless otherwise specified.

2. All dimensions shall be in millimetres unless otherwise stated. The dimensions shall be rounded to the nearest millimetre.

3. All dimensions to be shown on the site plan shall be rounded to the nearest millimetre.

4. All dimensions to be shown on the site plan shall be rounded to the nearest millimetre.

STRATHFIELD COUNCIL
RECEIVED
AMENDED PLANS
DA2020/150
11 December 2020



W&A ARCHITECTS






14 KATHLEEN STREET
NORTH RYDE

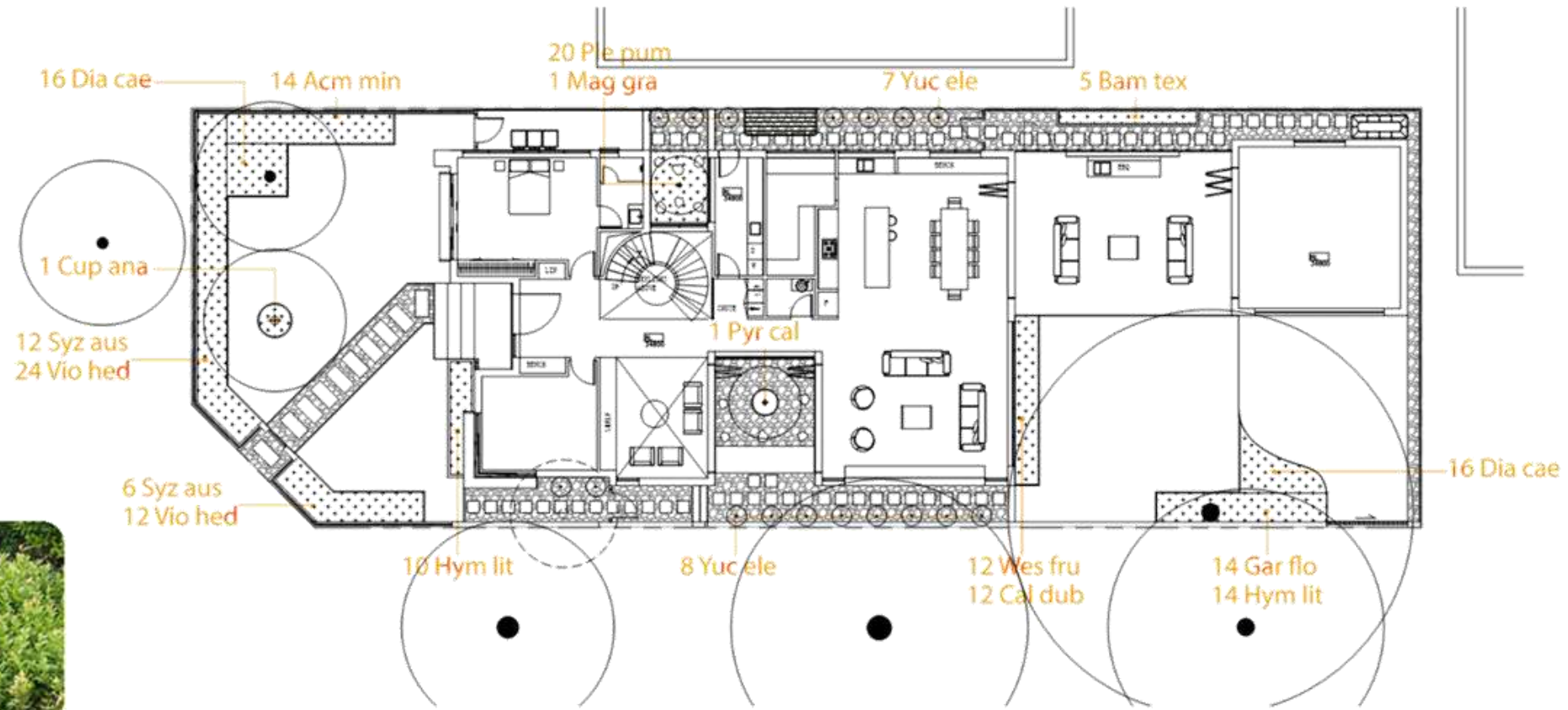
EXTERNAL FINISH SCHEDULE

DA-600 3

Landscape Planting Plan

Legend

-  Existing Tree to be removed
-  Existing Tree to be retained
-  Proposed Tree
-  Mass Planting with Organic Mulch
-  Turf Planting



Dianella Caerulea



Acmena 'Minipilly'



Gardenia 'Florida'



Viola hederacea



Westringia fruticosa



Syzygium australe 'Resilience'



Yucca elephantides 'Designer'



Calochaena dubia

Code	Botanical Name	Common Name	Pot Size	Density	Mature Height	Quantity
Tree						
Cup ana	Cupaniopsis anacardioides	Tuckeroo	45L	As Shown	8m	1
Mag gra	Magnolia grandiflora 'Little Gem'	Magnolia Little Gem	45L	As Shown	5-6m	1
Pyr cal	Pyrus calleryana 'Capital'	Ornamental Pear	45L	As Shown	10m	1
Ground covers and shrubs						
Syz aus	Syzygium australe 'Resilience'	Bursh Cherry	200mm	1 per 1m	4m	18
Yuc ele	Yucca elephantides 'Designer'	Spineless Yucca	200mm	3/m2	3m	15
Acm min	Acmena 'Minipilly'	Dwarf Lilly Pilly	200mm	2/m2	1.5m	14
Gar flo	Gardenia 'Florida'	Gardenia	200mm	4/m2	1.2m	14
Dia cae	Dianella caerulea	Blue Flax Lily	200mm	4/m2	0.4m	32
Vio hed	Viola hederacea	Native Violet	200mm	4/m2	GC	36
Wes fru	Westringia fruticosa	Coastal Rosemary	200mm	2/m2	1m	12
Cal dub	Calochaena dubia	False Bracken Fern	200mm	4/m2	GC	12
Hym lit	Hymenocallis littoralis	Spider Lily	200mm	3/m2	0.7m	24
Bam tex	Bambusa textillis 'Gracillis'	Slender Weavers	3L	1 per 1m	4-6m	5
Ple pum	Pleioblastus pumilus 'Nihl Green'	Dwarf fern-leaf bamboo	200mm	4/m2	1m	20

REV	NOTE	DATE
A	ISSUE FOR DA	18/12/20

DRAWING NUMBER: LC 02

SCALE: 1:200 SHEET SIZE: A3

PROJECT: S20-CM-56

51 Barker Road, Strathfield

CLIENT: WEN ARCHITECTS



Chak Shing Chan
 ABN 69 47 371 625
 Trading as
 ECS ACTION
 Landscape Architects
 chak.cml@gmail.com

**STRATHFIELD COUNCIL
 RECEIVED**

AMENDED PLANS

**DA2020/150
 18 DECEMBER 2020**

GENERAL NOTE

1.0 DRAWING

These drawings to be read in conjunction with the drawing package from the consultant team including architectural drawings and engineering drawings.

2.0 SCALING

1:200 @A3

3.0 SERVICES

Verify the 'as built' location of all existing services before excavation works are started. Services shown are indicative only. Call Dial Before You Dig.

4.0 EXISTING TREES

Existing tree to be retained in accordance with AS 4970-2009.

Existing tree to be removed in accordance with AS 4970-2009.

5.0 SURFACE LEVELS

All surface shall have min. 1% (1:100) cross fall to allow stormwater drainage, unless otherwise specifically indicated.

6.0 TURFING AREA

Remove existing grass. Cultivate subgrade to and place site topsoil to areas to be turfed as per detail. Landscape Contractor is to prepare imported topsoil, removing rocks and clods etc, and make good for the placing of turf. Place 25mm turf as specified.

7.0 PLANTING AREAS

Remove existing grass. Cultivate to a depth, place imported topsoil and 75mm of mulch as per detail. Mound all planting areas min. 200mm above adjacent hard surfaces to allow positive drainage. Soil blends to comply with AS 4419.

8.0 MULCH

Organic mulch shall be used for mass planting as specified in details or approved equivalent.

9.0 MAINTENANCE & ESTABLISHMENT

All landscape works are to be maintained for a period of three months from the date of practical completion. This includes all watering, weeding, spraying and re-mulching necessary to achieve vigorous growth. Any defects which arise during this period are to be rectified immediately. Any plants or areas of turf which fail during this period are to be replaced at no additional cost.

10.0 EDGES

Steel edge shall be used between softworks, refer to detail and plans.

11.0 IRRIGATION

All irrigation installation to landscape areas are to satisfy the Sydney water code and AS3500.

12.0 PAVEMENT SLIP RESISTANCE

To Australian Standard AS/NZS 4586:2007.

13.0 DISCREPANCY

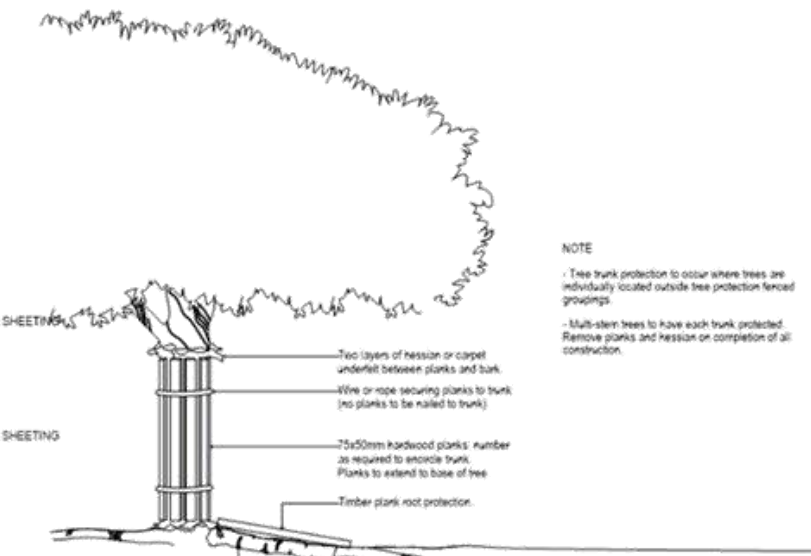
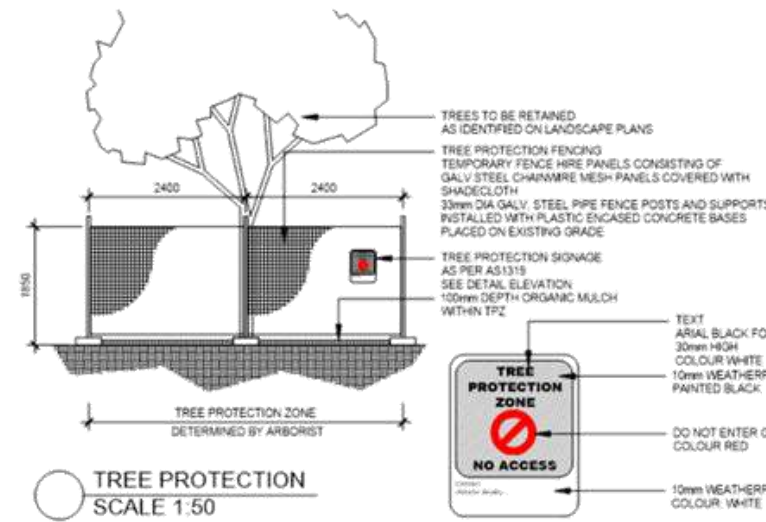
Any discrepancy on levels and drawing sets should contact Project Manager and Landscape Architect prior any construction works.

14.0 SIDE FENCE

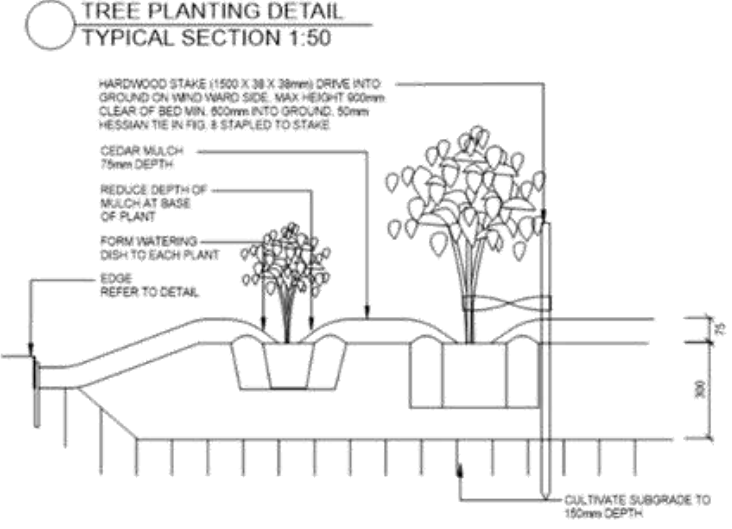
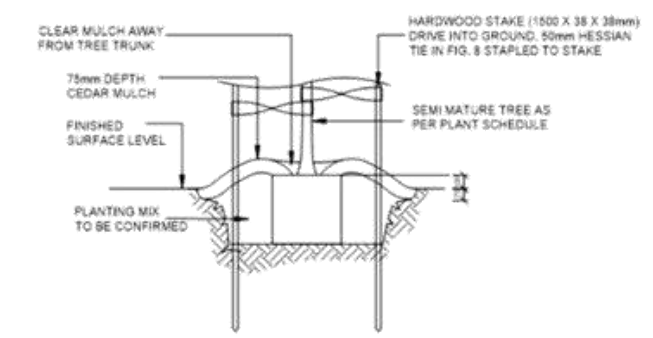
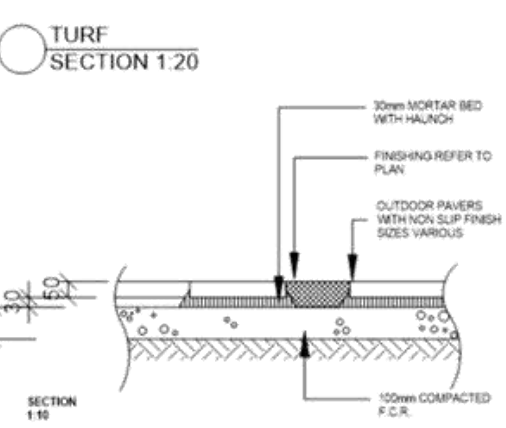
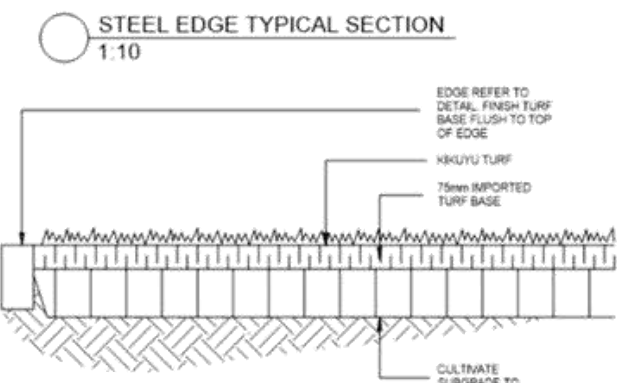
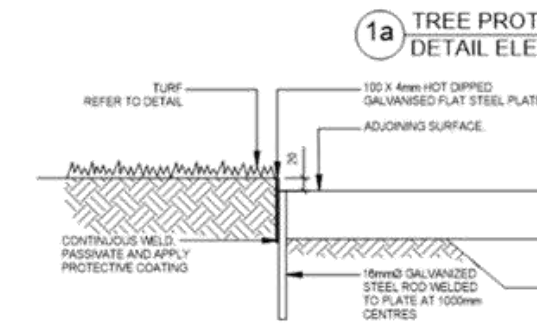
Refer to architectural drawings.

15.0 FRONT FENCE AND SECONDARY ROAD FENCE

Refer to architectural drawings.



NOTE
- Tree trunk protection to occur where trees are individually located outside tree protection fenced groupings.
- Multi-stem trees to have each trunk protected. Remove planks and hessian on completion of all construction.



NOT FOR CONSTRUCTION		
REV	NOTE	DATE
A	ISSUE FOR DA	18/12/20

DRAWING NUMBER: LC 03

SCALE: As Shown SHEET SIZE: A3

PROJECT: S20-CM-56
51 Barker Road, Strathfield
CLIENT: WEN ARCHITECTS



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Landscape Architects
chak.cml@gmail.com

**Biodiversity
Impact Assessment**

**Lot 43 DP 12405
51 Barker Road
Strathfield**

Strathfield LGA

For: Yanjia Li

REF: SMC 20-1106

20th October 2020



Keystone Ecological Pty Ltd
tln 13 099 456 149
PO Box 2095 Empire Bay NSW 2257
telephone 1300 651 021
email office@keystone-ecological.com.au

Biodiversity Impact Assessment

**Lot 43 DP 12405
51 Barker Road**

Strathfield

Strathfield LGA

REF: SMC 20-1106

20th October 2020

Version	Date	Detail	Authorised by
1.0	20 th October 2020	Final for submission.	Elizabeth Ashby

Author:

Elizabeth Ashby

This document may be cited as:

Ashby, E. (2020) Biodiversity Impact Assessment, Barker Road, Strathfield Local Government Area. Unpublished report, Keystone Ecological.

Keystone Ecological <i>Flora and Fauna Specialists</i> telephone: (02) 4368 1106 email: office@keystone-ecological.com.au abn: 13 099 456 149	Cover photograph: Close aerial photograph of the subject site on the corner of Barker Road and Marion Street Strathfield. Photomap Source: Nearmap, 26 th September 2020.
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1.2	The Site and the Proposal	1
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4.2	Test of Significance – <i>BC Act 2016</i>	14
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1 INTRODUCTION

1.1 Background

Keystone Ecological has been contracted by Yanjia Li to provide a Biodiversity Impact Assessment (BIA) for the proposed construction of a new dwelling at 51 Barker Road, Strathfield in the Strathfield Local Government Area (LGA).

The Development Application DA2020/150 was submitted on 27th August 2020 and Council requested further consideration of the impact on *Syzygium paniculatum* Magenta Lilly Pilly.

This BIA has been prepared in response to that request and in accordance with the following standard procedures:

1. Review of the existing literature and information currently available for the development site and general locality for context regarding the *Syzygium paniculatum* Magenta Lilly Pilly;
2. Analysis of the likely significance of the impacts of the proposed action in accordance with Commonwealth and State legislative requirements, and local guidelines; and
3. Identification of specific measures that may be incorporated into the design of the proposed action to provide for amelioration of likely impacts upon important biodiversity.

1.2 The Site and the Proposal

The development site is located at Lot 43 DP 12405, 51 Barker Road, Strathfield LGA. The centre of the site is approximately at grid reference 321686 E 6249942 N MGA on the 9130-3S Botany Bay 1:25,000 topographic map sheet.

It is proposed to demolish the existing house and outbuildings, and construct a new two storey dwelling with basement car parking and landscaping. This BIA relies on the following plans and reports:

- Survey plan, prepared by Precision Site Surveys, project number 113406 A, dated 02.11.2019;
- Architectural plans, prepared by LJ Architects, project number 20001, revision A, dated 12/08/20;
- Statement of Environmental Effects, dated August 2020;
- Landscape Plan, prepared by CPJ Landscapes, drawings D2005-DA-001,101,801,901, dated 12.08.2020; and
- Arboriculture Impact Assessment, prepared by Australis Tree Management, reference number 20211670.1, dated 27 July 2020.

The location of the subject lot is shown in Figure 1; a close aerial photograph is shown in Figure 2; and the proposed layout is shown in Figure 3.

Biodiversity Impact Assessment
 Barker Road, Strathfield



Figure 1: Extract from 9130-3S Botany Bay 1:25,00 topographic map showing the location of the subject site (blue star). Source: SIX Maps.

Biodiversity Impact Assessment
Barker Road, Strathfield



Figure 2: Close aerial photograph showing the subject lot (red) and immediate surrounds. Source: Nearmap, image date 26th September 2020.

Biodiversity Impact Assessment
Barker Road, Strathfield



Figure 3: Architectural plan showing the impacts on individual trees. Pink = trees to go, green = trees to stay.
Source: LJ Architecture, Revision A, dated 12/08/20.

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REF: SMC 20-1106 – October 2020

4

1.3 Legislative Background

The criteria used to assess likely impacts upon threatened species, populations or endangered ecological communities varies between the Commonwealth and State jurisdictions.

The *Environment Protection and Biodiversity Conservation (EPBC) Act 1999* is a nationally applicable Act that is administered by the Department of the Environment and Energy. This Act requires approval for actions that are likely to have a significant impact on Matters of National Environmental Significance (MNES).

There are seven MNES that are triggers for Commonwealth assessment and approval. These are:

1. World Heritage properties;
2. National Heritage places;
3. Ramsar wetlands of international importance;
4. Nationally threatened species and communities;
5. Migratory species;
6. Nuclear actions; and
7. Commonwealth marine environment.

Threatened species and ecological communities are listed under Part 13, Division 1, Subdivision A of the *EPBC Act 1999*. Migratory species are listed under Part 13, Division 2, Subdivision A of the Act.

The Department of the Environment and Energy identifies the following:

"Under the EPBC Act a person must not take an action that has, will have or is likely to have a significant impact on any of these matters of NES without approval from the Commonwealth Environment Minister. There are penalties for taking such an action without approval.

In general, an action that may need approval under the Act will involve some physical interaction with the environment, such as clearing native vegetation, building a new road, discharging pollutants into the environment, or offshore seismic survey.

If, following a referral, it is determined that an action is likely to have a significant impact, and approval is therefore required, the action is called a 'controlled action'. The proposal will then undergo a formal assessment and approval process and cannot proceed unless approval is granted.

If it is determined that an action is not likely to have a significant impact, then the action is not a controlled action. Approval under the EPBC Act is not required and the action may proceed, subject to obtaining any other necessary permits or approvals."

Biodiversity Impact Assessment
Barker Road, Strathfield

The **Biodiversity Conservation (BC) Act 2016** is the NSW Act that lists species and communities of conservation significance, and, along with the *Biodiversity Conservation Regulation (BCR) 2017*, also details the assessment and offset process (the Biodiversity Offset Scheme or BOS). It replaces the *Threatened Species Conservation Act 1995* and related parts of the *Environmental Planning and Assessment (EPA) Act 1979* in regard to impact assessment of listed threatened species and communities and details the scheme that replaces BioBanking.

In order to determine the type of assessment to be applied and whether the BOS is triggered, it requires consideration of a series of thresholds of the degree of impact.

The first threshold is the relationship of the development footprint with a Biodiversity Values map, as published by the Minister for the Environment and shown in the Biodiversity Values Map and Assessment tool (<https://www.lmbc.nsw.gov.au/Maps/index.html?viewer=BOSETMap>). This map is curated by the Science Division of the NSW Department of Planning, Industry, and Environment, and the Biodiversity Values layer is driven by such things as the known locations of threatened entities, and other protected lands such as important riparian corridors. If the area of clearing is coincident with this layer, then the BOS is triggered and a Biodiversity Development Assessment Report (or BDAR) is to be prepared, in accordance with the Biodiversity Assessment Method (2017) (or BAM).

The other potential triggers for the BOS are the set of primary clearing thresholds detailed in Section 7.2 of the *BCR 2017*. These clearing thresholds are determined by the allowable minimum lot size for the applicable zoning, and the proposed area of vegetation loss. If the proposal exceeds the applicable threshold, then the BOS is triggered and a BDAR is to be prepared in accordance with the BAM.

The type of applicable BDAR is further detailed within Section 3.2 of the BAM. A series of secondary clearing thresholds determine whether it is a "small areas" assessment. If so, a streamlined BDAR is required, as detailed in the BAM.

If none of the area threshold triggers the BOS, then impact assessment is to be conducted in accordance with Section 7.3 of the *BC Act*. Section 7.3 details the test of significance to be applied to all relevant listed matters via consideration of five factors (otherwise referred to as a "5 part test"). If it is considered that a significant impact is likely, then the BOS is triggered.

In this case, the area of impact does not impinge on areas of high Biodiversity values (see Figure 4), and the potential area of native vegetation loss in relation to the minimum lot size (560 square metres) applicable to this zoning (R2 Low Density Residential) cannot exceed the primary threshold of 0.25 hectares as the lot is only 699 square metres in size.

Therefore, the potential impacts of the proposed development are to be assessed by application of Test of Significance (5 Part tests) and not a BDAR.

Biodiversity Impact Assessment
Barker Road, Strathfield

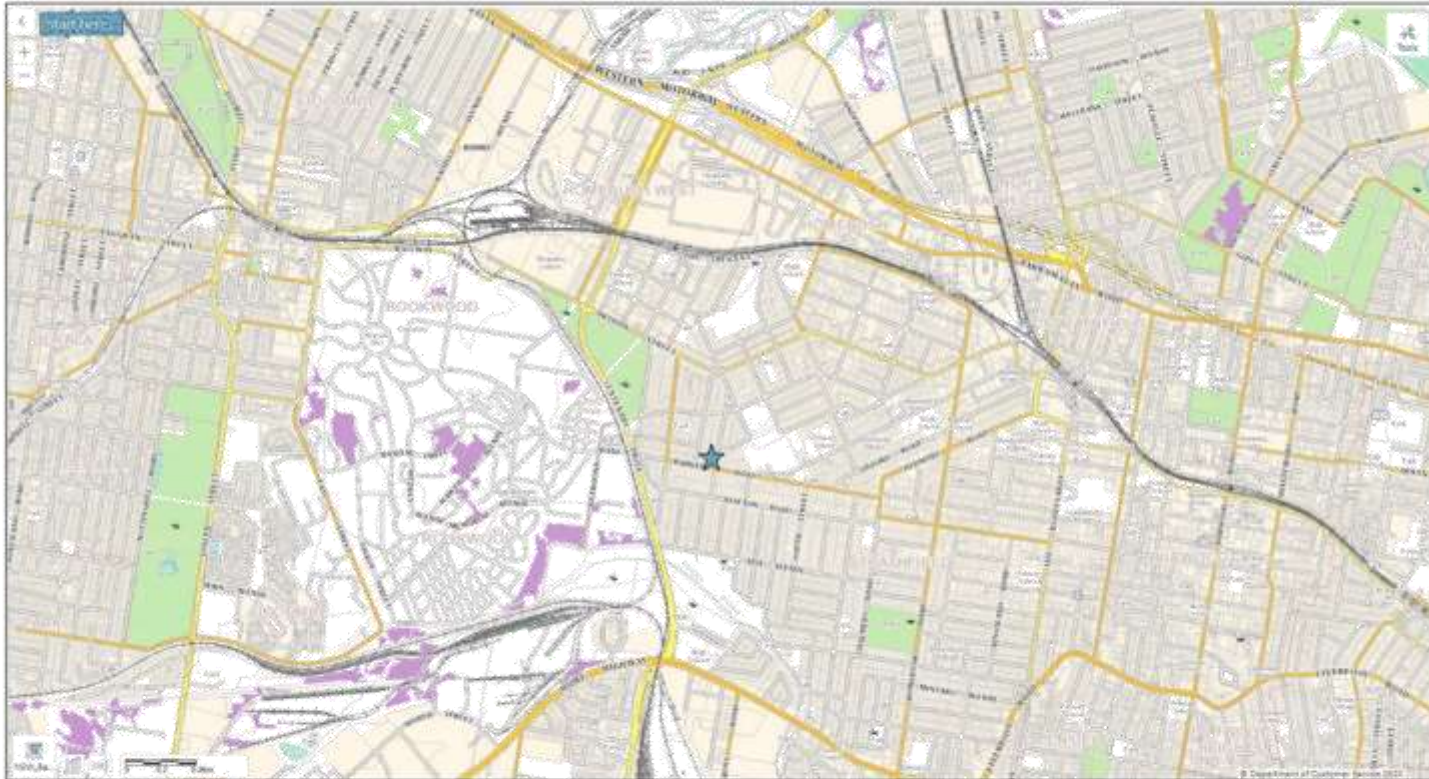


Figure 4: Biodiversity Values Map and Threshold Tool, showing the site (blue star) is not affected by the biodiversity values layer (purple). Source: <https://www.lmbc.nsw.gov.au/Maps/index.html?viewer=BOSEMap>

Keystone Ecological
REF: SMC 20-1106 – October 2020

7

2 BIODIVERSITY ISSUES

2.1 Ecological Context of the Subject Lot

The subject lot has long been developed (with the existing house evident in 1943 aerial photography) and contains four trees in its garden:

- Tree number 7 *Thuja plicata* Western Red Cedar
- Tree number 8 *Lagerstroemia indica* Crepe Myrtle
- Tree number 9 *Cotoneaster glaucophyllus* Cotoneaster
- Tree number 10 *Syzygium paniculatum* Magenta Lilly Pilly

Council is concerned about the removal of the *Syzygium paniculatum* Magenta Lilly Pilly, as it is a threatened species listed under the NSW *BC Act 2016* (Endangered) and the Commonwealth *EPBC Act 1999* (Vulnerable). To determine the importance of this tree - and therefore assess the significance of its removal - it is necessary to establish whether it is likely to be naturally-occurring.

The subject site is located in the Cumberland Plain, a low-lying basin between the Sydney coast and the Blue Mountains. It is dominated by shale soils, interrupted by alluvial lands associated with waterways. The subject site is located wholly within the Blacktown soil landscape, a landscape that occurs extensively on the Cumberland Lowlands between the Georges and Parramatta Rivers, on gently undulating rises on Wianamatta Group shales and Hawkesbury shale (Chapman and Murphy 1989, Chapman et al. 1989).

Due to its land use history, the natural vegetation of the Cumberland Plain has been largely cleared, and remnant and natural regrowth patches are almost all classified as endangered ecological communities (for example see Tozer 2003). The most recent and credible natural vegetation mapping for the Strathfield area shows no natural vegetation in its urban parts (OEH 2016): an extract of this mapping is provided at Figure 5 and shows the natural vegetation in this area is now restricted to Rookwood Cemetery and local reserves. The mapped vegetation type in these nearby patches is Plant Community Type (PCT) 725 Castlereagh Ironbark Forest.

As the subject lot is close by and shares with these vegetated areas that abiotic characteristics that determine vegetation type (such as topography, soil, rainfall, exposure), then it is reasonable to assume that in its natural state prior to residential development, the subject lot would also support similar vegetation.

Biodiversity Impact Assessment
Barker Road, Strathfield



Figure 5: Mapping of natural vegetation in the local area showing PCT725 Castlereagh Ironbark Forest (green) to the west in Rookwood Cemetery, Cosgrove Reserve, and Pemberton Reserve. Source: Vegetation Map - Sydney Metro Area v3.1 2016 E-VIS 4489 (https://geo.seed.nsw.gov.au/Public_Viewier/index.html?viewer=Public_Viewier&locale=en-AU).

2.2 Ecological Profile of *Syzygium paniculatum* Magenta Lilly Pilly

This species is naturally restricted to a 400 kilometre stretch of coastal habitat within NSW between Conjola National Park in the south to Upper Lansdowne in the North. It is estimated that within this extent the total population is approximately 1,200 plants (OEH 2012).

It occurs on sandy soils or stabilised sand dunes in coastal areas (Hyland 1983), littoral rainforest on sand or subtropical rainforest on sandy soils derived from sandstone (Floyd 2008), in sandy soils or stabilised quaternary sand dunes with littoral or subtropical rainforest (Quinn et al 1995), or in subtropical and littoral rainforest on sandy soils or stabilised dunes near the ocean (Wilson 2002). It has been recorded mainly in areas of flat to gentle slopes on floodplain, creek banks, perched dunes, swales and old dunal ridges, and also on steep slopes in gullies (OEH 2012).

In the Sydney area, the Sydney Metropolitan mapping project (OEH 2016) found this species occurring naturally in three vegetation types:

- Coastal Dune Littoral Rainforest -this vegetation is restricted to small, isolated stands of this rainforest occur in the Sydney area on the Kurnell Peninsula and Bundeena;
- Coastal Sand Bangalay Forest – this vegetation is found on flat, low-lying coastal marine sand deposits of the coastal zones; and
- Coastal Freshwater Swamp Forest – this vegetation occupies poorly drained substrates that are periodically inundated by fresh or brackish water across the coastal plain and hinterland of the Sydney metropolitan area. Examples have been mapped in the Kings Wetland at Brighton Le Sands, the Lachlan Swamps of Centennial Parklands, in the Warringah area, and near Wallacia.

The subject site does not contain the habitats (coastal marine sand and freshwater swamps) that support the vegetation types listed above. Moreover, the official threatened species profile¹ does not list any of those vegetation types as habitat for *Syzygium paniculatum* Magenta Lilly Pilly.

Instead, the vegetation likely to have been supported by the subject site is PCT725 Castlereagh Ironbark Forest. The official profile for this PCT² details all of the attributes of this community, relevant ones being:

- Landscape position: it occurs on clay soils with iron-indurated gravel derived from Tertiary alluvium or shale; this equates with the subject site's features; and
- Associated threatened flora species: of the 16 threatened flora species associated with this PCT, *Syzygium paniculatum* Magenta Lilly Pilly is not one of them.

Therefore it is concluded that the individual tree on site is not naturally occurring and has been planted.

¹ Available for registered users at
https://www.environment.nsw.gov.au/AtlasApp/UI_Modules/TSM_/ProfileEdit.aspx?pid=10794&pType=SpeciesCode

² BioNet Vegetation Classification available at
<https://www.environment.nsw.gov.au/NSWVCA20PRapp/search/pctsearch.aspx>

2.3 Importance of Planted Specimens

The National Recovery Plan for *Syzygium paniculatum* Magenta Lilly Pilly (OEH 2012) identified five metapopulations in NSW based on a 30 kilometre foraging range of *Pteropus poliocephalus* Grey-headed Flying-fox (its major dispersal agent): Jervis Bay; Coalcliff; Botany Bay; Central Coast and Karuah-Manning.

Local populations are defined for this species as those individuals within the same catchment (NSW NPWS 2001b). As it is a long-lived species with potentially large seed dispersal areas, even small populations should be regarded as viable if the conditions enable successful recruitment (NSW NPWS 2001b).

The Botany Bay metapopulation is relevant, being 17-20 kilometres south-east of the subject site and within the Cooks River catchment. This metapopulation hosts three subpopulations that all occur within the Sutherland Shire LGA (two of which are protected within Botany Bay National Park and Towra Point Nature Reserve). The subject site occurs at the north western corner of the Cooks River catchment, which includes at least one of the Botany Bay sub-populations. Therefore, the tree within the subject site technically forms part of the local population of the Botany Bay metapopulation.

Naturally-occurring populations of this species are considered to be important and, therefore, all habitat in which these populations occur is considered to be critical to the survival of the species (OEH 2012). However, this raises the question of the contribution of a planted specimen to the conservation of this species.

Despite its natural rarity, it is widely cultivated in eastern Australia as an ornamental garden plant (Nicholson and Nicholson 1994, Wrigley and Fagg 1996, Floyd 2008 quoted in OEH 2012), is known by a number of common names, and a range of horticultural varieties have been developed by the nursery industry. The National Recovery Plan for this species (OEH 2012) recognises that the plants in cultivation are hybrids or of unknown genetic origin and therefore should be excluded from "all actions related to the conservation of the species in the wild" (OEH 2012).

Therefore, despite the planted tree being a threatened species and within the range of a recognised local population, it is not considered to be an important contributor to the conservation of the species.

3 IMPACT ASSESSMENT

Formal impact assessments pursuant to the *BC Act 2016* and the *EPBC Act 1999* are provided below.

4.1 Matters of National Environmental Significance – *EPBC Act 1999*

The *EPBC Act 1999* requires that the consent authority take into account a series of factors when deciding whether there is likely to be a significant effect on listed entities. If a significant impact is judged likely to occur, then a referral needs to be made to the Minister for further consideration.

An action has, will have, or is likely to have a significant impact on a vulnerable species if it does, will, or is likely to:

(i) lead to a long-term decrease in the size of an important population of a species

Response:

The planted individual is a horticultural specimen from unknown provenance and as such is not considered to constitute part of an important population.

(ii) reduce the area of occupancy of an important population

Response:

The individual present occurs in entirely artificial garden habitat, and does not support an important population. No natural habitat will be impacted by the proposal and therefore the potential area of occupancy will not be reduced.

(iii) fragment an existing important population into two or more populations

Response:

The individual present and the garden habitat on site are not considered to be part of any existing important population or natural habitat within the Sydney metropolitan area. The removal of a garden plant of unknown provenance will not fragment any existing population.

(iv) adversely affect habitat critical to the survival of a species

Response:

No critical habitat for this species has been declared. Nevertheless, habitat critical to its survival probably includes areas that contain Littoral Rainforest and sandy gullies.

The site does not provide such habitat features. Therefore, it is unlikely that the proposal will threaten the existence or function of critical habitats.

(v) disrupt the breeding cycle of an important population

Response:

The individual on site and habitats are not considered to be a part of any identified important population.

(vi) modify, destroy, remove or isolate or decrease the availability or quality of habitat to the extent that the species is likely to decline

Response:

The proposal will require the removal of a single planted individual in a garden. This is not a naturally-occurring plant or naturally-occurring habitat. Its loss will not decrease the availability of habitat to any appreciable extent.

The proposed loss is considered not of a scale or in a location likely to lead to a decline of this species.

(vii) result in invasive species that are harmful to a vulnerable species becoming established in the vulnerable species' habitat

Response:

The proposal is too far distant from natural habitat of this species for the works to impose any such potential impacts.

(viii) introduce disease that may cause the species to decline, or

Response:

This species is known to be affected by Myrtle Rust and has been reportedly identified as a known host of this pathogen. There are no other recorded diseases to which this species is susceptible. The proposed removal will not introduce disease to this species.

(ix) interfere substantially with the recovery of the species.

Response:

A national recovery plan for this species was prepared in 2012 in order to help protect known subpopulations of this threatened species. Specific objectives include:

- ensuring a coordinated and efficient approach to the implementation of recovery efforts;
- establishing the full extent of the distribution of the species;
- increasing the understanding of its biology and ecology;

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- minimising the decline of the species through *in situ* habitat protection and management;
- reducing impacts of Myrtle Rust on this species and its habitat;
- maintaining a representative *ex situ* collection of this species; and
- raising awareness of the conservation significance of this species and involving the broader community in the recovery program.

The site is not within a subpopulation of this species and the individual is a planted specimen of unknown provenance that will not contribute to the conservation of this species.

4.2 Test of Significance – BC Act 2016

Section 7.3 of the *BC Act 2016* requires that the consent authority take into account five factors when deciding whether there is likely to be a significant effect on ecological communities, threatened species, or their habitats. If a significant impact is judged likely to occur, then the Biodiversity Offset Assessment System is triggered, and a Biodiversity Development Assessment Report (BDAR) is required.

(a) in the case of a threatened species, whether the proposed development or activity is likely to have an adverse effect on the life cycle of the species such that a viable local population of the species is likely to be placed at risk of extinction,

Response:

Recognised threats to the life cycle of this species include habitat changes, weeds and fire (NSW NPWS 2001b). Changes to the hydrology of local catchments may alter the habitat condition for existing populations and also impact on seed dispersal mechanisms and recruitment. Weed invasions will similarly prevent seedlings from reaching maturity and ultimately result in a gradual decline of the population. Fire is likely to kill individuals of this species and frequent fires will lead to a decline in recruitment and ultimately the loss of local populations.

While the tree on the subject site technically forms part of a naturally-occurring local population of this species, it is a long distance from the natural population and is a planted specimen of unknown provenance. Its removal and the construction of a new dwelling on the subject site are unlikely to impose adverse effects that would threaten the viability of the local population.

(b) in the case of an endangered ecological community or critically endangered ecological community, whether the proposed development or activity:

(i) is likely to have an adverse effect on the extent of the ecological community such that its local occurrence is likely to be placed at risk of extinction, or

Response:

This question is not relevant to a threatened species.

(ii) is likely to substantially and adversely modify the composition of the ecological

Biodiversity Impact Assessment
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community such that its local occurrence is likely to be placed at risk of extinction,

Response:

This question is not relevant to a threatened species.

(c) in relation to the habitat of a threatened species or ecological community:

(i) the extent to which habitat is likely to be removed or modified as a result of the proposed development or activity, and

Response:

The subject site is outside of the known natural habitat of this species and thus the proposed development will not remove or modify any such habitat.

(ii) whether an area of habitat is likely to become fragmented or isolated from other areas of habitat as a result of the proposed development or activity, and

Response:

The subject site is outside of the known natural habitat of this species and the new dwelling will replace an existing dwelling. Thus the proposed development will not fragment or modify any such habitat.

(iii) the importance of the habitat to be removed, modified, fragmented or isolated to the long-term survival of the species or ecological community in the locality,

Response:

As the site does not provide suitable habitat and the individual growing on site is a horticultural specimen of unknown provenance, the habitat to be removed is not considered important for the long-term survival of the species.

(d) whether the proposed development or activity is likely to have an adverse effect on any declared area of outstanding biodiversity value (either directly or indirectly),

Response:

At the time of writing, declared Areas of Outstanding Biodiversity Values (AOBVs) are confined to those already declared as Critical Habitat under the *Threatened Species Conservation Act 1995*, being:

- Cabbage Tree Island, critical breeding habitat for Gould's Petrel near Port Stephens;
- Nesting habitat and a marine buffer, critical breeding habitat for Little Penguins at Manly Cove;

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- Stotts Island Nature Reserve, critical habitat for Mitchell's Rainforest Snail near Murwillumbah; and
- All known extant areas of the Wollemi Pine and the surrounding habitat in the catchment, occupying some 5,000 hectares within Wollemi National Park.

No lands declared as an AOBV occur on or near the works area and will not be impacted either directly or indirectly by the proposal.

(e) whether the proposed development or activity is or is part of a key threatening process or is likely to increase the impact of a key threatening process.

Response:

Technically, the proposal will contribute to the Key Threatening Process (KTP) *Clearing of Native Vegetation*. However, as it will remove a horticultural specimen of unknown provenance and that such specimens are considered not to contribute to the conservation of this species, then such contribution to the KTP is considered negligible.

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5 CONCLUSION

This Biodiversity Impact Assessment has considered the likely impacts of the loss of a single *Syzygium paniculatum* Magenta Lilly Pilly tree for the construction of a new dwelling at 51 Barker Road Strathfield.

The loss of this planted individual in garden habitat outside of the ecological range of this species is not considered likely to impose a significant adverse impact.

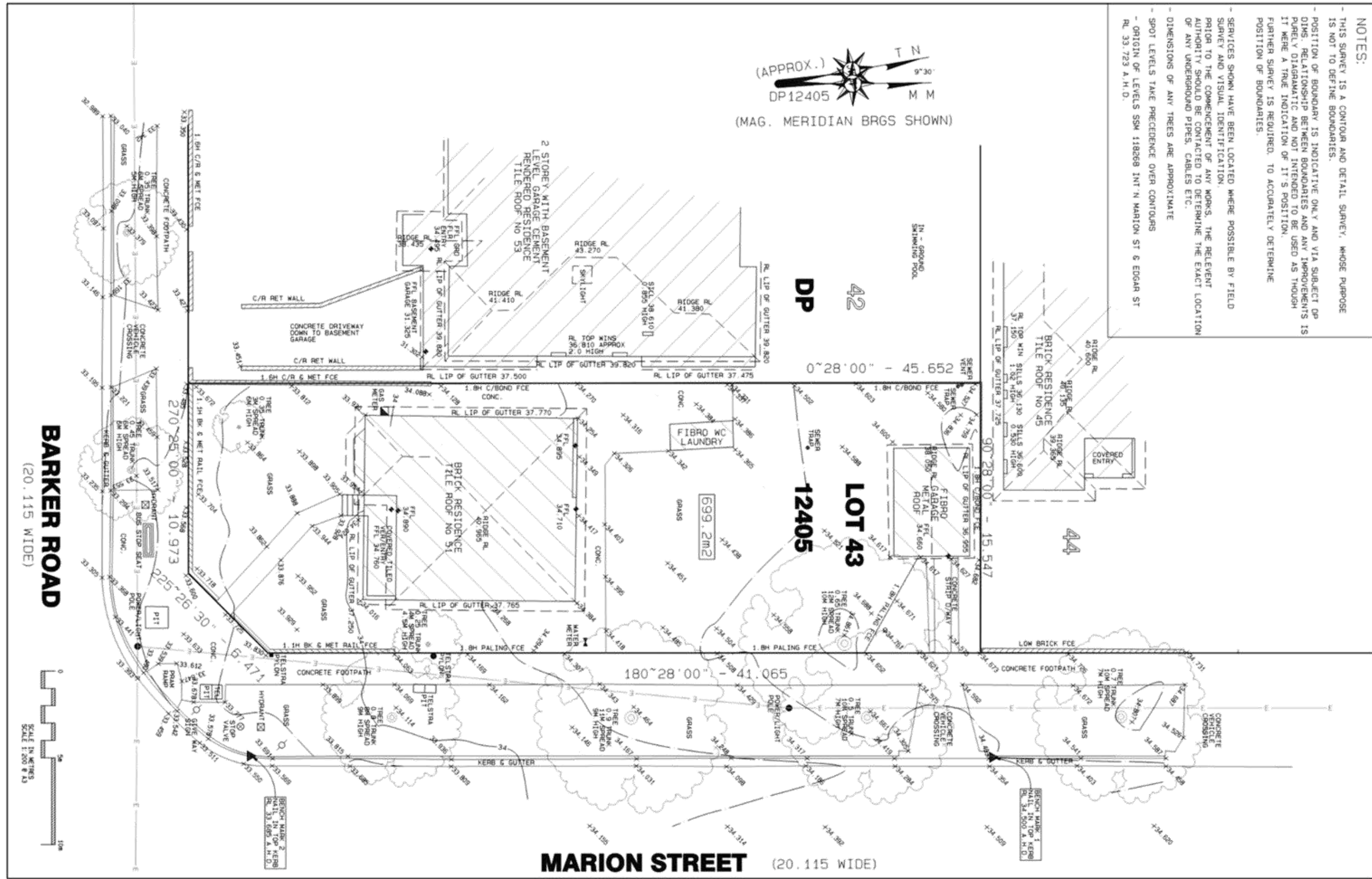
As it is considered that a significant adverse impact is unlikely to occur for this threatened entity:

- this matter need not be referred to the Commonwealth Department of Agriculture, Water and the Environment pursuant to the *EPBC Act 1999*; and
- the Biodiversity Offset Scheme is not triggered, and no further impact assessment is required under the *BC Act 2016*.

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NOTES:

- THIS SURVEY IS A CONTOUR AND DETAIL SURVEY, WHOSE PURPOSE IS NOT TO DEFINE BOUNDARIES.
- POSITION OF BOUNDARY IS INDICATIVE ONLY AND VIA SUBJECT OP DMS. RELATIONSHIP BETWEEN BOUNDARIES AND ANY IMPROVEMENTS IS PURELY DIAGNOSTIC AND NOT INTENDED TO BE USED AS THOUGH IT WERE A TRUE INDICATION OF IT'S POSITION.
- FURTHER SURVEY IS REQUIRED, TO ACCURATELY DETERMINE POSITION OF BOUNDARIES.
- SERVICES SHOWN HAVE BEEN LOCATED WHERE POSSIBLE BY FIELD SURVEY AND VISUAL IDENTIFICATION.
- PRIOR TO THE COMMENCEMENT OF ANY WORKS, THE RELEVANT AUTHORITY SHOULD BE CONTACTED TO DETERMINE THE EXACT LOCATION OF ANY UNDERGROUND PIPES, CABLES ETC.
- DIMENSIONS OF ANY TREES ARE APPROXIMATE
- SPOT LEVELS TAKE PRECEDENCE OVER CONTOURS
- ORIGIN OF LEVELS SSM 118268 INT N MARION ST & EDGAR ST RL 33.723 A.H.D.

PRECISION SITE SURVEYS
 Incorporated in NSW
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 Tel: +61 2 9896 6014 Fax: +61 2 9896 6731
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PROJECT
 CONTOUR AND DETAIL SURVEY TO AUSTRALIAN HEIGHT DATUM OVER LOT 43 IN DEPOSITED PLAN 12405 AT No 51 BARKER ROAD, STRATHFIELD.
 for NICK LYSENCO ARCHITECT

DRAWING
 PLAN SHOWING EXISTING AND ADJOINING INFORMATION.
 ORIGIN OF LEVELS SHOWN ABOVE

DRAWING NO: BARKFR51 PR0 PROJECT NUMBER: 113405 A

Surveyed on: 02.11.2019
 Surveyed by: J.K.
 Horizontal Datum: DP 12405
 Vertical Datum : A.H.D.

Plot Date: 03.11.2019
 Drawn by : J.K.
 Contour Interval: 250mm
 Scale is 1 : #### @ A4 Size
 1 : 200 @ A3 Size

Sheet List			
Sheet Number	Sheet Name	Revision	Revision Date
DA			
000-Specification +Cover			
DA-001	COVER PAGE	15	11/12/2020
DA-002	NOTIFICATION PLAN	15	11/12/2020
DA-003	DEMOLITION PLAN	15	11/12/2020
DA-004	SITE PLAN	15	11/12/2020
100-General Arrangement Plans			
DA-100	GENERAL LAYOUT PLAN	15	11/12/2020
DA-110	FIRST FLOOR PLAN	15	11/12/2020
DA-120	ROOF PLAN	15	11/12/2020
200-Elevations			
DA-210	BUILDING ELEVATION 1	15	11/12/2020
DA-220	BUILDING ELEVATION 2	15	11/12/2020
300-Sections			
DA-300	BUILDING SECTION & DRIVEWAY SECTION	15	11/12/2020
400-Window & Door			
DA-400	WINDOW SCHEDULE	15	11/12/2020
500-Site Analysis			
DA-500	SITE ANALYSIS	15	11/12/2020
DA-510	SHADOW DIAGRAM	15	11/12/2020
DA-520	THE EXISTENT CURBSIDE PLAN	15	11/12/2020
DA-530	AREA CALCULATION	15	11/12/2020
600-Finishes			
DA-600	EXTERNAL FINISH SCHEDULE	15	11/12/2020
900-Perspective			
DA-910	PERSPECTIVE	15	11/12/2020

GENERAL NOTES

A/C AIR CONDITIONER	GL GLASS
BAL BALCONY	HW HOTWATER
CO CLEAR OPENING	KIT KITCHEN
COL COLUMN	LIN LINEN STORAGE
CONC CONCRETE	LDY LAUNDRY
COS CHECK ON SITE	M METER
CPT CARPET	MAX MAXIMUM
CR CEMENT RENDER	MB METER BOX
CT CERAMIC TILE / CENTER	MIN MINIMUM
CTG COATING	NTS NOT TO SCALE
CW COLD WATER	PTY PANTRY
DIA DIAMETER	RL REDUCED LEVEL
DN DOWN	RM ROOM
DP DOWN PIPE	RWT RAINWATER TANK
DR DOOR	SQ SQUARE
ENS ENSUITE	SSL STRUCTURAL SLAB LEVEL
EQ EQUAL	STD STUDY
F FRIDGE	STO STORAGE
FB FACEBRICK	TOW TOP OF WALL
FC FIBRIC CEMENT	TYP TYPICAL
FF FIRST FLOOR	VIN VINYL
FFL FLOOR FINISHED LEVEL	W WASHING MACHINE
FW FLOOR WASTE	WIR WALK IN WARDROBE
GF GROUND FLOOR	

**STRATHFIELD COUNCIL
RECEIVED**

AMENDED PLANS

DA2020/150
11 December 2020

PROPOSED SINGLE DWELLING

51 BARKER ROAD, STRATHFIELD



GENERAL NOTES

THE DRAWINGS INDICATE THE INTENT AND SCOPE OF THE WORK REQUIRED TO CARRY OUT THE PROJECT. THE CONTRACTOR IS TO ALLOW FOR AND PROVIDE ALL MATERIALS, LABOUR, ACCESSORIES AND ANY DISTANCE NECESSARY TO COMPLETE THE WORK TO THE SPECIFIED FINISHES. NO VARIATIONS WILL BE CONSIDERED FOR THE PROJECT UNLESS IT IS A CLEAR CHANGE TO THE INTENT AND SCOPE OF THE WORKS NOTICED IN WRITING BY THE SUPERINTENDENT.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL BUILDING WORKS INCLUDING THE INSTALLATION OF THE ARCHITECTURAL, STRUCTURAL, ELECTRICAL, MECHANICAL, HYDRAULICS, FIRE PROTECTION AND COMPLIANCE TO CURRENT BUILDING CODES AND STANDARDS.

REFER ALL STRUCTURAL & SERVICES ENGINEERS DRAWINGS, NOTES AND SPECIFICATIONS FOR ALL ENGINEERING DETAILS AND REQUIREMENTS INCLUDED BUT NOT LIMITED TO THE FOLLOWING DISCIPLINES: ELECTRICAL, HYDRAULICS, STRUCTURAL, MECHANICAL, FIRE, SAFETY CONSULTANTS DRAWINGS TO THE PROJECT'S OVER-ARCHITECTURAL DRAWINGS FOR THEIR RESPECTIVE DISCIPLINES.

ISSUED ALL SHOP DRAWINGS TO SUPERINTENDENT INCLUDING BUT NOT LIMITED TO THE FOLLOWING AS APPLICABLE: MECHANICAL, ELECTRICAL AND FIRE INSTALLATIONS, BRICKLAYERING JOINTS.

ALL NEW BUILDING WORK IS TO BE CARRIED OUT IN ACCORDANCE WITH CONDITIONS ISSUED BY THE APPROVAL AUTHORITY. ALL NEW BUILDING WORK IS TO BE CARRIED OUT IN ACCORDANCE WITH THE PROVISIONS OF THE BUILDING CODE OF AUSTRALIA, AS AMENDED, IN ACCORDANCE WITH CLAUSES 3A-7B OF THE ENVIRONMENTAL PLANNING & ASSESSMENT REGULATION 1998.

ANY WORKS SHOWN ON ONE DRAWING BUT NOT ON ANOTHER, OR SHOWN ON A CONSULTANT'S DRAWING BUT NOT ON THE ARCHITECTURAL DRAWINGS OF THIS SET, ARE DEEMED TO BE INCLUDED IN THE CONTRACT WORKS.

ALL WORKS NOTED IN THE DRAWINGS IS TO BE RE-QUALIFIED AS NEW WORKS TO BE CARRIED OUT BY THE HEAD CONTRACTOR UNLESS OTHERWISE EXPLICITLY EXCLUDED IN WRITING ON THE DRAWINGS.

THE DRAWING SPECIFICATIONS AND SCHEDULES SHOP AND DESCRIBE THE INTENT AND SCOPE OF THE WORKS. THE HEAD CONTRACTOR IS TO ALLOW FOR ALL MATERIALS, EQUIPMENT, ACCESSORIES, LABOUR, ADDITIONAL DESIGN INPUT, PERMITS, APPROVALS AND THE LIKE TO COMPLETE THE WORKS IN ACCORDANCE WITH THIS INTENT AND SCOPE. FOR THE WORKS TO BE FOR THEIR RESPECTIVE PURPOSES, NO VARIATIONS WILL BE CONSIDERED UNLESS IT IS A CLEAR CHANGE TO THE INTENT AND SCOPE OF THE WORKS NOTICED IN WRITING BY THE CLIENT.

SECTION 3 - BCA
ALL NEW WORK FOR THE PROJECT SHALL COMPLY WITH SECTION 3 OF THE BCA AS APPLICABLE.

WATERPROOFING
WATERPROOFING IS TO COMPLY WITH PART 7.1 OF THE BUILDING CODE OF AUSTRALIA. A CERTIFICATE IS TO BE PROVIDED, CERTIFYING THAT ALL ASSET AREAS, TOILETS, SHOWERS & RELEVANT LIST AREAS HAVE BEEN EFFECTIVELY WATERPROOFED PRIOR TO FINISH IN ACCORDANCE WITH AS/NZS 3586.

DISABILITY ACCESS AND FACILITIES
THE PROPOSED DEVELOPMENT IS TO COMPLY WITH PART 03 - ACCESS FOR PEOPLE WITH DISABILITIES, OF THE BUILDING CODE OF AUSTRALIA AND WITH AS 1412 - 2009 GENERAL REQUIREMENTS FOR ACCESS NEW BUILDING WORKS, AS WELL AS, WORK FACILITY INDICATORS.

NOTE - REQUIREMENTS FOR PATHS OF TRAVEL, STAIRS, DOOR LOCATIONS, CLEARANCES, SIGNAGE AND HARDWARE ARE TO COMPLY AS DETAILLED IN US 1412.

SUP RESISTANCE OF FLOOR SURFACES
THE DEVELOPMENT IS TO COMPLY WITH THE MINIMUM RECOMMENDATIONS OF AS 4284.013. SUP RESISTANCE CLASSIFICATION OF NEW FLOOR SURFACE MATERIALS IS IN ACCORDANCE WITH THE SUP RESISTANCE OF FINISHING SURFACE MATERIALS - 2010 (R 108) (R 108).

DOORS
ALL PATHS OF TRAVEL ARE TO COMPLY WITH PART 01 OF THE BUILDING CODE OF AUSTRALIA. ALL DOORS MUST BE 900mm MIN. CLEAR UNOBSTRUCTED WITH OR GREATER UNLESS NOTED OTHERWISE.

DOORS LOCATED IN PATHS OF TRAVEL TO ASSETS TO BE OPERABLE AT ALL TIMES WITHOUT THE USE OF A KEY FROM THE SIDE THAT FACES A PERSON BEARING WEIGHT ON A SINGLE DOOR AND HINGED ACTION LOCATED ON A SINGLE DOOR BETWEEN ROOMS AND CORRIDORS FROM THE FLOOR.

LIGHTING COMPLIANCE
THE PROPOSED DEVELOPMENT IS TO COMPLY WITH PART 11 - LIGHT AND VENTILATION OF THE BUILDING CODE OF AUSTRALIA AND AS 1606 - INTERIOR LIGHTING AND.

EMERGENCY LIGHTING - IN ACCORDANCE WITH PART 6.2.2 AND 6.4 OF THE BUILDING CODE OF AUSTRALIA AND AS 1586 - EMERGENCY EVACUATION LIGHTING FOR BUILDINGS.

EXIT SIGNS - IN ACCORDANCE WITH PART 6.4.1, 6.4.2, 6.4.3 AND 6.4.4 OF THE BUILDING CODE OF AUSTRALIA AND AS 1586 - EMERGENCY EVACUATION LIGHTING FOR BUILDINGS (ON LINE DETAIL).

FIRE SAFETY COMPLIANCE
PORTABLE FIRE EXTINGUISHERS - IN ACCORDANCE WITH 6.14 OF THE BUILDING CODE OF AUSTRALIA AND AS 2047.001 - PORTABLE FIRE EXTINGUISHERS AND FIRE ALARMS - DETECTION AND LOCATION.

FIRE RATED REQUIREMENTS
ALL MATERIALS, LAMINATE, SLAB, FINISHES, FITTINGS AND FIXTURES MUST COMPLY WITH SPECIFICATION 1.7.3 OF THE BUILDING CODE OF AUSTRALIA.

CERTIFICATIONS
ALL CERTIFICATION REQUIRED FOR OCCUPATION CERTIFICATE TO THE SATISFACTION OF THE CERTIFYING AUTHORITY IS TO BE SUBMITTED PRIOR TO PRACTICAL COMPLETION INCLUDING BUT NOT LIMITED TO: STRUCTURAL, CERTIFICATION MECHANICAL, CERTIFICATION ALARM SIGNAL AND EQUIPMENT, AUTOMATIC FIRE SUPPRESSION SYSTEM, FIRE DETECTION & ALARM SYSTEM, BUILDING OCCUPANT WARNING SYSTEM, EMERGENCY LIGHTING, EXIT SIGNS, FIRE BEATS, FIRE HOSE REELS, FIRE HYDRANT SYSTEMS, FIRE ESCALERS, SMOKE DOORS, PATHS OF TRAVEL, PORTABLE FIRE EXTINGUISHERS, ELECTRICAL, CERTIFICATION PLUMBING CERTIFICATION, PLUMBING CERTIFICATION, BUILDING CERTIFICATION ETC.

SETTING OUT
ALL SETTING OUT IS TO BE CARRIED OUT BY A LICENSED SURVEYOR ON SITE. ALL OVERALL AND CRITICAL DIMENSIONS ARE TO BE SET OUT FIRST AND REVIEWED BY THE SUPERINTENDENT PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION.

THE LICENSED SURVEYOR IS TO ESTABLISH THE EXACT POSITION OF ALL SET BACKS AND PROPERTY BOUNDARIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION.

NO PART OF THE BUILDING WORKS IS TO EXCEED OR INTERFERE WITH ANY SET BACK, EASEMENT OR PROPERTY BOUNDARY. ANY DISCREPANCIES BETWEEN THE BUILDING SET OUT AND ANY SET BACK ARE TO BE REPORTED TO THE SUPERINTENDENT IMMEDIATELY.

REFERENCE LEVELS
ALL LEVELS ARE TO BE INDICATED RELATIVE TO THE AUSTRALIAN HEIGHT DATUM (AHD).

DEMOLITION NOTES
ALL WORK IS TO COMPLY WITH LOCAL AUTHORITY'S STATUTORY REQUIREMENTS. ALL WORKS TO BE UNDERTAKEN TO COMPLY WITH RELEVANT THE DESTRUCTION OF STRUCTURES AND COVER RELEVANT AUSTRALIAN STANDARDS. DEMOLITION PARTS OF THE BUILDING AS NOTED ON THE DRAWINGS, IMPACT REVIEW AND CONFIRM ALL WORKS TO BE COMPLETED PRIOR TO COMMENCEMENT. ALL WORKS TO BE UNDERTAKEN PRIOR TO THE SITE. REMOVE EXISTING SERVICES FROM DEMOLITION AREAS AS REQUIRED. PROVIDE A DEMOLITION REPORT AS DETAILLED IN THESE DRAWINGS. PRIOR TO COMMENCEMENT OF DEMOLITION, SURROUNDING AREAS TO BE PROTECTED BY FENCED, MARKED BARRIERS TO PREVENT ACCESS TO PUBLIC AREAS TO BE COMPLETED WITH STATUTORY REQUIREMENTS AND BEAR TO PREVENT DUST INTRUSION INTO PUBLIC AREAS TO LOCAL AUTHORITY'S SATISFACTION.

CO-ORDINATE AND CONFIRM FINISHES OF ALL DEMOLITION WITH SUPERINTENDENT PRIOR TO COMMENCEMENT.

DNB
ALL DEMOS FROM WORK AND CONSTRUCTION WORK METHODS TO COMPLY WITH NEW WORK HEALTH AND SAFETY ACT 2011, OTHER ACT 1988, OTHER REGULATION 2011 AND ALL OTHER DNB REQUIREMENTS. ALL PRACTICES TO BE WORK UNDER COMPANY.

RECYCLING
CONTRACTOR TO MARK AND DISPLAY ALL ITEMS TO BE RECYCLED FOR DISPOSAL. ACCORDINGLY ITEMS TO BE RECYCLED INCLUDE: FIBRES, STEEL, METAL WORK AND ALL. ALL ITEMS NOT TO BE RECYCLED TO BE REMOVED AND DISPOSED OF IN AN APPROPRIATE MANNER TO UNDER.

WORKS
ALL WORK TO REMAIN WITHIN CONFINES OF THE TITLE BOUNDARY.

NOTIFY RELEVANT AUTHORITIES AND ADJOINING OWNERS PRIOR TO ANY DEMOLITION OR HOARDING ERECTION.

ALL SERVICES TO BE DISCONNECTED AS REQUIRED PRIOR TO COMMENCEMENT OF ANY WORKS.

REFER HAZARDOUS MATERIALS REPORT FOR REMOVAL AND MANAGEMENT OF ALL HAZARDOUS MATERIALS.

ALL HAZARDOUS WASTE CONSTRUCTION MATERIALS AND HAZARDOUS DUST SHALL TO BE HANDLED AND REMOVED IN ACCORDANCE WITH THE OCCUPATIONAL HEALTH AND SAFETY - HAZARDOUS DUST REGULATION, 1984 AND ALL RELEVANT DNAs AND SAFETY CODES AND REGULATIONS INCLUDING ASBESTOS.

IMPACT SITE A READ DEMOLITION DRAWING IN CONSULTATION WITH PROPOSED NEW WORKS DOCUMENTS PREPARED BY THE ARCHITECT AND ALL OTHER CONSULTANTS, INCLUDING STRUCTURAL AND SERVICES ENGINEERS.

ALLOW FOR ALL DEMOLITION AND REMOVAL REQUIRED BY THE NEW WORKS DRAWINGS, WHETHER OR NOT EXPRESSLY NOTED ON THESE DRAWINGS.

CO-ORDINATE AND CONFIRM FINISHES OF ALL DEMOLITION WITH SUPERINTENDENT PRIOR TO COMMENCEMENT.

MAKE GOOD AND REPAIRS TO ALL DEMOLITION SURFACES INCLUDING WALLS, FLOORS, CEILING, PATHS, ROADS, ROOFS AND BUILDING SERVICES FOLLOWING COMPLETION. ALLOW TO LOCALLY MAKE GOOD AND REPAIR ALL WALLS, DOORS, CEILING, COLUMNS ETC. TO NEW FINISH. REFER TO FINISHES PLAN FOR DETAILS.

IMPACT REVIEW AND CONFIRM ALL WORKS ON SITE PRIOR TO COMMENCEMENT.

UNDERTAKE ALL WORKS TO MINIMIZE DISRUPTION, DUST AND NOISE TO THE SITE.

REMOVE EXISTING SERVICES FROM DEMOLITION AREAS AS REQUIRED AND STORE FOR FUTURE INSTALLATION IN ACCORDANCE WITH SUPERINTENDENT'S INSTRUCTION. REFER SERVICES ENGINEER'S DRAWINGS AND SPECIFICATION.

ADHERE HOARDING LOCATIONS WITH SUPERINTENDENT PRIOR TO INSTALLATION.

ROOFING NOTES
PERFORM TO THE BEST PRACTICE PROCEDURES TO BE UNDERTAKEN PRIOR TO ANY WORK. UNLESS NOTED, NO ROOF ACCESS ALLOWED PRIOR TO INSTALLATION OF ADEQUATE FALL ARREST PROTECTION.

ALL PROCESSED TO BE COMPLETED WITH ALL RELEVANT AUSTRALIAN STANDARDS, SAFETY CODES AND OTHER REGULATIONS INCLUDING BUT NOT LIMITED TO AS 3601 - 2008 INDUSTRIAL FALL ARREST SYSTEMS AND SERVICES, SAFETY WORK CODE OF PRACTICE, SAFE WORK ON ROOFS, PART 1 - COMMERCIAL AND RESIDENTIAL BUILDINGS.

ALL METAL RAINWATER GOODS TO BE SELECTED, SUPPLIED AND INSTALLED IN ACCORDANCE WITH AS 1578.

ROOF CONSTRUCTION AND INSULATION IS TO COMPLY WITH THE REQUIREMENTS OF SECTION 9 OF THE BCA.

WORKS TO THE SUB GRASS (LANDSCAPE) INCLUDING SLABS, WALLS, ROOFS, SLABING IS TO COMPLY WITH THE REQUIREMENTS OF SECTION 9 OF THE BCA.

PROVIDE ALL MATERIALS AS SPECIFIED TO ENSURE COMPLETE WATERPROOFING.

DRAWING STATUS			
ISSUE FOR DA			
Rev	Description	Author	Check
1	AMENDED DA PLAN	REMOVED	REMOVED
2	AMENDED DA PLAN	REMOVED	REMOVED
3	ISSUE FOR DA		

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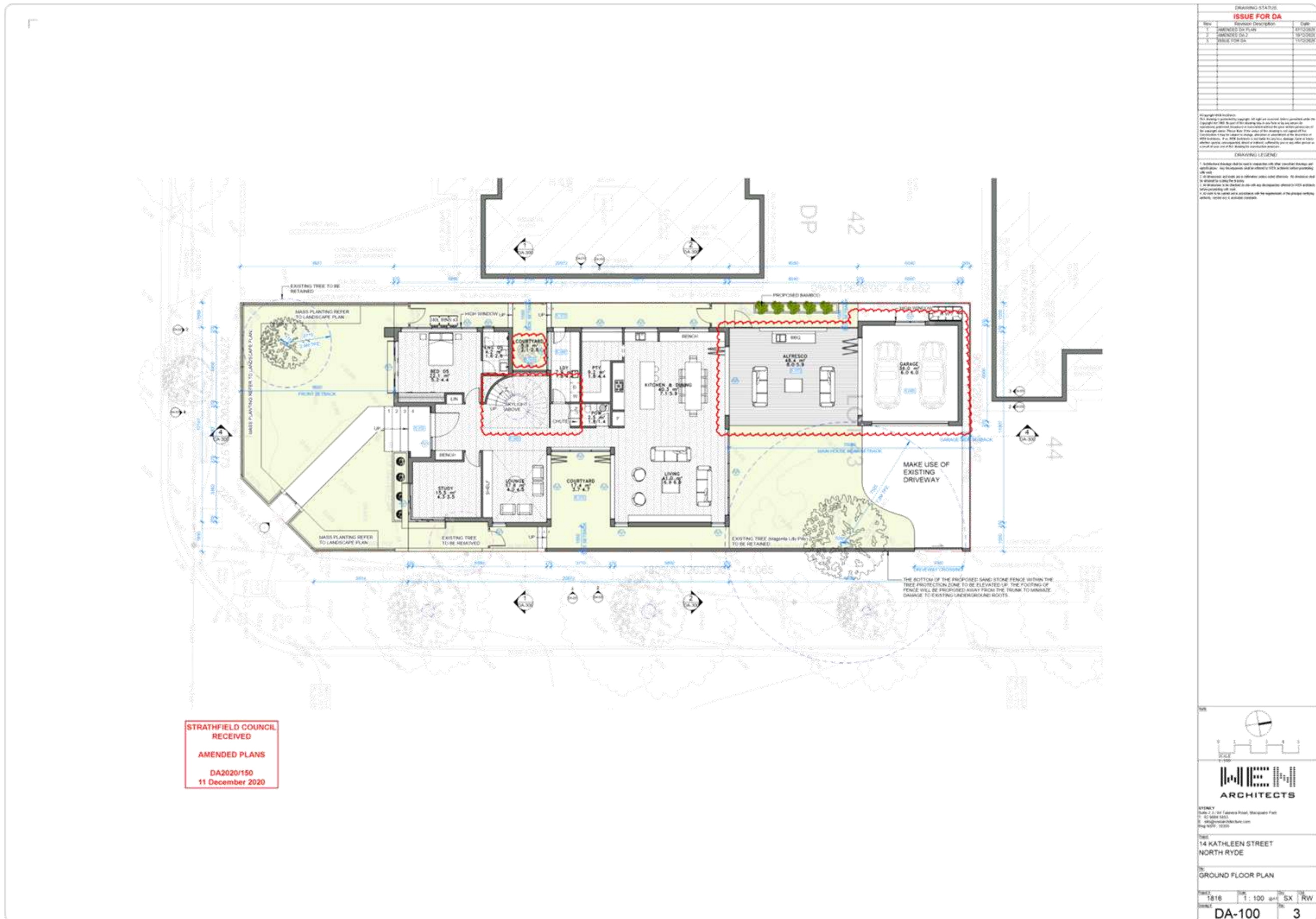
DRAWING LEGEND:
1. Architectural Storage: All to comply with the use of standard storage and identification. The drawings and documents are to be stored in a secure and protected location.
2. All drawings are to be stored in a secure and protected location. The drawings and documents are to be stored in a secure and protected location.
3. All drawings are to be stored in a secure and protected location. The drawings and documents are to be stored in a secure and protected location.

K&S ARCHITECTS

14 KATHLEEN STREET
NORTH RYDE

COVER PAGE

DATE: 1816 1:100 SX RW
DA-001 3



DRAWING STATUS

ISSUE FOR DA

No.	Revision Description	Date
1	ISSUED FOR PLAN	11/12/20
2	AMENDED ONLY	11/12/20
3	ISSUE FOR DA	11/12/20

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DRAWING LEGEND

1. Architectural drawings shall be made to comply with the Australian Standards and specifications. No dimensions shall be shown on drawings unless otherwise indicated.
2. All dimensions shall be in millimetres unless otherwise indicated. All dimensions shall be shown to 3 decimal places.
3. All dimensions to be shown on drawings shall be shown to 3 decimal places unless otherwise indicated.
4. All work to be done shall be in accordance with the requirements of the project and any applicable codes, standards or regulatory authorities.



1 WEST ELEVATION
Scale: 1 : 100



2 EAST ELEVATION
Scale: 1 : 100

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DA2020/150
11 December 2020

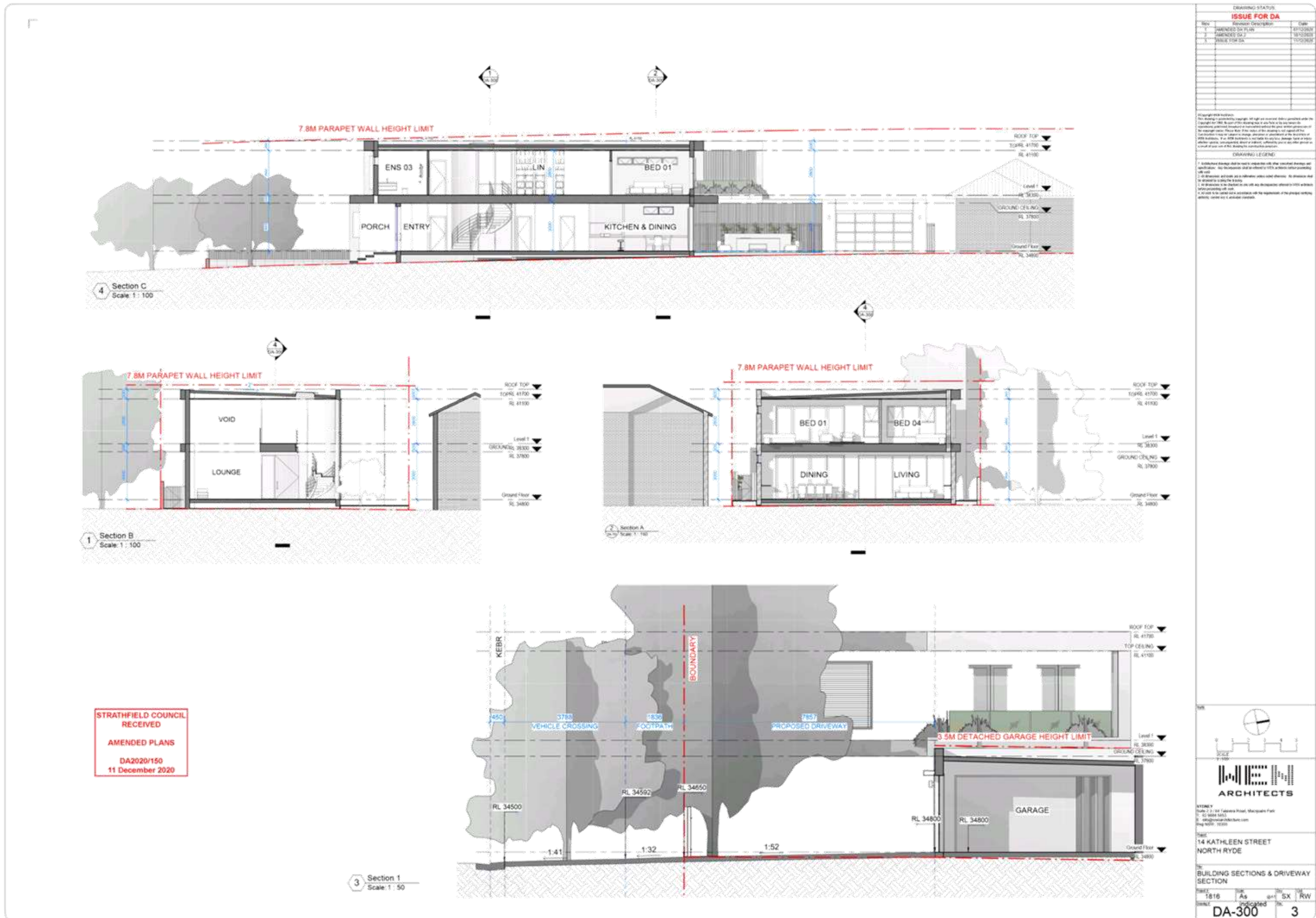
DRAWING STATUS		
ISSUE FOR DA		
Rev	Revision Description	Date
1	ISSUED FOR PLAN	20/12/20
2	AMENDED DA 1	11/12/20
3	ISSUE FOR DA	11/12/20

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 The drawings are not to be used for any other purpose without the written consent of the architect.
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 The drawings are not to be used for any other purpose without the written consent of the architect.

DRAWING LEGEND
 1. Indicate the location of the building on the site plan.
 2. Indicate the location of the building on the site plan.
 3. Indicate the location of the building on the site plan.
 4. Indicate the location of the building on the site plan.

ARCHITECTS
 14 KATHLEEN STREET
 NORTH RYDE
 BUILDING ELEVATION 1
 SCALE 1:100
 DA-210 3





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DRAWING STATUS		
ISSUE FOR DA		
Rev	Description	Date
1	ISSUED TO PLAN	18/12/20
2	AMENDED DA	11/12/20
3	ISSUE FOR DA	11/12/20

Client: [Name]
Project: [Name]
Drawing No: DA-300

DRAWING LEGEND:
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2. All dimensions shall be taken to the face of the work unless otherwise specified.
3. All dimensions shall be taken to the face of the work unless otherwise specified.
4. All dimensions shall be taken to the face of the work unless otherwise specified.

NOTES:
1. All dimensions shall be taken to the face of the work unless otherwise specified.
2. All dimensions shall be taken to the face of the work unless otherwise specified.
3. All dimensions shall be taken to the face of the work unless otherwise specified.
4. All dimensions shall be taken to the face of the work unless otherwise specified.

SCALE:
1:100

ARCHITECTS
14 KATHLEEN STREET
NORTH RYDE

TITLE:
BUILDING SECTIONS & DRIVEWAY SECTION

DATE:
18/12/20

DA-300

3

Window Schedule				
Type	Type	Depth	Height	Location
W1	1000	1500	2100	1
W2	1000	1500	2100	1
W3	1000	1500	2100	1
W4	1000	1500	2100	1
W5	1000	1500	2100	1
W6	1000	1500	2100	1
W7	1000	1500	2100	1
W8	1000	1500	2100	1
W9	1000	1500	2100	1
W10	1000	1500	2100	1
W11	1000	1500	2100	1
W12	1000	1500	2100	1
W13	1000	1500	2100	1
W14	1000	1500	2100	1
W15	1000	1500	2100	1
W16	1000	1500	2100	1
W17	1000	1500	2100	1
W18	1000	1500	2100	1
W19	1000	1500	2100	1
W20	1000	1500	2100	1
W21	1000	1500	2100	1
W22	1000	1500	2100	1
W23	1000	1500	2100	1
W24	1000	1500	2100	1
W25	1000	1500	2100	1
W26	1000	1500	2100	1
W27	1000	1500	2100	1
W28	1000	1500	2100	1
W29	1000	1500	2100	1
W30	1000	1500	2100	1
W31	1000	1500	2100	1
W32	1000	1500	2100	1
W33	1000	1500	2100	1
W34	1000	1500	2100	1
W35	1000	1500	2100	1
W36	1000	1500	2100	1
W37	1000	1500	2100	1
W38	1000	1500	2100	1
W39	1000	1500	2100	1
W40	1000	1500	2100	1
W41	1000	1500	2100	1
W42	1000	1500	2100	1
W43	1000	1500	2100	1
W44	1000	1500	2100	1
W45	1000	1500	2100	1
W46	1000	1500	2100	1
W47	1000	1500	2100	1
W48	1000	1500	2100	1
W49	1000	1500	2100	1
W50	1000	1500	2100	1
W51	1000	1500	2100	1
W52	1000	1500	2100	1
W53	1000	1500	2100	1
W54	1000	1500	2100	1
W55	1000	1500	2100	1
W56	1000	1500	2100	1
W57	1000	1500	2100	1
W58	1000	1500	2100	1
W59	1000	1500	2100	1
W60	1000	1500	2100	1
W61	1000	1500	2100	1
W62	1000	1500	2100	1
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W65	1000	1500	2100	1
W66	1000	1500	2100	1
W67	1000	1500	2100	1
W68	1000	1500	2100	1
W69	1000	1500	2100	1
W70	1000	1500	2100	1
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W77	1000	1500	2100	1
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W79	1000	1500	2100	1
W80	1000	1500	2100	1
W81	1000	1500	2100	1
W82	1000	1500	2100	1
W83	1000	1500	2100	1
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W85	1000	1500	2100	1
W86	1000	1500	2100	1
W87	1000	1500	2100	1
W88	1000	1500	2100	1
W89	1000	1500	2100	1
W90	1000	1500	2100	1
W91	1000	1500	2100	1
W92	1000	1500	2100	1
W93	1000	1500	2100	1
W94	1000	1500	2100	1
W95	1000	1500	2100	1
W96	1000	1500	2100	1
W97	1000	1500	2100	1
W98	1000	1500	2100	1
W99	1000	1500	2100	1
W100	1000	1500	2100	1

Window Schedule (Continued)						
Mark	Type	Level	Depth	Height	Set Height	Head Height
W101	111	Ground Floor	1000	1500	2100	2400
W102	111	Ground Floor	1000	1500	2100	2400
W103	111	Ground Floor	1000	1500	2100	2400
W104	111	Ground Floor	1000	1500	2100	2400
W105	111	Ground Floor	1000	1500	2100	2400
W106	111	Ground Floor	1000	1500	2100	2400
W107	111	Ground Floor	1000	1500	2100	2400
W108	111	Ground Floor	1000	1500	2100	2400
W109	111	Ground Floor	1000	1500	2100	2400
W110	111	Ground Floor	1000	1500	2100	2400
W111	111	Ground Floor	1000	1500	2100	2400
W112	111	Ground Floor	1000	1500	2100	2400
W113	111	Ground Floor	1000	1500	2100	2400
W114	111	Ground Floor	1000	1500	2100	2400
W115	111	Ground Floor	1000	1500	2100	2400
W116	111	Ground Floor	1000	1500	2100	2400
W117	111	Ground Floor	1000	1500	2100	2400
W118	111	Ground Floor	1000	1500	2100	2400
W119	111	Ground Floor	1000	1500	2100	2400
W120	111	Ground Floor	1000	1500	2100	2400
W121	111	Ground Floor	1000	1500	2100	2400
W122	111	Ground Floor	1000	1500	2100	2400
W123	111	Ground Floor	1000	1500	2100	2400
W124	111	Ground Floor	1000	1500	2100	2400
W125	111	Ground Floor	1000	1500	2100	2400
W126	111	Ground Floor	1000	1500	2100	2400
W127	111	Ground Floor	1000	1500	2100	2400
W128	111	Ground Floor	1000	1500	2100	2400
W129	111	Ground Floor	1000	1500	2100	2400
W130	111	Ground Floor	1000	1500	2100	2400
W131	111	Ground Floor	1000	1500	2100	2400
W132	111	Ground Floor	1000	1500	2100	2400
W133	111	Ground Floor	1000	1500	2100	2400
W134	111	Ground Floor	1000	1500	2100	2400
W135	111	Ground Floor	1000	1500	2100	2400
W136	111	Ground Floor	1000	1500	2100	2400
W137	111	Ground Floor	1000	1500	2100	2400
W138	111	Ground Floor	1000	1500	2100	2400
W139	111	Ground Floor	1000	1500	2100	2400
W140	111	Ground Floor	1000	1500	2100	2400
W141	111	Ground Floor	1000	1500	2100	2400
W142	111	Ground Floor	1000	1500	2100	2400
W143	111	Ground Floor	1000	1500	2100	2400
W144	111	Ground Floor	1000	1500	2100	2400
W145	111	Ground Floor	1000	1500	2100	2400
W146	111	Ground Floor	1000	1500	2100	2400
W147	111	Ground Floor	1000	1500	2100	2400
W148	111	Ground Floor	1000	1500	2100	2400
W149	111	Ground Floor	1000	1500	2100	2400
W150	111	Ground Floor	1000	1500	2100	2400
W151	111	Ground Floor	1000	1500	2100	2400
W152	111	Ground Floor	1000	1500	2100	2400
W153	111	Ground Floor	1000	1500	2100	2400
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W177	111	Ground Floor	1000	1500	2100	2400
W178	111	Ground Floor	1000	1500	2100	2400
W179	111	Ground Floor	1000	1500	2100	2400
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W191	111	Ground Floor	1000	1500	2100	2400
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W196	111	Ground Floor	1000	1500	2100	2400
W197	111	Ground Floor	1000	1500	2100	2400
W198	111	Ground Floor	1000	1500	2100	2400
W199	111	Ground Floor	1000	1500	2100	2400
W200	111	Ground Floor	1000	1500	2100	2400

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AMENDED PLANS
DA2020/150
11 December 2020

DRAWING STATUS
ISSUE FOR DA

Rev	Description	Date
1	ISSUE FOR DA	
2	ISSUE FOR DA	
3	ISSUE FOR DA	

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DRAWING LEGEND

1. Architectural drawings shall be read in conjunction with the contract documents and specifications. No dimensions shall be shown on a drawing unless otherwise permitted. All work shall be in accordance with the Australian Standards.

2. All dimensions shall be in millimetres unless otherwise stated. In dimensions not otherwise stated, all dimensions shall be in millimetres.

3. All dimensions shall be shown to the nearest millimetre unless otherwise stated.

4. All work shall be in accordance with the requirements of the project working drawings, unless otherwise stated.

5. All work shall be in accordance with the requirements of the project working drawings, unless otherwise stated.

6. All work shall be in accordance with the requirements of the project working drawings, unless otherwise stated.

7. All work shall be in accordance with the requirements of the project working drawings, unless otherwise stated.

8. All work shall be in accordance with the requirements of the project working drawings, unless otherwise stated.

9. All work shall be in accordance with the requirements of the project working drawings, unless otherwise stated.

10. All work shall be in accordance with the requirements of the project working drawings, unless otherwise stated.

11. All work shall be in accordance with the requirements of the project working drawings, unless otherwise stated.

12. All work shall be in accordance with the requirements of the project working drawings, unless otherwise stated.

13. All work shall be in accordance with the requirements of the project working drawings, unless otherwise stated.

14. All work shall be in accordance with the requirements of the project working drawings, unless otherwise stated.

15. All work shall be in accordance with the requirements of the project working drawings, unless otherwise stated.

16. All work shall be in accordance with the requirements of the project working drawings, unless otherwise stated.

17. All work shall be in accordance with the requirements of the project working drawings, unless otherwise stated.

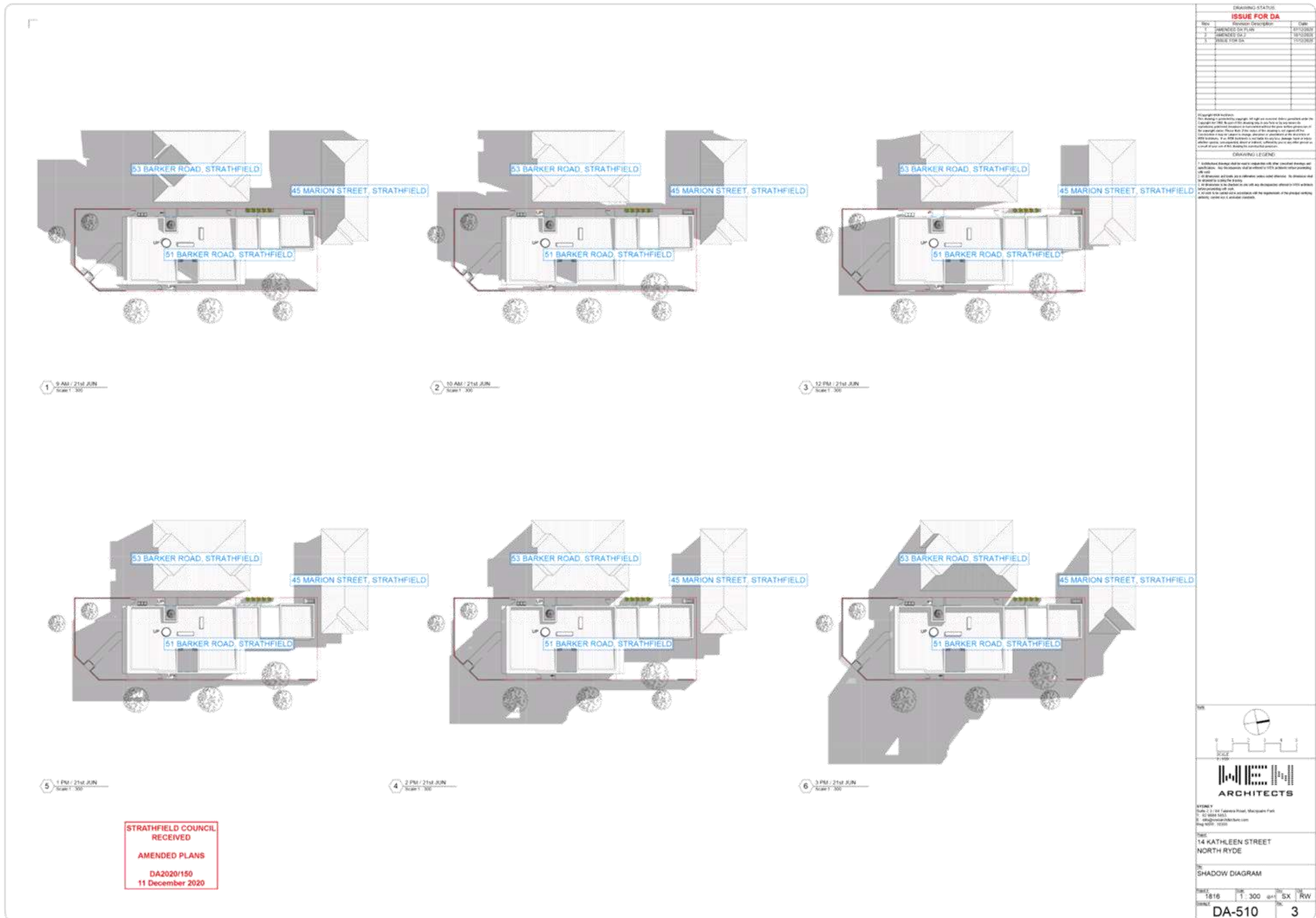
18. All work shall be in accordance with the requirements of the project working drawings, unless otherwise stated.

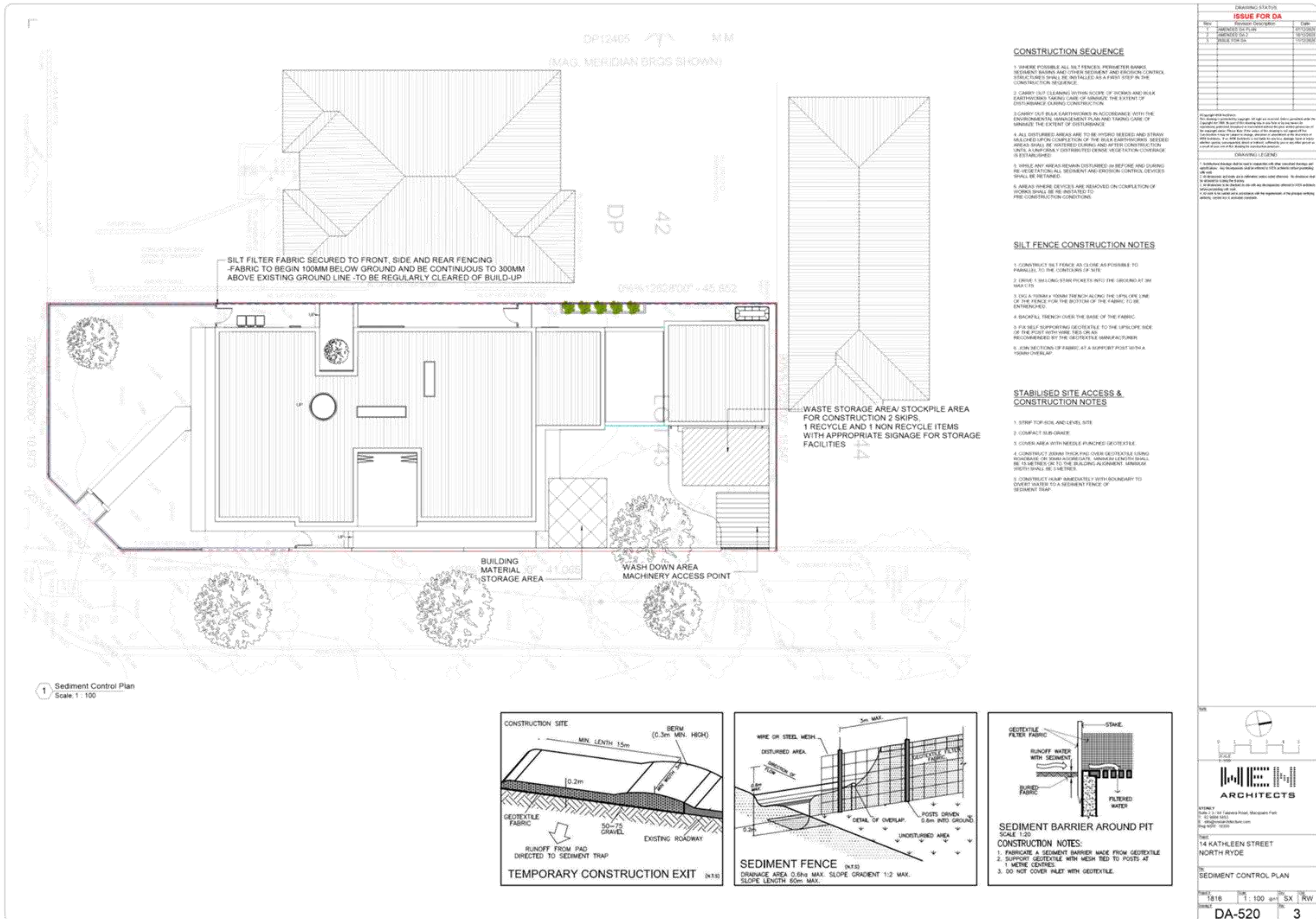
19. All work shall be in accordance with the requirements of the project working drawings, unless otherwise stated.

20. All work shall be in accordance with the requirements of the project working drawings, unless otherwise stated.

21. All work shall be in accordance with the requirements of the project working drawings, unless otherwise stated.

22. All work shall be in accordance with the requirements of the project working drawings, unless otherwise stated.





External Finishes Schedule					External Finishes Schedule				
Material Number	Material Comments	Material Manufacturer	Material Description	Material Image	Material Number	Material Comments	Material Manufacturer	Material Description	Material Image
DA-001	SHEDDING SLANES	CELESTIAL	CENTRAL CEMENT BLANKS TO MATCH THE CLADDING		DA-002	DECK ROOFING		SLATED ROOF OR SIMILAR	
DA-002	ROOF FASERS		APPROXIMATE TO COLOR/GRANULE MATCH TO THE CORNER FLASHING		DA-003	FENCE PICKET	White Composite PVC FENCE	SLATED ROOF OR SIMILAR	
DA-003	SHEDDING WALL	CELESTIAL	CENTRAL TRIMBLE TRIMBLE		DA-004	ROOF FASERS		TRIMBLE TRIMBLE TRIMBLE TRIMBLE OR SIMILAR	
DA-004	EXTERNAL WALLS	ColorGroup	ColorGroup (White, Cream, Grey, Blue, Green, Yellow, Purple)						
DA-005	SHEDDING DOOR	CELESTIAL	CENTRAL GARAGE DOOR TO MATCH THE CLADDING						

DRAWING STATUS
ISSUE FOR DA

Rev	Revision Description	Date
1	ISSUED FOR DA	11/12/20
2	AMENDED DA	11/12/20
3	ISSUE FOR DA	11/12/20

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DRAWING LEGEND

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2. All dimensions shall be in millimeters unless otherwise stated. No dimension shall be shown to less than 3 digits.

3. All dimensions to the finished work shall be as indicated unless otherwise stated.

4. All work shall be in accordance with the requirements of the relevant building codes and standards.

STRATHFIELD COUNCIL RECEIVED

AMENDED PLANS

DA2020/150

11 December 2020



WEH ARCHITECTS

WEH ARCHITECTS
Suite 1.1.04 Talavera Road, Macquarie Park
NSW 1588 2413
info@weharchitects.com.au
Ph: 02 9439 1000






**14 KATHLEEN STREET
NORTH RYDE**

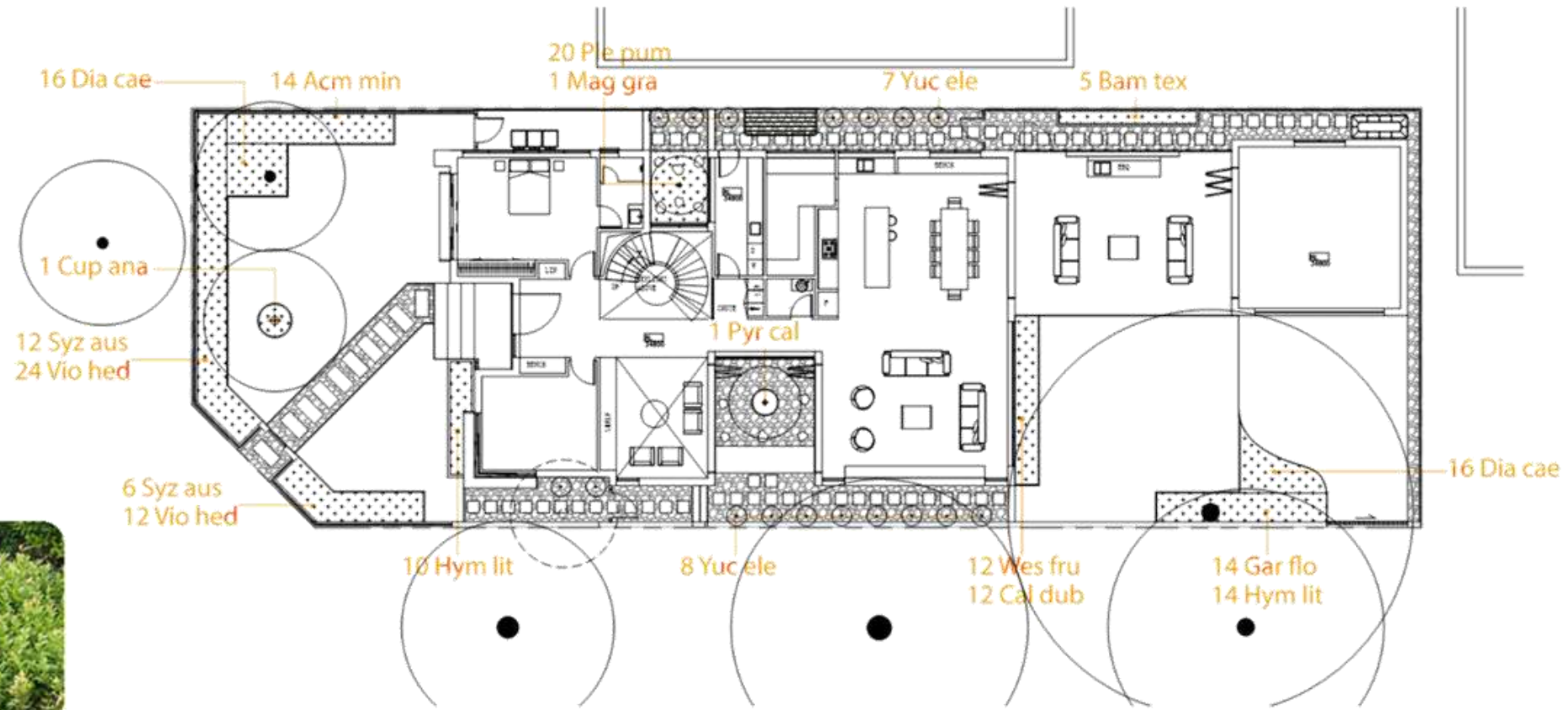
EXTERNAL FINISH SCHEDULE

NO.	1816	PK.	04	SX	RW
SCALE	1:100				
NO.	DA-600	PK.	04	SX	RW
NO.	3				

Landscape Planting Plan

Legend

-  Existing Tree to be removed
-  Existing Tree to be retained
-  Proposed Tree
-  Mass Planting with Organic Mulch
-  Turf Planting



Dianella Caerulea



Acmena 'Minipilly'



Gardenia 'Florida'



Viola hederacea



Westringia fruticosa



Syzygium australe 'Resilience'



Yucca elephantides 'Designer'



Calochaena dubia

Code	Botanical Name	Common Name	Pot Size	Density	Mature Height	Quantity
Tree						
Cup ana	Cupaniopsis anacardioides	Tuckeroo	45L	As Shown	8m	1
Mag gra	Magnolia grandiflora 'Little Gem'	Magnolia Little Gem	45L	As Shown	5-6m	1
Pyr cal	Pyrus calleryana 'Capital'	Ornamental Pear	45L	As Shown	10m	1
Ground covers and shrubs						
Syz aus	Syzygium australe 'Resilience'	Bursh Cherry	200mm	1 per 1m	4m	18
Yuc ele	Yucca elephantides 'Designer'	Spineless Yucca	200mm	3/m2	3m	15
Acm min	Acmena 'Minipilly'	Dwarf Lilly Pilly	200mm	2/m2	1.5m	14
Gar flo	Gardenia 'Florida'	Gardenia	200mm	4/m2	1.2m	14
Dia cae	Dianella caerulea	Blue Flax Lily	200mm	4/m2	0.4m	32
Vio hed	Viola hederacea	Native Violet	200mm	4/m2	GC	36
Wes fru	Westringia fruticosa	Coastal Rosemary	200mm	2/m2	1m	12
Cal dub	Calochaena dubia	False Bracken Fern	200mm	4/m2	GC	12
Hym lit	Hymenocallis littoralis	Spider Lily	200mm	3/m2	0.7m	24
Bam tex	Bambusa textillis 'Gracillis'	Slender Weavers	3L	1 per 1m	4-6m	5
Ple pum	Pleioblastus pumilus 'Nihl Green'	Dwarf fern-leaf bamboo	200mm	4/m2	1m	20

REV	NOTE	DATE
A	ISSUE FOR DA	18/12/20

DRAWING NUMBER: LC 02

SCALE: 1:200 SHEET SIZE: A3

PROJECT: S20-CM-56

51 Barker Road, Strathfield
 CLIENT: WEN ARCHITECTS



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**STRATHFIELD COUNCIL
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AMENDED PLANS

**DA2020/150
 18 DECEMBER 2020**

GENERAL NOTE

1.0 DRAWING

These drawings to be read in conjunction with the drawing package from the consultant team including architectural drawings and engineering drawings.

2.0 SCALING

1:200 @A3

3.0 SERVICES

Verify the 'as built' location of all existing services before excavation works are started. Services shown are indicative only. Call Dial Before You Dig.

4.0 EXISTING TREES

Existing tree to be retained in accordance with AS 4970-2009.

Existing tree to be removed in accordance with AS 4970-2009.

5.0 SURFACE LEVELS

All surface shall have min. 1% (1:100) cross fall to allow stormwater drainage, unless otherwise specifically indicated.

6.0 TURFING AREA

Remove existing grass. Cultivate subgrade to and place site topsoil to areas to be turfed as per detail. Landscape Contractor is to prepare imported topsoil, removing rocks and clods etc, and make good for the placing of turf. Place 25mm turf as specified.

7.0 PLANTING AREAS

Remove existing grass. Cultivate to a depth, place imported topsoil and 75mm of mulch as per detail. Mound all planting areas min. 200mm above adjacent hard surfaces to allow positive drainage. Soil blends to comply with AS 4419.

8.0 MULCH

Organic mulch shall be used for mass planting as specified in details or approved equivalent.

9.0 MAINTENANCE & ESTABLISHMENT

All landscape works are to be maintained for a period of three months from the date of practical completion. This includes all watering, weeding, spraying and re-mulching necessary to achieve vigorous growth. Any defects which arise during this period are to be rectified immediately. Any plants or areas of turf which fail during this period are to be replaced at no additional cost.

10.0 EDGES

Steel edge shall be used between softworks, refer to detail and plans.

11.0 IRRIGATION

All irrigation installation to landscape areas are to satisfy the Sydney water code and AS3500.

12.0 PAVEMENT SLIP RESISTANCE

To Australian Standard AS/NZS 4586:2007.

13.0 DISCREPANCY

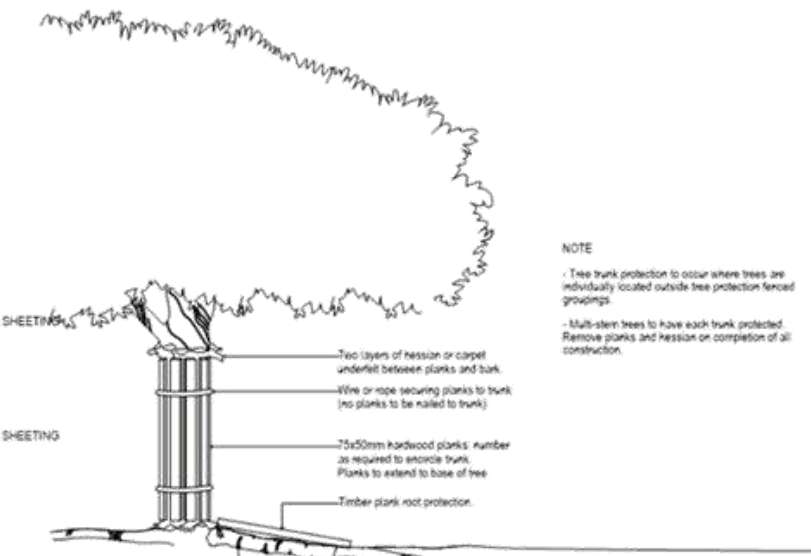
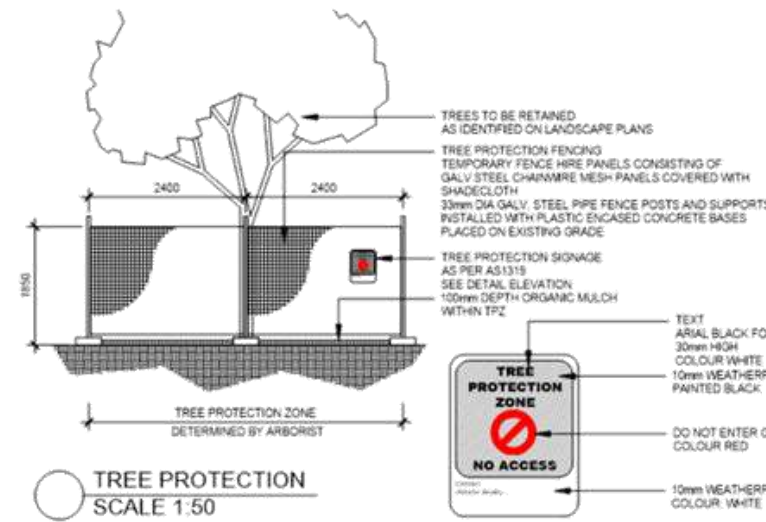
Any discrepancy on levels and drawing sets should contact Project Manager and Landscape Architect prior any construction works.

14.0 SIDE FENCE

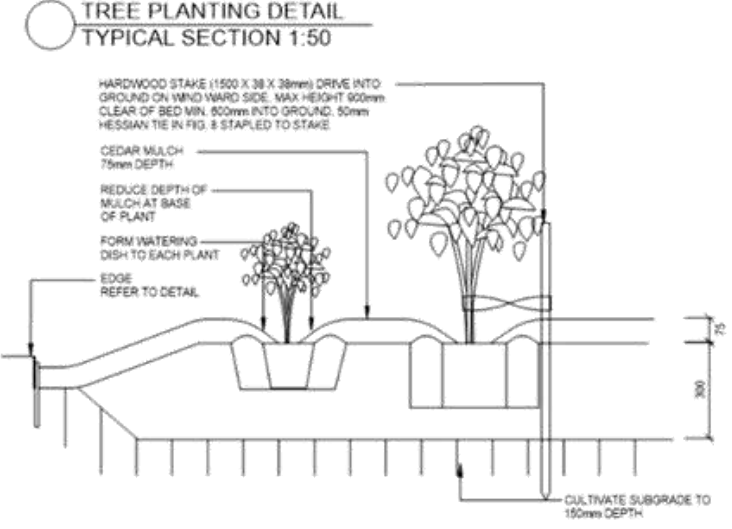
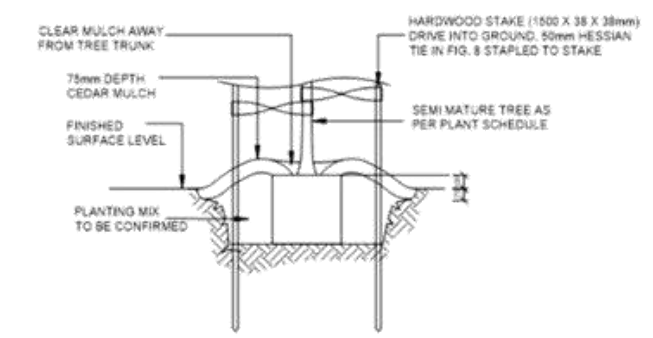
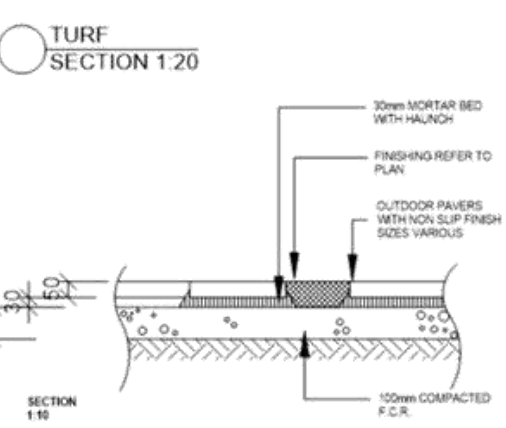
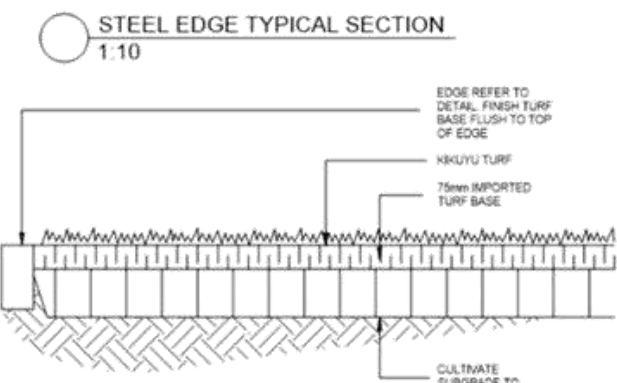
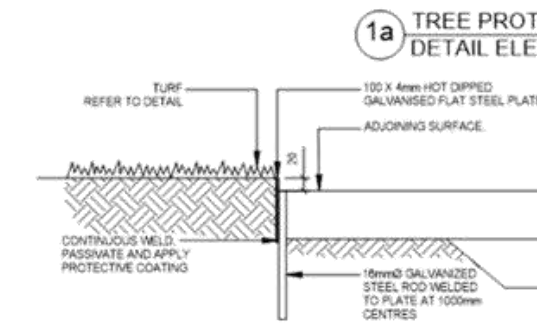
Refer to architectural drawings.

15.0 FRONT FENCE AND SECONDARY ROAD FENCE

Refer to architectural drawings.



NOTE
- Tree trunk protection to occur where trees are individually located outside tree protection fenced groupings.
- Multi-stem trees to have each trunk protected. Remove planks and hessian on completion of all construction.



NOT FOR CONSTRUCTION		
REV	NOTE	DATE
A	ISSUE FOR DA	18/12/20

DRAWING NUMBER: LC 03

SCALE: As Shown SHEET SIZE: A3

PROJECT: S20-CM-56
51 Barker Road, Strathfield
CLIENT: WEN ARCHITECTS



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AUSTRALIS
Tree Management



***Arboriculture
Impact
Assessment***

**Lot 43 in DP12405
51 Barker Road, Strathfield**

Commissioned By: Yanjia Li
51 Barker Road,
Strathfield NSW 2135

Date: 27 July 2020
File Reference: 20211670.1

Prepared By: Meredith Gibbs (Dip. Hort. Arb.)

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DA2020/150
27 August 2020

Document Details

Document Title	Arboriculture Impact Assessment		
ATM Reference	20211670.1		
Client	Yanjia Li		
Site Details	51 Barker Road, Strathfield Lot 43 in DP12405		
Date	27 July 2020		
Written By	Meredith Gibbs		
Australis Reference	Version Number	Date	Details
20211670.1	1	27 July 2020	For Client Review



Meredith Gibbs
Australis Tree Management
28 July 2020

Disclaimer

Australis Tree Management has no affiliation with any private contractors, associations or nurseries involved in the tree removal and pruning business. This ensures an impartial approach to all recommendations given regarding tree removals, tree hazard inspections and surveys. The Principal of the business, Meredith Gibbs, has a certificate level 5 in Arboriculture obtained from Northern Sydney Institute, Ryde TAFE College, NSW in 2003.

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The addressee is required to peruse the report and contact Australis Tree Management within fourteen days for corrections. The addressee is also required to advise if any of the information or data supplied is inaccurate or incomplete, thereby affecting the conclusions and recommendations given in this report.

Any required updates, reassessments or re-examinations of the original report required by any other party will incur a fee.

Because of the nature of living organisms and the circumstances and condition that can affect their health and well-being this report will have a validity of 3 months from the date hereof. Where further information/data is supplied to Australis Tree Management, which nullifies the original report then a further fee will apply.

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Summary

Australis Tree Management has been commissioned by Yanjia Li to complete an arboriculture impact assessment. This report aims to identify the health and condition of the trees, potential impacts from proposed works and to provide recommendations regarding tree retention, protection and removals.

The inspection at 51 Barker Road, Strathfield was performed on the 9 June 2020 by visibly inspecting the trees from accessible points at ground level from the subject site and public areas only. The inspection included trees located within 5m of the boundaries of the site located on adjoining properties. I completed a modified Tree Survey Form (Matheny & Clark, 1994), applied 'TreeAZ' ratings (Barrell, 2016) as well as taking supporting photographs of the trees.

In total ten (10) trees were assessed

- One (1) tree located on site is proposed for retention
- Six (6) trees located on the nature strip are proposed for retention
- Three (3) trees located on site are proposed for removal

Trees proposed for retention within the subject site and within adjoining properties will require tree protection measures throughout the development works to ensure their long-term survival.

The tree defects and symptoms that were encountered have been discussed and a detailed tree schedule is included in Appendix A. A Tree Protection Plan has been prepared containing specifications related to the proposed works.

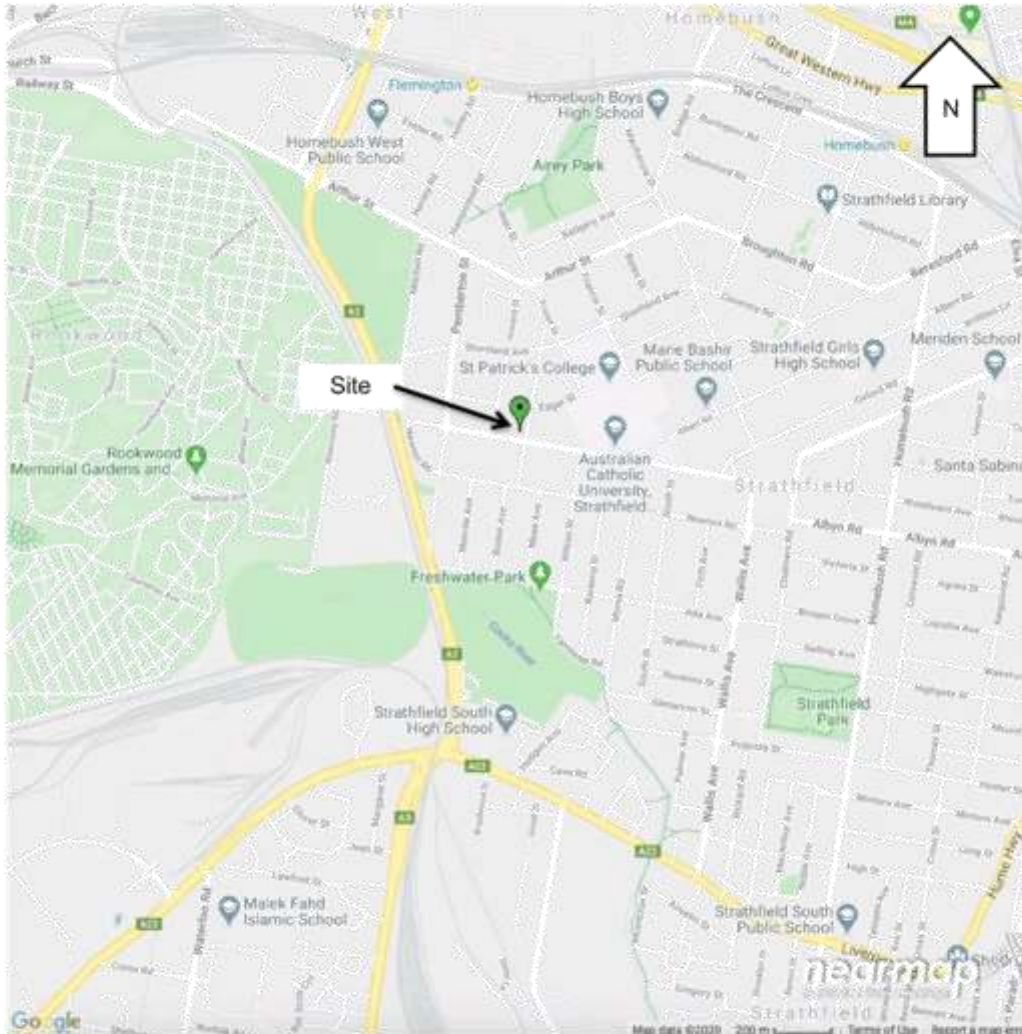
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Abbreviations	
DCP.....Development Control Plan	
LEP.....Local Environmental Plan	
LGA.....Local Government Authority	
SRZ.....Structural Root Zone	
TPO.....Tree Preservation Order	
TPZ.....Tree Protection Zone	

Location Map

51 Barker Road, Strathfield



Source –Near Map 27 July 2020
Figure 1. Location Map

1 Introduction

1.1 Brief

Yanjia Li provided instructions to inspect and assess the health and condition of the trees at 51 Barker Road, Strathfield, including any tree within the vicinity of the proposed works including trees on adjoining properties. I have prepared an Arboriculture Impact Assessment on the proposed impacts of the development works on the subject trees. The report will provide recommendations regarding tree protection during the development process.

1.2 The Proposed Development

The development proposed is for the demolition of existing structures for the construction of a new dwelling with a basement garage. and associated works.

1.3 Aims

- Undertake field surveys for tree health and condition.
- Conduct a literature review on the tree defects and symptoms.
- Search databases for relevant tree species information including Tree Preservation Orders.

1.4 Qualifications and Experience

This report has been based upon site observations and the assessment of the subject trees. Conclusions have been reached from experience and follow up research. Qualification details are included in the appendix.

1.5 Documents Provided

- Provided by Yanjia Li (21 June 2020)
 - STRATHFIELD 51 BARKER ROAD.pdf
 - 51BarkerRd_DA - DA01 - SITE + ROOF PLAN.pdf
 - 51BarkerRd_DA - DA02 - GROUND + FIRST FLOOR PLAN.pdf
 - 51BarkerRd_DA - DA03 - BASEMENT PLAN.pdf
 - 51BarkerRd_DA - DA04 - SECTION A-A + EAST ELEVATION.pdf
 - 51BarkerRd_DA - DA05 - FRONT, REAR, SIDE ELEVATIONS.pdf

1.6 Scope

This report is only concerned with the health and condition of the subject trees and the potential impacts from the proposed development. Root mapping, invasive structural strength of the trees, soils assessments or aerial inspections were not performed. This report has been prepared in accordance with Strathfield Council. It includes a detailed assessment based on the site visit and the documents provided.

2 Methodology

2.1 Methods

The following relevant information was compiled for consideration of the proposed works. Details are located in the appendices.

- AS 4970- 2009 Protection of trees on development sites
- AS 4373 - 2007 Pruning of amenity trees
- Tree Survey Form (Matheny & Clark, 1994)
- Visual Tree Assessment (Mattheck & Breloer, 1994)

2.2 TreeAZ (Barrell, 2016)

- **TreeAZ 'A'** - Moderate and high-quality trees suitable for retention for more than 10 years, and worthy of being a material constraint
- **TreeAZ 'Z'** - Low quality trees not worthy of being material constraint

2.3 Information Collected

Information collected includes tree species, dimensions, tree health and condition, tree assessment ratings and tree protection zones etc. Trees located on adjoining properties will be inspected from the ground on the subject site or public land only. All relevant information is included in the Tree Schedule (Appendix A). The inspection was of a preliminary nature and did not involve any climbing or detailed investigation beyond what was visible from accessible points at ground level.

2.4 Species Identification

Identification of the subject trees are determined by visible features only at the time of the inspection. Every effort is made to correctly identify the subject trees where time permits. Photographs are compared with varying text listed in 'References'.

2.5 Tree Measurements - AS 4970-2009

In accordance with AS 4970-2009 tree trunk diameters were measured with a diameter tape at 1.4m high (unless stated). Tree heights are measured with a clinometer and canopy spreads estimated accordingly.

2.6 Tree Protection Zone - AS 4970-2009

The tree protection zone (TPZ) is the principal means of protecting trees on development sites. The TPZ is a combination of the root area and crown area requiring protection. It is an area isolated from construction disturbance, so that the tree remains viable. If the proposed encroachment is less than 10% of the area of the TPZ and is outside the SRZ, detailed root investigations should not be required. The area lost to this encroachment should be compensated for elsewhere and contiguous with the TPZ. Please note - TPZ distances are measured radially from the trunk.

2.7 Photography

A Nikon D5200 SLR camera or an iPhone were used. In low light levels photographs maybe altered to improve visual quality, this involves adjustments to exposure, contrast, reduction of shadows and increased sharpness. No adjustments to vibrancy that alter colours were applied.

2.8 Proposed Pruning

All pruning specifications are written in compliance of AS 4373 - 2007 *Pruning of amenity trees* and should be carried out in accordance with AS 4373 - 2007 and Workcover NSW Code of Practice 'Amenity Tree Industry', 1998. Definitions for all terminology used in this report are taken from AS 4373 - 2007 *Pruning of amenity trees*, AS 4970- 2009 *Protection of trees on development sites* and the International Society of Arboriculture's Glossary of Arboricultural Terms.

A separate permit to prune any trees within or adjacent to the property and/or any pruning of tree roots must be obtained from Council prior to any works being undertaken.

2.9 Vegetation in Non-Rural Areas [NSW] (2017)

The State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017 includes provisions requiring the preservation of trees and bushland within Strathfield Council LGA.

3 Aims of Policy

The aims of this Policy are:

- (a) to protect biodiversity values of trees and vegetation in non-rural areas of the State, and
- (b) to preserve the amenity of non-rural areas of the State through the preservation of trees and other vegetation.

2.10 Tree Protection

This report relies on the information contained within Strathfield Local Environmental Plan (2012) and Development Control Plan (2005). This report may include trees on adjoining properties that are likely to be impacted by the proposed development regardless of the definition contained in the Part O – Tree Management Development Control Plan. Trees located on council land or nature strips are protected by Strathfield Council. The assessed tree species are not listed in the councils' list of exempt species.

Part O – Tree Management of Strathfield Council's Comprehensive Development Control Plan 2005 prohibits the following:

- *Cutting down, removing, injuring or poisoning any part of a tree above or below ground, having a height greater than four (4.0) metres or a girth greater than half (0.5) metre measured at point one (1.0) metres above ground level.*
- *Undertaking works within 5 metres from the base of a tree*
- *Failing to plant, protect or care for a tree which is required to be planted, protected or cared for as a condition of consent.*

2.11 Vegetation

Vegetation types have been determined using a variety of methods depending on the location and LGA. Depending on the sources results can vary and should be used as a guide only.

2.12 Wildlife

Interactions between the tree and possible fauna were examined to the best of my ability through text listed in the references. An expert opinion may be required confirm or deny any fauna activities.

3 Site Visit and Observations

3.1 Field Visit

The accompanied site visit was conducted on 9 June 2020. All observations were from ground level without detailed investigations. The weather at the time of the inspection was clear, still and dry with good visibility.

3.2 Brief Site Description

Barker Road is located in the residential suburb of Strathfield located approximately 15km west from Sydney CBD in the Inner West region. Number 51 is on the northern side of the road surrounded by similar residential developments. The property consists of a dwelling that is set to the front of the block. The property is zoned as R2: Low Density Residential and is not located within the Strathfield Heritage Area.

3.3 Location of the Trees

The site contains indigenous, planted native and exotic tree species. They are of varying ages and stages of maturity. There could be considered remnant vegetation on site. The nearest indigenous vegetation community is located approximately 700m west at within Rookwood Cemetery and mapped as Castlereagh Ironbark Forest (DECCW, 2009). The subject site has been completely modified with the removal of all of the native understorey, ground cover plants and shrubs. The subject dominant trees together with other indigenous trees in the surrounding residences are isolated from the remainder of the ecological communities nearby. According to NSW Property the subject site does not contain Riparian Lands & Watercourses, Wetlands, Terrestrial Biodiversity, Environmentally Sensitive Land or Existing Green Asset.

3.4 Threatened Species

Tree no. 10 *Syzygium paniculatum* (Magenta Lilly Pilly) is listed in the NSW Biodiversity Conservation Act (2016). It is likely to be a horticultural planting.

- Conservation status in NSW: Endangered (BC Act 2016)
- Commonwealth: Vulnerable (EPBC Act 1999)

3.5 Biodiversity Values

The subject site is mapped as not having Biodiversity Values according to The Biodiversity Values Map (BV Map) defined by the *Biodiversity Conservation Regulation 2017*.

3.6 Biosecurity Act 2015

The following tree species are listed in the Biosecurity Act 2015 and classed as 'General'. Any person who deals with any plant, who knows (or ought to know) of any biosecurity risk, has a duty to ensure the risk is prevented, eliminated or minimised, so far as is reasonably practicable.

- Tree no. 9 *Cotoneaster glaucophyllus* (Cotoneaster)

4 Results

4.1 Tree AZ & Life Expectancy

- **TreeAZ 'A'** - Moderate and high-quality trees suitable for retention for more than 10 years, and worthy of being a material constraint
- **TreeAZ 'Z'** - Low quality trees not worthy of being material constraint

Tree no.	Species	Life Expectancy	Location
1	<i>Lophostemon confertus</i> (Queensland Brush Box)	40+yrs	on the nature strip
2	<i>Lophostemon confertus</i> (Queensland Brush Box)	40+yrs	on the nature strip
3	<i>Lophostemon confertus</i> (Queensland Brush Box)	40+yrs	on the nature strip
4	<i>Lophostemon confertus</i> (Queensland Brush Box)	40+yrs	on the nature strip
5	<i>Lophostemon confertus</i> (Queensland Brush Box)	40+yrs	on the nature strip
6	<i>Lophostemon confertus</i> (Queensland Brush Box)	40+yrs	on the nature strip
7	<i>Thuja plicata</i> (Western Red Cedar)	15-40yrs	on site
8	<i>Lagerstroemia indica</i> (Crepe Myrtle)	15-40yrs	on site
9	<i>Cotoneaster glaucophyllus</i> (Cotoneaster)	15-40yrs	on site
10	<i>Syzygium paniculatum</i> (Magenta Lilly Pilly)	40+yrs	on site

Table 1. Tree AZ and Life Expectancy

4.2 Trees Proposed for Retention

Tree no.	Species	TPZ	Prop TPZ Encroachment	Location
1	<i>Lophostemon confertus</i> (Queensland Brush Box)	7.2m	0.0%	on the nature strip
2	<i>Lophostemon confertus</i> (Queensland Brush Box)	8.4m	27.1%	on the nature strip
3	<i>Lophostemon confertus</i> (Queensland Brush Box)	8.4m	0.0%	on the nature strip
4	<i>Lophostemon confertus</i> (Queensland Brush Box)	8.4m	0.0%	on the nature strip
5	<i>Lophostemon confertus</i> (Queensland Brush Box)	6.0m	0.0%	on the nature strip
6	<i>Lophostemon confertus</i> (Queensland Brush Box)	3.0m	0.0%	on the nature strip
7	<i>Thuja plicata</i> (Western Red Cedar)	2.6m	0.0%	on site

Table 2. Trees Proposed for Retention

4.3 Trees Proposed for Removal

Tree no.	Species	TPZ	Prop TPZ Encroachment	Location
8	<i>Lagerstroemia indica</i> (Crepe Myrtle)	2.0m	100.0%	on site
9	<i>Cotoneaster glaucophyllus</i> (Cotoneaster)	2.4m	100.0%	on site
10	<i>Syzygium paniculatum</i> (Magenta Lilly Pilly)	7.2m	100.0%	on site

Table 3. Trees Proposed for Removal

5 The Proposed Development

The development proposed is for the demolition of existing structures for the construction of a new dwelling with a basement garage, and associated works.

5.1 Demolition

5.1.1 The demolition and removal of structures can cause damage to trees if work occurs within TPZ's. Machinery used for demolition must stay outside of TPZ's and within existing structure locations or existing driveways during removal. Tree protection fencing must be in place prior to demolition.

5.2 Construction Activities

5.2.1 The proposed construction activities are likely to result in major site disturbances and may cause detrimental impacts to the subject trees. Generally, soil disturbances occur at a minimal 1.5m from the construction works to included service installation and scaffolding. Soil compaction can occur with foot traffic as well as machinery. This reduces available water and oxygen to penetrate the root zone resulting in death to fibrous roots used for moisture and nutrient uptake.

5.3 Vehicle Access

5.3.1 Construction access and deliveries can be made from Barker Road or Marion Street. Concrete should be pumped in and should not require truck movements within TPZ's.

5.4 Service Locations

5.4.1 Services locations proposed have not been provided. These must not enter any TPZ. Trenching for services will cause significant damage to the root system and likely to reduce the trees life expectancy. These must not enter any TPZ.

5.5 Driveway

5.5.1 The proposed driveway is located within the existing driveway crossover, leading to the basement garage within the location of tree no 10. The excavations will substantially encroach majorly on tree no 2.

5.6 Landscaping

5.6.1 Proposed landscaping installation must NOT alter soil levels within TPZ's, this includes the addition of garden mixes, planter boxes and raised vegetable gardens. By raising existing soils levels gaseous exchange is reduced resulting in stress to the tree and can significantly reduce the trees life expectancy. These signs may not be visible for some time. The installation of new plants can significantly damage fibrous roots, therefore reducing the trees ability to absorb moisture and nutrients. All new plantings within the SRZ must be tube stock or envirocells size and within the TPZ no larger than 140m pot size.

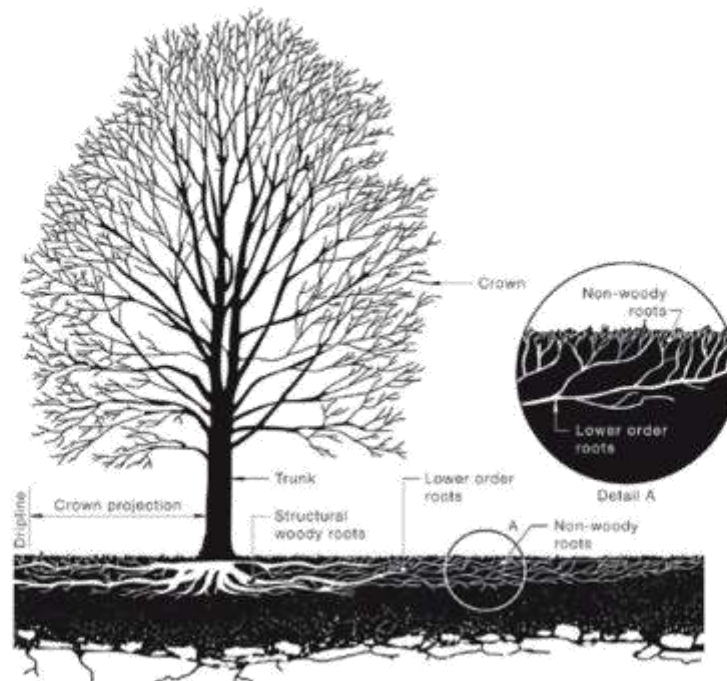


Figure 3. Tree Anatomy

5.7 Tree Tolerance

- 5.7.1 Generally, older and larger trees tolerate construction impacts less. Different species also have different tolerance of injury and disturbance. Importantly it needs to be stressed, that a tree does not "heal" from injury as animals do. Any injury made to a tree results in the tree expending considerable energy reserves to create new growth that "seals" and surrounds a wound and then attempting to compensate structurally and physically for any losses. Impacts to trees are therefore cumulative and a series of otherwise small and unrelated impacts can easily result in the death of a tree.

6 Discussion

6.1 Trees Proposed for Retention

6.1.1 Trees no. 1, 5 & 6 *Lophostemon confertus* (Queensland Brush Box)

6.1.1.1 These native trees are located on the nature strip and are protected by council. They are semi mature in age and appear to be in good (4) health with signs of numerous pruning events, lopping and watersprout growth. They have 'TreeAZ' rating of 'A' and estimated life expectancies of 40+yrs. There are no proposed works within the TPZ's for these trees and no canopy pruning is required for the proposed works.

6.1.2 Tree no. 2 *Lophostemon confertus* (Queensland Brush Box)

6.1.2.1 This native tree is located on the nature strip and is protected by council. It is mature in age and appears to be in good (4) health and has suffered from pruning events and has watersprouts within the canopy. It has a 'TreeAZ' rating of 'A' and an estimated life expectancy of 40+yrs.

6.1.2.2 The proposed driveway is located 3.1m from the trunk at the site boundary within the TPZ. The proposed driveway encroachment is 27.1%, which is considered major in accordance with AS4970-2009. The likelihood of roots extending under the footpath, under the boundary timber fence and being present within the subject site is possible, but roots are likely to be at a reduced volume. The proposed excavations may cause stress to the tree and may reduce its life expectancy. Root mapping is a possibility but given the close location of tree no. 10 the origin of found roots would be difficult.

6.1.3 Trees no. 3, 4 & 5 *Lophostemon confertus* (Queensland Brush Box)

6.1.3.1 These native trees are located on the nature strip and are protected by council. They are semi mature in age and appear to be in good (4) health with signs of numerous pruning events, lopping and watersprout growth. They have 'TreeAZ' rating of 'A' and estimated life expectancies of 40+yrs.

6.1.3.2 The proposed dwelling is located within the existing dwelling location. Once again, the likelihood of roots extending under the footpath, under the boundary timber fence and being present within the subject site is possible, but roots are likely to be at a reduced volume. No canopy pruning is required for the proposed works.

6.1.4 Tree no. 7 *Thuja plicata* (Western Red Cedar)

6.1.4.1 This exotic tree is located on site and is protected by council. It is mature in age and appears to be in average (3) health with multiple trunks. It has a 'TreeAZ' rating of 'Z1' and an estimated life expectancy

of 15-40yrs. There are no proposed works within the 2.64m TPZ for this tree and no canopy pruning is required for the proposed works.

6.2 Trees Proposed for Removal

6.2.1 Tree no. 8 *Lagerstroemia indica* (Crepe Myrtle)

6.2.1.1 This exotic tree is located on site and is protected by council. It is mature in age and appears to be in average (3) health with multiple trunks and has suffered from pruning events. It has a 'TreeAZ' rating of 'Z1' and an estimated life expectancy of 15-40yrs. The tree is located within the proposed landscaping envelope and therefore proposed for removal.

6.2.2 Tree no. 9 *Cotoneaster glaucophyllus* (Cotoneaster)

6.2.2.1 This exotic tree is located on site and is protected by council. The species is listed under the Biosecurity Act 2015 as having 'General Biosecurity Duty'. It is mature in age and appears to be in average (3) health with no significant issues sighted. It has a 'TreeAZ' rating of 'Z1' and an estimated life expectancy of 15-40yrs.

6.2.2.2 The tree is located within the proposed landscaping envelope and therefore proposed for removal.

6.2.3 Tree no. 10 *Syzygium paniculatum* (Magenta Lilly Pilly)

6.2.3.1 This native tree is located on site and is protected by council. The species is listed under the Biodiversity Conservation Act (2016) as being 'Endangered' and the Environment Protection and Biodiversity Conservation Act (1999) as being 'Vulnerable'. The tree is mature in age and appears to be in excellent (5) health with evidence of minor pruning events. There are roots visible on the ground surface and the tree has impacted and displaced part of the timber fence. It has a 'TreeAZ' rating of 'AA1' and an estimated life expectancy of 40+yrs.

6.2.3.2 The tree is located within the proposed driveway envelope and therefore proposed for removal.

7 Recommendations

7.1 Trees Proposed for Retention

7.1.1 Trees no. 1, 5 & 6 *Lophostemon confertus* (Queensland Brush Box) are located on the nature strip. There are no proposed works within the TPZ's for these trees.

- Recommendations
 - Tree protection fencing required
 - Apply general tree protection methods (section 8)

7.1.2 Tree no. 2 *Lophostemon confertus* (Queensland Brush Box) is located on the nature strip. The proposed driveway is located 3.1m from the trunk, encroaching the TPZ by a major 27%.

- Recommendations
 - Hand excavation within TPZ to correctly prune roots (see section 8.2.2)
 - Tree protection fencing required
 - Apply general tree protection methods (section 8)

7.1.3 Trees no. 3 & 4 *Lophostemon confertus* (Queensland Brush Box) are located on the nature strip. The proposed dwelling is located within the existing dwelling footprint.

- Recommendations
 - Hand excavation within TPZ to correctly prune roots (see section 8.2.2)
 - Tree protection fencing required
 - Apply general tree protection methods (section 8)

7.1.4 Tree no. 7 *Thuja plicata* (Western Red Cedar) is located on site. There are no proposed works within the 2.6m TPZ.

- Recommendations
 - Tree protection fencing required
 - Apply general tree protection methods (section 8)

7.2 Trees Proposed for Removal

- 7.2.1 Tree no. 8 *Lagerstroemia indica* (Crepe Myrtle) is located on site with a 'TreeAZ' rating of 'Z1' and a 15-40yrs life expectancy. The tree is located within proposed landscaping therefore proposed for removal.
- 7.2.2 Tree no. 9 *Cotoneaster glaucophyllus* (Cotoneaster) is located on site and within proposed landscaping therefore proposed for removal.
- 7.2.3 Tree no. 10 *Syzygium paniculatum* (Magenta Lilly Pilly) is located on site with a 'TreeAZ' rating of 'AA1'. The tree is located within the proposed development envelope therefore proposed for removal.

7.3 Replacement Tree Planting

Replacement trees should preferably include indigenous tree species. These will aid in preserving landscape character and wildlife habitat. The trees proposed for removal must be offset through replacement plantings. Council may recommend an increased replacement ratio. Please see choices below.

- Tree no. 8 *Lagerstroemia indica* (Crepe Myrtle)
 - *Banksia integrifolia* (Coast Banksia)
 - *Callistemon citrinus* (Lemon-scented Bottlebrush)
 - *Elaeocarpus reticulatus* (Blueberry Ash)
 - *Hymenosporum flavum* (Native Frangipani)
 - *Melaleuca linariifolia* (Snow In Summer)

- Tree no. 9 *Cotoneaster glaucophyllus* (Cotoneaster)
 - *Banksia integrifolia* (Coast Banksia)
 - *Callistemon citrinus* (Lemon-scented Bottlebrush)
 - *Elaeocarpus reticulatus* (Blueberry Ash)
 - *Hymenosporum flavum* (Native Frangipani)
 - *Melaleuca linariifolia* (Snow In Summer)

- Tree no. 10 *Syzygium paniculatum* (Magenta Lilly Pilly)
 - *Callistemon salignus* (Willow Bottlebrush)
 - *Glochidion ferdinandi* (Cheese Tree)
 - *Melaleuca quinquenervia* (Broad-leaved Paperbark)
 - *Stenocarpus sinuatus* (Fire Wheel Tree)
 - *Syzygium paniculatum* (Magenta Lilly Pilly)
 - *Waterhousea floribunda* (Weeping Lilly Pilly)
 - *Tristaniopsis laurina* (Water Gum)

Location and Size of Plantings

- All replacement trees must be located in the designated areas on the Tree Protection Plan and must be 4 metres or greater from the foundation walls of any proposed dwelling.
- The pot size of the replacement tree(s) must be a minimum 25 litres.
- All replacement tree(s) must be maintained until they reach the height of 3 metres.
- All replacement trees must have the potential to reach a mature height greater than six metres.
- All tree stock must meet the specifications outlined in "Specifying Trees" by Ross Clark, Publisher NATSPEC Books.
- Planting methods must meet professional (best practice) industry standards.

8 Tree Protection Measures

These specifications are for the trees identified and selected for retention including any tree located on adjoining properties.

8.1 Tree Protection

- 8.1.1 **All tree parts must be protected** - This includes roots, trunks and branches.
- 8.1.2 **Trunk Protection** - If working within TPZ, trunk protection shall consist of hessian or padding wrapped around the trunk, two metre lengths of timber (100 x 50mm) spaced at 100-150mm centres secured together with 2mm galvanised wire. These shall be strapped around the trunk and not fixed to the tree in any way to avoid mechanical injury or damage.
- 8.1.3 **Fencing** - A 1.8m chain wire fence, secured and fastened to prevent movement be installed in accordance with AS4970-2009 and AS 4687-2007. The TPZ distances are located within the tree schedule. Woody roots must not be damaged during TPZ fencing installation. The installation of all required tree protection fencing must include shade cloth attached to the fencing to reduce transport of dust, particulates and liquids from entering the tree protection zone. No fence relocation is permitted without Arborist permission.
- 8.1.4 **Ground Protection** - Ground surface protection must be installed if construction access is required through any TPZ. Protected with boarding (ie scaffolding board or plywood sheeting or similar material), placed over a layer of mulch to a depth of at least 75mm and geotextile fabric. The protective boarding must be left in place for the duration of the construction and development. The existing concrete driveway is to be left in-situ and forms part of the ground surface protection
- 8.1.5 **Signage** - "Tree Protection Zone, No Entry". With project arborist contact details to be attached to the protective fencing.
- 8.1.6 **Machinery Movements** - When machinery movements are required within the TPZ then a geotextile permeable membrane to be laid under mulch or crushed rock under rumble boards must be in place.
- 8.1.7 **Foot Traffic** - Raised platforms using scaffolding and boards or similar must be constructed if foot traffic occurs within TPZ. Scaffold with boards is sufficient.
- 8.1.8 **AS4970-2009** - Activities generally excluded from the TPZ include but are not limited to;
- soil cutting or fill including trenching
 - machine excavation including trenching;
 - excavation for silt fencing;
 - soil cultivation, disturbance or compaction;
 - stockpiling, storage or mixing of materials;
 - preparation of chemicals, including preparation of cement products;

- parking of vehicles and plant;
- disposal of liquids and refuelling;
- dumping of waste;
- disposal of building materials;
- wash down and cleaning of equipment;
- placement of fill;
- lighting of fires;
- soil level changes;
- temporary or permanent installation of utilities and signs, and
- physical damage to the tree.
- site offices or shed locations

8.1.9 **Scaffolding** - All construction scaffolding must be erected around all branches not approved for pruning/removal.

8.1.10 **Pruning** - Remove of all dead stubs and failed branches leaving a clean cut with no splinters or pieces of wood that may prevent wound wood closure. This will enable wound wood development and reduce the risk of fungal infection. Any pruning required must be in accordance with AS 4373-2007 *Pruning of Amenity Trees*, Standards Australia and completed by level 3 qualified arborist or higher. Climbing spikes **MUST NOT** be used.

8.1.11 **Mulch** - Within the TPZ fencing up to 50mm of **COMPOSTED** organic mulch must be applied to help retain moisture levels, suppress weed growth and reduce tree stress. Mulch must be in accordance with AS4454-2012 *Composts, soil conditioners and mulches*.

8.1.12 **Irrigation** - All trees must be thoroughly watered regularly throughout the development process. This is dependent on weather conditions where more water applied during hot and or winding weather. Micro-irrigation lines must be connected to a designated water source that remains connected throughout the development works.

8.1.13 **Tree Damage** - If any tree is damaged the project arborist should be notified, engaged to inspect and provide advice as well as written documentation to be supplied to the certifying authority.

8.1.14 **Tree Monitoring Schedule**

- During site occupation all TPZ's and trees must be monitored, assessed and recorded by the project arborist according to council's determinations.
- Any work that must occur within a TPZ must be witnessed and directed by the project arborist
- In the event that any tree is declining in health the project arborist shall be engaged to supply written remedial applications that must be applied immediately.

8.2 Excavation Within Tree Protection Zones

8.2.1 Monitoring

- Any excavation work within a Tree Protection Zone must be monitored by the project arborist.

8.2.2 Root Pruning

- Roots measuring over 40mm in diameter must **not** be pruned within the Structural Root Zone unless directed by the project arborist ONLY.
- Roots measuring over 40mm in diameter within the Tree Protection Zone and outside the Structural Root Zone may be pruned at the discretion of the project arborist.
- Root exposure must be applied with hand tools or Air Spade to prevent damage to the root system.
- Root pruning can be performed by a level 3 arborist or higher.
- All pruning equipment must be sharp and clean. Secateurs, loppers or pruning saws should be used and can be cleaned with methylated spirits to prevent disease and pathogen spread.
- Bolt or wire cutters must not be used for root pruning.

8.2.3 Root Care

- Any roots exposed must be wrapped or covered with hessian or cloth and kept moist to prevent drying out and sunburn until backfilling occurs.
- Backfill must be watered in and mulched with composted leaf mulch.

8.3 Project Arborist Monitoring

1	Project arborist (level 5) must oversee tree retention
2	All tree related matters must be discussed with the project arborist
3	The builder / site manager is responsible to inform the project arborist of any issues during works
4	Project arborist must maintain a monthly log including site visits, notes and photographs.
5	Project arborist must provide feedback the builder / site manager / council.

Table 4. Project Arborist Monitoring

8.4 Project Arborist Supervision

An Arborist with minimum qualifications in Arboriculture of Level 5 (under the Australian Qualification Framework) must oversee various stages of work within the Tree Protection Zone of any tree listed for retention. The Arborist must certify compliance with each key milestone as detailed below

1	Installation of tree protection measures
2	During demolition of any ground surface materials (paving, concrete, grass etc) within the Tree Protection Zone (TPZ) of any tree to be retained
3	During construction of all pier and beam footings within any Tree Protection Zones. Footings shall be relocated / realigned if any tree root greater than 40mm in diameter is encounter during excavations. A minimum of 150mm clearance shall be provided between the tree root and footing
4	During any excavation and trenching which has been approved by Council within the TPZ of any tree to be retained
5	During any Landscape works within the TPZ of any tree to be retained

Table 5. Project Arborist Supervision

8.5 Project Arborist Hold Points

Hold Point	Task	Timing	Certification
1	Appoint project arborist to ensure protection of trees	Prior to demolition of structures	Project Arborist
2	Tree Protection Plan be onsite prior to works (Sect 5, AS4970-2009)		
3	Inspect Tree Protection Fencing with signage. (App C, AS4970-2009)	Prior to demolition of structures	
4	Supervise all work within any TPZ's	As required prior to works proceeding	
5	Install Trunk Protection where applicable (Sect 7.2.)		
6	Tree Inspection	Bi-monthly during all construction works	
7	Final Tree Inspection	Post construction	

Table 6. Project Arborist Hold Points

Appendix A - Tree Schedule

Tree no.	Species	Location	DBH DGL	Height Canopy	Age Life Expect.	Crown Class Crown Cond	Type	Root Zone Structures	Tree AZ	TPO Protected	Tree Protection Zone	Proposed Status	Health & Condition
1	Lophostemon confertus (Queensland Brush Box)	nature strip	60cm 80cm	8m 10m	mature 40+yrs	dominant good (4)	native	grass fence and pathway	A	yes	7.2m	Remove	pruning events / lopped / watersprouts
2	Lophostemon confertus (Queensland Brush Box)	nature strip	70cm 75cm	13m 10m	mature 40+yrs	dominant good (4)	native	grass fence and pathway	A	yes	8.4m	Remove	pruning events / watersprouts
3	Lophostemon confertus (Queensland Brush Box)	nature strip	70cm 75cm	13m 10m	mature 40+yrs	dominant good (4)	native	grass fence and pathway	A	yes	8.4m	Retain	pruning events / watersprouts
4	Lophostemon confertus (Queensland Brush Box)	nature strip	70cm 75cm	13m 9m	mature 40+yrs	dominant good (4)	native	grass fence and pathway	A	yes	8.4m	Retain	pruning events / watersprouts
5	Lophostemon confertus (Queensland Brush Box)	nature strip	50cm 55cm	5m 8m	mature 40+yrs	dominant good (4)	native	grass fence and pathway	A	yes	6.0m	Retain	pruning events / previous failures
6	Lophostemon confertus (Queensland Brush Box)	nature strip	25cm 40cm	5m 7m	semi mature 40+yrs	dominant average (3)	native	grass fence and pathway	A	yes	3.0m	Retain	pruning events
7	Thuja plicata (Western Red Cedar)	on site	22cm 40cm	5m 3m	mature 15-40yrs	dominant average (3)	exotic	grass foot path and road	Z1	yes	2.6m	Retain	multiple trunks
8	Lagerstroemia indica (Crepe Myrtle)	on site	10cm 40cm	5m 5m	mature 15-40yrs	dominant average (3)	exotic	garden fence	Z1	yes	2.0m	Remove	multiple trunks / pruning events
9	Cotoneaster glaucophyllus (Cotoneaster)	on site	20cm 20cm	3m 6m	mature 15-40yrs	dominant average (3)	exotic	garden fence	Z1	yes	2.4m	Remove	
10	Syzygium paniculatum (Magenta Lilly Pilly)	on site	60cm 70cm	10m 12m	mature 40+yrs	dominant excellent (5)	native	grass foot path and road	AA1	yes	7.2m	Remove	minor pruning events / surface roots / impacting timber fence

Appendix B - Tree Schedule Definitions & Information

Location	Adjoining Property / Nature Strip / On Site	
Dimensions	Diameter at breast height (1.4m) (mm) DBH Diameter at ground level (mm) DGL Approximate height x canopy spread (m) H x C	
Age Class	Sapling / Young / Semi mature / Mature / Over mature / Senescent	
Life Expectancy	>5 years / 5-15 years / 15-40 years / 40+ years	
Crown Class	Dominant Co-dominant Intermediate Suppressed Dead	Crown extends above general canopy; not restricted by other trees. Crown forms the bulk of the general canopy but crowded by other trees. Crown extends into dominant / co dominant canopy but quite crowded on all sides. Crown development restricted from overgrowing trees. Dead Tree
Crown Condition / Vitality	1 Severe decline 2 Declining 3 Average / low vigour 4 Good 5 Excellent	<20% canopy density; major dead wood 20-60% canopy density; twig and branch dieback 60-90% canopy density; twig dieback 90-100% canopy density; little or no dieback or other problems 100% canopy density; no deadwood or other problems
Tree Type	Endemic Exotic Indigenous Native	Species that occur naturally and are restricted to a given area. An introduced plant from outside Australia. Species that occur naturally to a given area but may not be restricted to only that area. A general term referring to any plant indigenous to Australia including cultivars.
Root Zone	Compacted / Garden / Grass / Mulched / Natural Bush / Paved / Soil level lowered / Soil level raised	
Structures	Fence / Garage / Footpath / Verandah / Dwelling / Road / Driveway / Seat	

Australis Tree Management

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Appendix C - Trees Impacted by Proposed Works

Tree no.	Species	Location	Tree AZ	TPO Pro	TPZ	SRZ	Proposed Works	Distance	Encroachment	Proposed
2	Lophostemon confertus (Queensland Brush Box)	nature strip	A	yes	8.4m	3m	driveway	3.1m	27.1%	Retain
8	Lagerstroemia indica (Crepe Myrtle)	on site	Z1	yes	2.0m	2m	landscaping	0.0m	100.0%	Remove
9	Cotoneaster glaucophyllus (Cotoneaster)	on site	Z1	yes	2.4m	2m	landscaping	0.0m	100.0%	Remove
10	Syzygium paniculatum (Magenta Lilly Pilly)	on site	AA1	yes	7.2m	3m	driveway	0.0m	100.0%	Remove

51 Barker Road, Strathfield
Australis Reference 20211870.1

27 July 2020

Appendix C - Site Photographs



Figure 4. Tree no. 10 Area of proposed driveway



Figure 5 Tree no. 2 Area of proposed driveway

Appendix D - Thumbnail Photographs



51 Barker Road, Strathfield
Australis Reference 20211670.1

27 July 2020

Appendix E - Proposed Site Plans

51BarkerRd_DA - DA01 - SITE + ROOF PLAN



51 Barker Road, Strathfield
Australis Reference 20211670.1

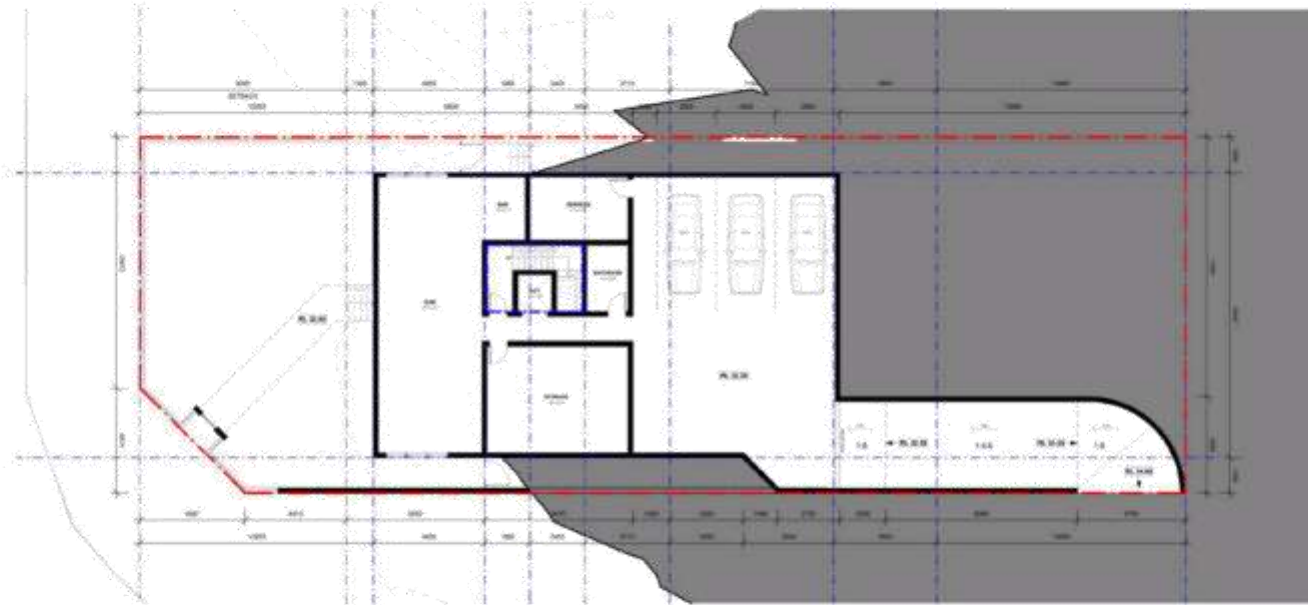
27 July 2020

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51BarkerRd_DA - DA03 - BASEMENT PLAN

BASEMENT AREA CALCULATION
DA 03 - 150.00sqm
Example Unit



BASEMENT PLAN

51 Barker Road, Strathfield
Australis Reference 20211870.1

27 July 2020

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51BarkerRd_DA - DA02 - GROUND + FIRST FLOOR PLAN



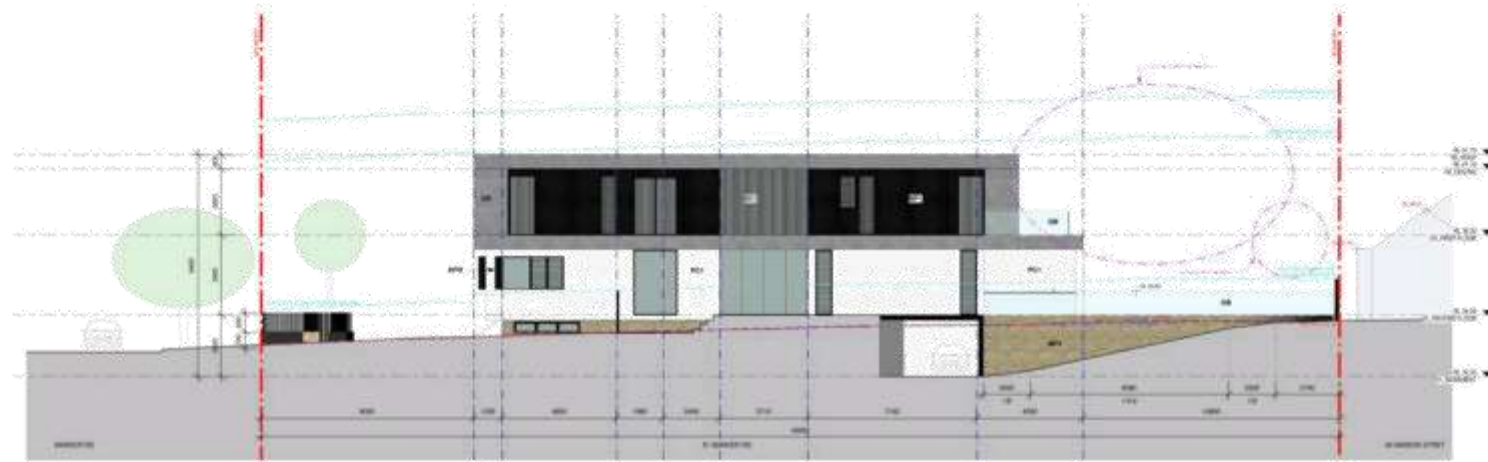
51 Barker Road, Strathfield
Australis Reference 20211870.1

27 July 2020

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51BarkerRd_DA - DA04 - SECTION A-A + EAST ELEVATION




EAST ELEVATION (SECONDARY FRONTAGE)

51 Barker Road, Strathfield
Australis Reference 20211870.1

27 July 2020

Appendix F - Tree Protection Plan



**Tree Protection Plan
& Specifications**

AS 4873:2009 Protection of trees on development sites

Site Address:
51 Barker Road, Strathfield

Client:
Yanjia Li

Date:
27 July 2020

Reference:
20211870.1

Prepared By:
Meredith Gibbs

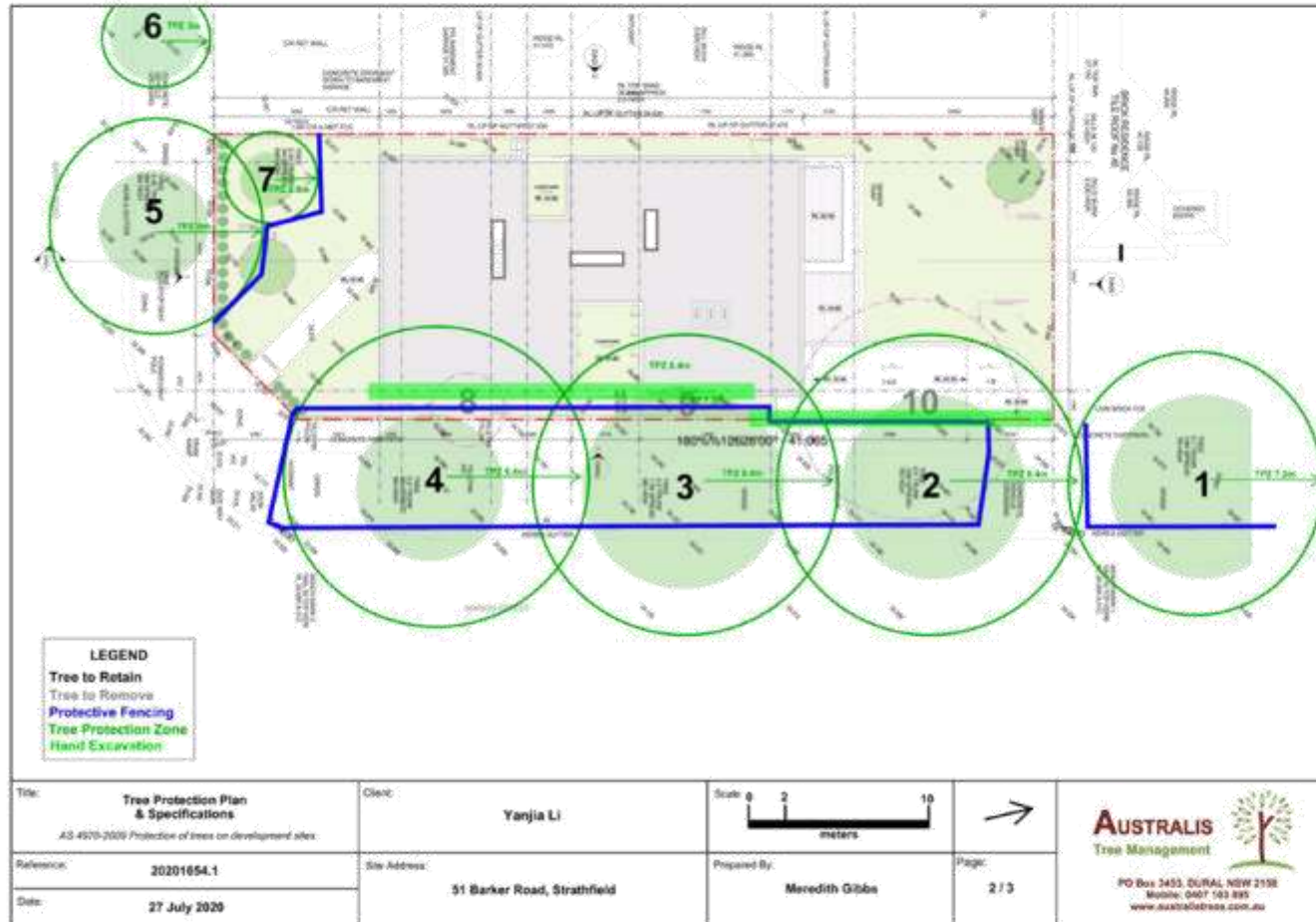
PO Box 3453, DURAL NSW 2158
Mobile: 0407 183 955
www.australistrees.com.au

Tree Schedule

1	Lophosolen confertus (Queensland Brush Box)
2	Lophosolen confertus (Queensland Brush Box)
3	Lophosolen confertus (Queensland Brush Box)
4	Lophosolen confertus (Queensland Brush Box)
5	Lophosolen confertus (Queensland Brush Box)
6	Lophosolen confertus (Queensland Brush Box)
7	Thuja plicata (Western Red Cedar)
8	Lagotis indica (Cape Myrtle)
9	Colea glaucophyllus (Crownwaster)
10	Stygium penicillatum (Magenta Lily Pilly)

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51 Barker Road, Strathfield
 Australis Reference 20211670.1

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Tree No.	Species	TREE AZ	TPZ (m)	Proposed	Project Arboresc Monitoring	Activities Excluded From Tree Protection Zones	Tree Protection Fencing																					
1	Lophostemon confertus (Queensland Bush Box)	A	7.2	Retain	1 All tree related matters must be discussed with the project arborist	1 No soil level changes	1 A 1.8m chain wire fence, secured and fastened to prevent movement be installed in accordance with AS4370 -2009 and AS 4687-2007. Woody stools must not be damaged during fencing TPZ fencing installation. No fence relocation is permitted without Arboresc permission.																					
2	Lophostemon confertus (Queensland Bush Box)	A	8.4	Retain	2 The builder / site manager is responsible to inform the project arborist of any issues during works	2 Machine excavation including trenching	2 Signage - "Tree Protection Zone, No Entry" With project arboresc contact details to be attached to the protective fencing																					
3	Lophostemon confertus (Queensland Bush Box)	A	8.4	Retain	3 The project arboresc MUST supervise all work within any Tree Protection Zone	3 Excavation for soil testing	3 Within the TPZ fencing up to 50mm of COMPOSTED organic mulch must be applied to help retain moisture levels, suppress weed growth and reduce tree shock. Mulch must be in accordance with AS4459-2012 Corepaths, soil conditioners and mulches.																					
4	Lophostemon confertus (Queensland Bush Box)	A	8.4	Retain	4 The project arboresc must maintain a monthly log including site visits, notes and photographs	4 Cultivation	4 All trees must be thoroughly watered regularly throughout the development works. This is dependent on weather conditions where more water applied during hot and or windy weather.																					
5	Lophostemon confertus (Queensland Bush Box)	A	8.4	Retain	5 The project arboresc must provide feedback to the owner / builder / sales and site manager / council	5 Preparation of chemicals	5 Tree protection fencing must include shade cloth attached to the fencing to reduce transport of dust, particulates and liquids from entering the TPZ.																					
6	Thapsa phala (Western Red Cedar)	Z1	2.8	Retain	6 All tree related matters must be discussed with the project arboresc	6 Parking of vehicles and machinery	6 Trunk Protection																					
7	Lagenorhiza julia (Snake Myrtle)	Z1	2.5	Remove	7 Any pruning required must be in accordance with AS 4373-2007 Pruning of Arboresc Trees, Standards Australia and completed by a level 3 qualified arborist or higher. Climbing spikes MUST NOT be used.	7 Retaining	7 Two metre lengths of timber (100 x 50mm) spaced at 100-150mm centres secured together with 2mm galvanneal wire.																					
8	Callistemon glaucophyllus (Gloriosa)	Z1	2.4	Remove		8 Dumping of waste	8 These shall be strapped around the trunk and not fast to the tree in any way to avoid mechanical injury or damage.																					
9	Styphion paniculatus (Nagelia 5/6 PW)	AA1	7.2	Remove		9 Wash down and cleaning of equipment	9 Rubble Boards																					
						10 Placement of fill	10 Ground protection if temporary access for machinery is required within the TPZ ground protection measures will be required.																					
						11 Lighting of trees	11 The purpose of ground protection is to prevent root damage and soil compaction within the TPZ.																					
						12 Temporary or permanent installation of utilities	12 Measures may include a permeable membrane such as geotextile fabric, beneath a layer of mulch or crushed rock below rubble boards.																					
						13 Physical damage to the tree	13 These measures may be applied to root zones beyond the TPZ.																					
						14 Soil cutters or wire cutters must not be used for root pruning	14 Foot Traffic Platforms																					
							15 Ground protection against foot traffic is required within the TPZ. Scaffolding with timber boards attached																					
					Project Hold Points <table border="1"> <thead> <tr> <th>Hold Point</th> <th>Task</th> <th>Timing</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Tree Protection Plan & Specifications must be create prior to works</td> <td></td> </tr> <tr> <td>2</td> <td>Project arboresc must advise site relocation</td> <td>Prior to demolition of structures</td> </tr> <tr> <td>3</td> <td>Project arboresc must inspect Tree Protection Fencing including adequate signage</td> <td></td> </tr> <tr> <td>4</td> <td>The builder / site manager is responsible to inform the project arboresc of any issues during works</td> <td>As required</td> </tr> <tr> <td>5</td> <td>Project arboresc must inspect trees monthly</td> <td>During all construction works</td> </tr> <tr> <td>6</td> <td>Final Tree Inspection</td> <td>Post construction</td> </tr> </tbody> </table>		Hold Point	Task	Timing	1	Tree Protection Plan & Specifications must be create prior to works		2	Project arboresc must advise site relocation	Prior to demolition of structures	3	Project arboresc must inspect Tree Protection Fencing including adequate signage		4	The builder / site manager is responsible to inform the project arboresc of any issues during works	As required	5	Project arboresc must inspect trees monthly	During all construction works	6	Final Tree Inspection	Post construction	
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6	Final Tree Inspection	Post construction																										
Activities Permissible Within Tree Protection Zones <table border="1"> <tbody> <tr> <td>1</td> <td>Any excavation work within a Tree Protection Zone must be monitored by the project arboresc.</td> </tr> <tr> <td>2</td> <td>Roots measuring over 40mm in diameter within the Tree Protection Zone and within the Structural Root Zone may be pruned at the discretion of the project arboresc.</td> </tr> <tr> <td>3</td> <td>Root exposure must be applied with hand tools or Air Spade to prevent damage to the root system.</td> </tr> <tr> <td>4</td> <td>All root pruning equipment must be sharp and clean. Secateurs, loppers or pruning saws should be used and can be cleaned with methylated spirits to prevent disease and pathogen spread. No hot cutters.</td> </tr> <tr> <td>5</td> <td>Any roots exposed must be wrapped or covered with heparin or cloth and kept moist to prevent drying out and aeration until backfilling occurs.</td> </tr> <tr> <td>6</td> <td>Backfill must be watered to and mulched with composted leaf mulch.</td> </tr> </tbody> </table>					1	Any excavation work within a Tree Protection Zone must be monitored by the project arboresc.	2	Roots measuring over 40mm in diameter within the Tree Protection Zone and within the Structural Root Zone may be pruned at the discretion of the project arboresc.	3	Root exposure must be applied with hand tools or Air Spade to prevent damage to the root system.	4	All root pruning equipment must be sharp and clean. Secateurs, loppers or pruning saws should be used and can be cleaned with methylated spirits to prevent disease and pathogen spread. No hot cutters.	5	Any roots exposed must be wrapped or covered with heparin or cloth and kept moist to prevent drying out and aeration until backfilling occurs.	6	Backfill must be watered to and mulched with composted leaf mulch.												
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Title: Tree Protection Plan & Specifications <small>AS 4373-2009 Protection of trees on development sites</small>		Client: Yanjia Li																										
Reference: 20201870.1		Site Address: 51 Barker Road, Strathfield		Prepared By: Meredith Gibbs																								
Date: 27 July 2020				Page: 3 / 3																								
<p style="text-align: right;">  PO Box 3403, DURAL NSW 2158 Mobile: 0487 193 895 www.australistree.com.au </p>																												

51 Barker Road, Strathfield
 Australis Reference 20211870.1

27 July 2020

Appendix G - Glossary

Shigo, A.L. (1986) A New Tree Biology Dictionary.

*Docktor, D (2001) City of Palo Alto, Tree Technical Manual.

Bark*	All tissue outside the vascular cambium. Bark is usually divided into inner bark active phloem and aging and dead crushed phloem.
Basal	Lower trunk area of the tree.
Branch*	Organ which supports leaves, flowers and fruit.
Branch collar*	Trunk tissue that forms around the base of a branch between the main stem and the branch wood and trunk wood to meet. Formed by compaction or expansion as the girth of the branch and trunk increase.
Canopy	The part of the crown composed of the leaves and small twigs.
Cavity	An open wound, characterized by the presence of decay and resulting in a hollow (Matheny & Clarke, 1994).
Codominant stems*	Stems or trunks of about the same size originating from the same position from the main stem.
Compaction	Compaction of soils causes roots to die due to lack of oxygen and water.
Compartmentalization*	Dynamic tree defense process involving protection features that resist the spread of pathogens.
Crown*	Portion of the tree consisting of branches and leaves and any part of the trunk from which branches arise.
Decay*	Degeneration and delignification of plant tissue, including wood, by pathogens or microorganisms.
Dieback	Dieback is the reduction in the dynamic mass of a tree as twigs and branches die and are walled off by protection boundaries.
Epicormic shoots*	Shoots produced by dormant buds within the bark or stems of a tree as a result of stress, lopping or increase light. Epicormic shoots usually have a weaker form of branch attachment.
Included bark*	Inwardly formed bark at the junction of branches or codominant stems.
Kino	A dark red to brown resin-like substance produced by the trees in the genera Eucalyptus and other related genera. Kino forms when living cells are injured and infected.
Lopping*	Random cutting of branches or stems between branch union or at internodes on young trees.
Mycorrhiza	A symbiotic, nonpathogenic, or weakly pathogenic association of fungi and non woody, absorbing roots of plants. The common belief is that the mycorrhiza help the tree with mineral absorption, especially phosphorus.
Microorganisms	An organism of microscopic size. Bacteria, the tree pathogens, may be as small as 3 microns wide by 5 microns long.
Pathogen	Any agent that causes disease.
Photosynthesis	A process where chlorophyll in plants traps the energy of the sun in a molecule of carbon dioxide and water that is called sugar.
Roots	An organ of a tree that serves to maintain mechanical support, to provide water and essential elements from the soil through absorption, and to store energy reserves.
Stem*	Organ which supports branches, leaves flowers and fruit.
Tree*	Long lived woody perennial plant greater than (or potentially greater than) 3m in height with one or relatively few stems.
Trunk*	The main stem.
Wound*	An opening that is created when the bark is cut, removed or injured.

Appendix H - TreeAZ (Barrell 2016)

TreeAZ Field Sheet

Heritage: Each tree is assessed by a visual check. If it is a designated heritage tree, then it is automatically categorized as AA, and is not subjected to any of the category ZZ, Z or A considerations.

Category ZZ (unsuitable for retention): Any remaining trees that are severely compromised and unsuitable for retention, even short term, are categorized as ZZ, i.e. Dead; irreversibly declining health; irremediable structural conditions; or, causing severe inconvenience to people or structural damage.

Category Z (low quality): Any remaining trees are systematically reviewed to decide if they fit into any of the four Z subcategory groups listed in the table below.

Category A (moderate quality): Any remaining trees are automatically category A, with the possibility of being promoted to category AA.

Category AA (high quality): If a category A tree is already Large, or has the potential to become so with limited intervention, it can be promoted to category AA, at the discretion of the assessor.

Category Z: Low quality trees not worthy of being material constraint

Z	Local policy exemptions: Trees that are unsuitable for legal protection for local policy reasons including size, proximity and species	
	1	Size: Young or insignificant small trees, e.g. below the local size threshold for legal protection, etc
	2	Proximity, hedge or species: Exempt from legal protection because of proximity to structures, a maintained hedge or unsuitable species, e.g. scheduled noxious weed, out of character in a setting of acknowledged importance, etc
	Deteriorating health/condition: Trees that are likely to be removed within 10 years because of deteriorating health and/or structural condition	
	3	Health: Deteriorating health with little realistic prospect of recovery
	4	Crown instability: Deteriorating structural conditions where an increasing risk of failure can be temporarily addressed by reasonable intervention, e.g. storm damage, cavities, decay, included bark, wounds, excessive imbalance, etc
	5	Root instability: Deteriorating whole tree stability through poor anchorage, increased exposure to weather, etc
	Ongoing nuisance: Trees that are likely to be removed within 10 years because of unsuitable impact on people	
	6	Inconvenience: Ongoing and increasing inconvenience to residents to the extent that a locally recognised court or tribunal would be likely to authorise removal, e.g. dominance, debris, interference, etc
	7	Damage: Ongoing and increasing structural damage to property to the extent that a locally recognised court or tribunal would be likely to authorise removal, e.g. worsening damage to surfacing and structures, etc
Good management: Trees that are likely to be removed within 10 years through responsible management of the tree population		
8	No future potential: Poor condition or location with no realistic potential for recovery or improvement, e.g. dominated by adjacent trees or buildings, poor architectural framework, etc	
9	Benefit nearby trees: Removal would benefit better adjacent trees, e.g. relieve physical interference, suppression, etc	
10	Maintenance costs: Unacceptably high maintenance costs, e.g. structural conditions requiring high levels of regular pruning, etc	

NOTE: Although Z trees are not worthy of influencing new designs, urgent removal is not essential and they could be retained in the short term, if appropriate

Categories A and AA: Moderate and high quality trees suitable for retention for more than 10 years, and worthy of being a material constraint

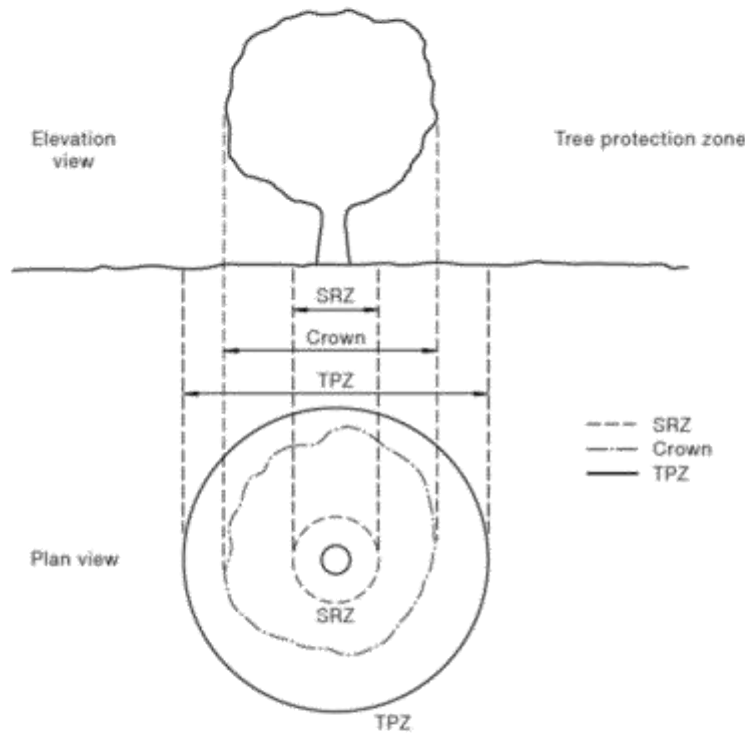
A	All trees that are not categories ZZ or Z that can be retained with limited intervention	
NOTE: Category A trees that are already large, or have the potential to become so, with limited intervention, can be promoted to category AA(1), at the discretion of the assessor. Designated heritage trees are automatically category AA(2). Although all category AA and A trees are sufficiently important to be material constraints, category AA trees are at the top of the categorization hierarchy and should be given the most weight in any selection process.		
AA	1	Single category A trees or small groups which, at the discretion of assessor, can be promoted to category AA because they are already large, or have the potential to become large
	2	Designated heritage tree

© 2016 Barrell Tree Consultancy (Free to reproduce as long as the source is acknowledged) Further explanation of TreeAZ can be found at www.TreeAZ.com (Version 16.08-Singapore)

Appendix I - Tree Protection Zones AS4970-2009

Tree Protection Zone

The tree protection zone (TPZ) is the principal means of protecting trees on development sites. The TPZ is a combination of the root area and crown area requiring protection. It is an area isolated from construction disturbance, so that the tree remains viable.



Determining the TPZ

The **radius** of the TPZ is calculated for each tree by multiplying its DBH \times 12.
 $TPZ = DBH \times 12$
 Where DBH = trunk diameter measured at 1.4 m above ground

Radius is measured from the centre of the stem at ground level.

A TPZ should not be less than 2m nor greater than 15m (except where crown protection is required). Clause 3.3 covers variations to the TPZ.

The TPZ of palms, other monocots, cycads and tree ferns should not be less than 1 m outside the crown projection.

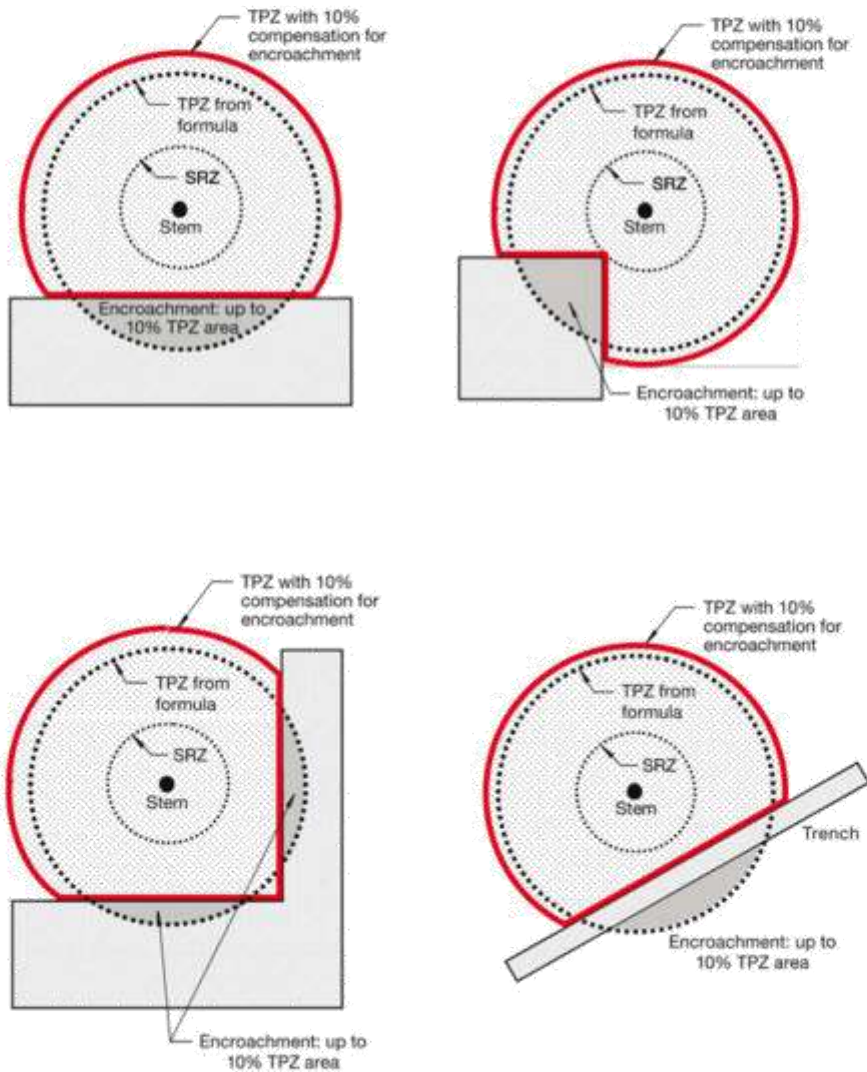
Appendix J - Tree Protection Zone Encroachments AS4970-2009

Minor Encroachments

The proposed encroachment is less than 10% of the area of the TPZ and is outside the SRZ. The area lost to this encroachment should be compensated for elsewhere and contiguous with the TPZ.

Major Encroachments

The proposed encroachment is greater than 10% of the TPZ or inside the SRZ, the project arborist must demonstrate that the tree(s) would remain viable. The area lost to this encroachment should be compensated for elsewhere and contiguous with the TPZ. This may require root investigation by non-destructive methods.



Appendix K - Qualifications & Experience



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Meredith Gibbs (January 2020)

Qualifications:

- 1999 Advanced Certificate in Urban Horticulture
- 2002 Horticulture Diploma (Arboriculture) Level 5
- 2002 Occupational Health & Safety course
- 2002 Risk Management course
- 2002 Smart Train 008397
- 2010 Collecting Catchment Data
- 2011 Quantified Tree Risk Assessment
- 2014 Quantified Tree Risk Assessment
- 2015 Horticulture Diploma (Arboriculture), Level 5
- 2018 White Card Number 2234996

Practical experience:

- 1996 - 1998 Nursery Hand - Horticulturist
- 1988 - 2001 Garden Maintenance - Horticulturist
- 1997 - 2004 Silver Springs Nursery (Owner/Operator)
- 2000 - Australis Tree Management (Owner/Operator)

Memberships and affiliations:

- Arboriculture Australia
- Australian Institute of Horticulture
- Australian Plant Society of NSW
- Burrendong Botanic Garden & Arboretum
- International Society of Arboriculture
- Quantified Tree Risk Assessment Registered User
- Society of Municipal Arborists
- Women in Arboriculture

Insurance:

- Professional Indemnity Insurance**
- Liberty International Underwriters
- \$5,000,000.00
- Policy No. HC-ME-SPC-01-104260
- Public Liability Insurance**
- Liberty International Underwriters
- \$20,000,000.00
- Policy No. 463763

Pro Bono Work:

- Middle Dural Public School

Continuing Professional Development:

- NAAA Conference, Mature Trees, 2001
- Claus Mattheck Seminar 2001
- ISAAC Conference - Parramatta 2004
- AILA Tree Management Forum 2005
- Jeremy Barrell Tree AZ & Report Writing Workshop 2006
- A Practitioner's Guide to Visual Tree Assessment - Mike Ellison 2007
- Quantified Tree Risk Assessment Workshop - Mike Ellison 2007
- ISAAC Conference - Brisbane 2008
- ISAAC Conference Workshop Dr. David Lonsdale 2008
- ISAAC Conference Workshop Dr. Phillip Gibbons 2008
- ISAAC Conference - Newcastle 2009
- ISAAC Conference - Adelaide 2010
- ISA International Conference Parramatta 2011
- ISA International Conference Workshop Dr. Ken James 2011
- Arboriculture Australia Annual Conference - Sunshine Coast 2014
- Arboriculture Australia Annual Conference - Adelaide 2015
- Arboriculture Australia Annual Conference - Canberra 2017
- Jeremy Barrell Arboriculture Australia Workshop 2017
- Arboriculture Australia Annual Conference - Hobart 2018
- Arboriculture Australia Annual Conference - Alice Springs 2019

Past Projects

- Pennant Street Castle Hill (Castle Towers) 2006
- Fairway Drive, Kellyville 2012
- Summit Care, Baukham Hills 2013
- 105-115 Portman Street, Zetland 2016
- 114 Tallawong Road, Rouse Hill 2016
- 2 Lexington Dr Bella Vista 2016
- The Hermitage - Glodswood Hills 2010-2019
- 105 Cudgong Rd Rouse Hill Development 2018
- 33 Greenwich Road, Greenwich Redevelopment 2017-2019
- Gosford Park Redevelopment 2019
- Blacktown Workers Sports Club Redevelopment 2016-2019
- Gregory Hills Industrial Estate 2019



Appendix L - References

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- Docktor, D. (2001) *City of Palo Alto, Tree Technical Manual*, The City of Palo Alto Department of Planning and Community Environment. Palo Alto, California, USA.
- Environmental Protection and Biodiversity Conservation Act (1999)*
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- Matheny, N & Clark, J.R (1994) *A Photographic Guide to The Evaluation of Hazard Trees In Urban Areas*. International Society of Arboriculture. USA.
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- Near Map (2020) www.nearmaps.com.au
- NSW Government (2018) *Biodiversity Values Map*. <https://www.lmbc.nsw.gov.au/Maps/index.html?viewer=BVMap> Visited 27 July 2020
- NSW Government Department of Primary Industries (2018) *NSW Weed Wise*. <http://weeds.dpi.nsw.gov.au> Visited 27 July 2020
- NSW Government (2018) *NSW Planning Portal*. <https://www.planningportal.nsw.gov.au/spatialviewer/#/find-a-property/address> Visited 27 July 2020
- NSW Government NSW Legislation (2018) *State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017*. <https://www.legislation.nsw.gov.au/#/view/EPI/2017/454/part1/cl5> Visited 27 July 2020
- NSW Government Office of Environment & Heritage (2018) *Threatened Biodiversity Profile Search* <http://www.environment.nsw.gov.au/threatenedSpeciesApp/> Visited 27 July 2020
- NSW Government Office of Environment & Heritage (2018) *Search for NSW Heritage* <http://www.environment.nsw.gov.au/heritageapp/heritagesearch.aspx> Visited 27 July 2020
- NSW National Parks & Wildlife Service (1995) *Threatened Species Conservation Act*. NSW NPWS, Hurstville, NSW, Australia.

Statement of Environmental Effects

August 2020

51 Barker Road, Strathfield

Demolition of the existing dwelling and outbuildings
and construction of a two-storey dwelling with basement car
parking, front and side fencing



1. INTRODUCTION

This Statement of Environmental Effects has been prepared in support of an application for the demolition of the existing dwelling and outbuildings, and the construction of a two storey dwelling with basement car parking, front and side fencing at 51 Barker Road, Strathfield.

This Statement of Environmental Effects is based on information and details provided on the following plans prepared by LJ Architecture dated 12/08/2020:

- Sheet No. DA00 - Cover page
- Sheet No. DA01 – Site Analysis + Roof Plan
- Sheet No. DA02 – Ground + First Floor Plan
- Sheet No. DA03 – Basement Plan
- Sheet No. DA04 – Demolition Plan
- Sheet No. DA05 – Section A-A + East Elevation
- Sheet No. DA06 – South + North + West Elevation
- Sheet No. DA07 – Existing Winter Shadow Diagrams
- Sheet No. DA08 – Proposed Winter Shadow Diagrams
- Sheet No. DA09 – Driveway Section
- Sheet No. DA10 - Schedules

In addition to the above plans, the following supporting plans and documents accompany the submission for Council's consideration:

- Survey and Contour Plan prepared by Precision Site Surveys dated 02 November 2019;
- Concept Landscape Plans prepared by DA Concept Landscape Plans prepared by CPJ Landscapes Pty Ltd dated 12 August 2020
- Concept Hydraulic Plans prepared by SYJ Consulting Engineers dated 11 August 2020
- Heritage Impact Statement prepared by Heritage Advisory Services dated July 2020;
- Waste Management Plan;
- Arboriculture Impact Assessment prepared by Australis Tree Management dated 27 July 2020; and
- BASIX Certificates and NathHERS Certificates (No.: 11212725) prepared by Frys Energywise

This Statement of Environmental Effects has been prepared in support of the proposed application. This report is based on the submitted plans, inspections of the site and general knowledge of the site and locality, with the aim of:

- Assessing the proposal against relevant statutory controls.
- Determining whether the proposal is acceptable within the existing and likely future context of the area.
- Considering whether the proposal is acceptable within the broader planning controls.
- Addressing any likely positive or negative environmental and external impacts.

The proposed development has been assessed in relation to:

- Section 4.15 of the Environmental Planning & Assessment Act, 1979.
- State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004.
- Strathfield Consolidated Development Control Plan 2005 (*SCDCP 2005*).
- Strathfield Local Environmental Plan 2012 (*SLEP 2012*).

2. SITE CONTEXT

The subject property is located within the local Government area of Strathfield Municipal Council and is commonly known as 51 Barker Road, Strathfield and is legally referred to as Lot 43 in Deposited Plan 12405. The site is located on the western side of Barker Road (corner of Marion Street). Refer to Figure 1 – Aerial View and Site Location Map.



(Source: six viewer)



Figure 1 – Site and Areal Location Map

The subject site is regular in shape with a splayed corner with Marion Street, has a frontage of 15.547m to Barker Road and site depth of 45.652m along Marion Street. The site provides for a total area of 699.2m².

The land has a gradual fall from the rear towards the Barker Rd frontage. The levels range from RL 34.673 in the rear northern corner to RL 33.718 in the garden of the southern corner. This represents a fall of approximately 0.955m from the rear to the front of the site.

Currently located on the site is a single storey brick dwelling with tiled hipped roof. To the rear of the block is an external fibro laundry & w/c and single fibro garage with metal hipped roof. Refer to Figure 2 – Street view of existing dwelling.

The site is located within an established residential area. The south, eastern and western sides of Barker Road is developed for residential lots which are generally rectangular in shape and contain one and two storey dwellings. On the northern side of Barker Road (along Marion Street) is primarily single storey dwellings that are located within a Heritage Conservation Area. Refer to Section 4.1.4(d) Heritage and Figure 4 - Heritage Map – Sheet HER_002 (Source: SLEP 2012) for further details.

The closest bus services runs along Barker Road with a bus stop and seat located directly in front of the site.



Figure 2 – Street view of existing dwelling

3. PROPOSAL

The proposal before Council involves the demolition of the existing dwelling, outbuilding and garage and the construction of a new 2 storey dwelling with basement car parking, front and side fencing.

The building is designed to be of a modern style, with flat roof, vertical elements and varying materials, colours and textures.

The application is accompanied by a Schedule of Colours and Finishes and perspectives prepared by LJ Architecture detailing a mix of clad and rendered brick walls, external louvers, aluminium windows and doors, panel lift garage door, metal sheet roofing, and a concrete driveway.

All utility services are available to the site, including water, electricity and phone. All appropriate arrangements will be made with the relevant service authorities relating to the relocation or connection of services. It should be noted that a Dial Before You Dig investigation will be conducted as to the location of existing services prior to the commencement of any construction.

The proposed dwelling comprises the following:

- **Basement Floor Plan**

The basement level will provide garaging for three (3) car spaces, storage rooms, a utilities room and a bathroom including lift and stair access to the upper levels.

- **Ground Floor Plan**

The ground floor is level and is consistent with the existing topography of the site. The dwelling entry will lead into an entry lobby/hallway and study with stairs and lift access to the basement and first floor level. The remainder of the ground floor accommodates a formal sitting room, open plan kitchen, dining and family room with a powder room and laundry.

- **First Floor Plan**

The first floor accommodates stair and lift access from both the basement and ground floor. The remainder of the first floor accommodates a master bedroom, walk-in-robe and ensuite, with a further 4 bedrooms, all with built-in-robos and ensuites.

The following design objectives were considered in formulating the proposed development as submitted:

- To ensure that the development is complementary to the surrounding developments. Specific regard has been given to the position of dwellings on neighbouring residential properties.
- To ensure that the proposed development is in keeping with the desired future character of the area. The immediate area consists of single and two storey dwellings in a variety of architectural styles.
- To design a development that provides a high level of internal amenity for each dwelling.
- To ensure issues of privacy, setbacks and shadowing are acceptable to the neighbouring properties.
- To provide a high quality of development in a manner that contributes positively to the area.
- To ensure that the built form and public domain outcomes are of the highest standard.

4. SECTION 4.15 CONSIDERATIONS

The following section provides an assessment of the proposed development in accordance with the provisions of Section 4.15 (previous S79C) of the Environmental Planning and Assessment Act, 1979.

(1) Matters for consideration – general

In determining a development 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. The provisions of:

4.1 Relevant State, Regional and Local Environmental Planning Instruments

4.1.1 State Environmental Planning Policy – Building Sustainability Index (BASIX)

The proposal has been assessed against the provisions of State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004. The proposal satisfies the targets set by the Policy in relation to water, thermal and energy.

A BASIX Certificate has been issued by Frys Energywise and these are attached under a separate cover to this Statement of Environmental Effects. This shows compliance with the required water, thermal and energy provisions under BASIX. NatHERS Certificates are also submitted with this application.

4.1.2 State Environmental Planning Policy No. 55 – Remediation of Land

Clause 7 of the State Environmental Planning Policy No. 55 – Remediation of Land requires Council to consider whether land is contaminated prior to granting consent to the carrying out of any development on that land.

Should the land be contaminated Council must be satisfied that the land is suitable in a contaminated state for the proposed use. If the land requires remediation to be undertaken to make the land suitable for the proposed use, Council must be satisfied that the land will be remediated before the land is used for that purpose.

The history of the site indicates that the site is predominantly used for residential purposes. It is therefore unlikely that the site has had exposure to any contamination.

In accordance with State Environmental Planning Policy No. 55, Council is able to conclude that no further assessment of contamination is necessary and that the proposed development is suitable for its intended use on the site.

4.1.3 Strathfield Local Environmental Plan 2012 (SLEP 2012)

An assessment against the relevant controls of the Strathfield Local Environmental Plan 2012 (SLEP 2012) is provided at **Appendix A** of this Statement of Environmental Effects. A detailed assessment against the key controls of the Strathfield LEP 2012 is provided below.

4.1.3(a) Zoning

The subject site is zoned R2 Low Density Residential zone under the provisions of the Strathfield Local Environmental Plan 2012 (SLEP 2012). Provided below is a zoning map.



Figure 3 – Land Zoning Map – Sheet LZN_002 (Source: SLEP 2012)

The proposed development is classified as a Class 1a building as follows:

- A Class 1a building is a single dwelling being a detached house; or one of a group of attached dwellings being a town house, row house or the like.

Under the R2 zoning, single dwellings are permissible with consent.

4.1.3(b) Floor Space Ratio

For the proposed development, Council’s Floor Space Ratio Map – Sheet FSR_002 makes reference to Clause 4.4C of SLEP 2012 of which allows for exceptions to a floor space ratio of 0.60:1 for lot areas between 600-699m² for land in Zone R2 Low Density Residential.

The total site area is 699m². For sites between 600m² and 699m² – the maximum FSR is calculated as follows:

- lot area x 0.6 = maximum gross floor area (m²)

This equates to 699.2m² x 0.60 = 419.52m² maximum gross floor area.

The dwelling will have a gross floor area of 398.5m² thereby resulting in a floor space ratio of 0.57:1. Therefore, the proposal is compliant with the maximum floor space ratio allowed for on the site.

4.1.3(c) Height

The maximum building height of dwelling houses in accordance with the SLEP 2012 Height of Buildings Map is 9.5 metres. The maximum height to the top of parapet or flat roofed dwellings in accordance with Clause 4.2.2(2) of SCDCP 2005 is 7.8m.

The maximum height proposed is 7.8 metres, measured to the highest parapet along the southern elevation. The proposal complies with the building height controls.

4.1.3(d) Heritage

Part P: Heritage of SCDCP 2005 establishes controls for development affecting places of heritage significance and includes development of heritage items, development in a Heritage Conservation Area and development in the vicinity of a heritage items.

The site is not a heritage item or within a Heritage Conservation Area, however is located in the vicinity of the Marion Street conservation area and within the vicinity of the locally listed heritage item, St David's Presbyterian Church. Refer to Figure 4: SLEP 2012 Heritage Map HER_002.



Figure 4 – Heritage Map – Sheet HER_002 (Source: SLEP 2012)

Marion Street is of local significance as it represents a cohesive group of housing from the 1930's and 1940's. The houses are predominantly single storey with tiled hip roofs, dark coloured brick, small front bays and veranda's, timber windows and low brick fences. Marion Street has Brush Box planting and well-kept gardens that add to the overall streetscape value.

The proposal takes into consideration the existing character of Marion Street and is designed and sited with varying materials, colours and textures and is considered sympathetic to the dwellings located within the Marion Street conservation area and does not detract from the heritage significance of the conservation area. It shall be noted that many of the dwellings within Barker Road have been

redeveloped resulting on the street having a mix of architectural styles dating from the inter-war era to recently constructed dwellings. It shall be noted that the dwellings to either side and diagonally opposite the subject site consist of recently completed modern residential dwellings that demonstrate a modern contemporary aesthetic.

Accordingly, the proposal is compliant with SCDCP 2005 - Section Three: Development in the vicinity of heritage items. Please refer to the Heritage Impact Statement prepared by Heritage Advisory Services for further details.

4.2 Development Control Plans

4.2.1 Strathfield Local Environmental Plan 2012 (SLEP 2012)

Strathfield Municipal Council current version as of 17 April 202 is known as the Strathfield Local Environmental Plan 2012 (SLEP 2012). A review of the controls under this plan reveals that the following provisions apply:

Control	Proposed	Complies
R2 Low Density Residential	Two storey single dwellings are permissible in the R2 Zone	Yes
Clause 4.3 Maximum height is 9.5m	7.8m to the highest parapet.	Yes
Clause 4.4C Exceptions to FSR Despite Clause 4.4, the maximum FSR for a building on a lot being land in Zone R2 Low Density Residential, the floor space ratio for lot areas between 600-699m ² is 0.60:1	Although the site is area is 699.2m ² , it is appropriate to determine the maximum FSR of the site within the 600-699m ² range. Accordingly the GFA proposed is 398.5m ² , which meets the maximum FSR controls.	Yes

The proposal is consistent with the controls and provisions under the Strathfield Local Environmental Plan 2012.

4.2.2 Strathfield Consolidated Development Control Plan 2005 (SCDCP 2005)

The SCDCP 2005 was adopted by Council on 04 April 2006 and came into effect on 03 May 2006 and subsequently amended as per Table of Amendments in Section 1.6. Therefore, any development application will need to be determined against the controls of the SCDCP 2005.

Please refer to APPENDIX A for SCDCP2005 control and compliance table applicable to dwelling houses within the Strathfield locality.

4.3 Likely Impacts

4.3.1 Impact on the Natural Environment

The development will not have an adverse impact on the natural environment, as the subject site is located within an urban environment. The development has been designed to protect the existing mature trees located along the public footpaths along Barker Road and Marion Street. Three (3) existing trees are proposed for removal together with replacement tree planting. Refer to the Concept

Landscape Plans and Arboriculture Impact Assessment of which are provided with this application.

Of the trees proposed for removal is Tree No.10 (*Syzygium paniculatum* – Magenta Lilly Pilly) which is located within the site and is listed in the NSW Biodiversity Conservation Act (2016). The proposal has taken into consideration the following during the design process to limit the impacts on the natural environment:

1. It is not considered safe nor practical to locate the driveway entry along the Barker Road frontage as there is an existing bus stop located directly in front of the existing dwelling.
2. It is proposed to utilise the existing driveway entry location in Marion Street for the proposed driveway entry point into the basement carpark of the new dwelling.
3. The existing native trees along Marion St (Tree No's 2, 3 & 4) are protected by Council. Due to their nature, size and location, the Arboriculture Impact Assessment requires TPZ be erected along the full length and width of Marion Street (excluding the site entry point). Their size and location does not allow for an alternative driveway entry point in any other location along Marion Street other than the existing driveway location.
4. Moving the internal driveway further west along the Marion Street frontage was considered during the design stage. The location of Tree No.10 and required TPZ would require the internal driveway be relocated through the centre of the rear yard. This would effectively create 2 open space areas that are non-functioning and undesirable. Furthermore, the existing sewer in the north-west corner of the lot renders the western boundary as an unsuitable driveway location. Both of these options would dramatically reduce the amount and use of landscaped area and thus detrimentally affect the liveability of the home.
5. A detached triple garage/outbuilding in back yard was considered during the design phase but not deemed a viable option. An external outbuilding will reduce the amount of open space to the proposed dwelling and will significantly impact on solar access to private open spaces to the existing adjoining dwellings located at No. 53 Barker Road and No. 45 Marion Street. Furthermore, a detached outbuilding would significantly reduce the amount of landscaping to the proposal.
6. Given the matters listed in items 1-5 above, maintaining the existing driveway entry access point together with a basement car park in lieu of a detached 3 car garage/outbuilding is the most desirable outcome with minimal impacts on the natural environment.

It is recommended that Council take the matters listed above into consideration and recommend approval for the removal of Tree No.10.

4.3.2 Impact on the Built Environment:

The built form is in keeping with the scale and desired future character prescribed for this area. The two storey scale is appropriate for the site and the development is not dissimilar to newly constructed two storey dwellings in the area that are of a modern and contemporary design. Please refer to the Heritage Impact Assessment for further details.

4.3.3 Social and Economic Impacts on the Locality

The development will have a positive social and economic impact in the area. The development will

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directly benefit the local community through the provision of new housing within an area that is well serviced by public transport, schools, public open space and other public amenities.

4.4 Suitability of the Site

As discussed within this Statement of Environmental Effects, the site is considered suitable and appropriate for the development proposed.

4.5 Submissions made in accordance with this Act or the regulations

Not relevant.

4.6 The Public Interest

The public interest will be served by approval of this application. The development will directly benefit the local community in terms of employment and economic growth throughout the construction phase and will provide a dwelling with improved design with quality materials and off street parking facilities.

It is considered that the development is conducive to Council's policies and does not result in any unreasonable impacts. It is considered that the proposed development is acceptable and should be supported.

5. CONCLUSION

The proposal has been assessed in accordance with the provisions of Section 4.15 of the Environmental Planning and Assessment Act, 1979, and found to be satisfactory. The proposal is permissible with the consent of Council.

It has been demonstrated in this Statement that the proposal is satisfactory and is generally consistent with Council's planning controls applying to the site under the Strathfield Local Environmental Plan 2012 (*SLEP 2012*).

The proposal has also had regard to the proposed controls contained with the Strathfield Consolidated Development Control Plan 2005 (*SCDCP 2005*).

The development will result in a high quality development that increases while retaining the low density character of the area.

The development provides for new residential accommodation in a location that has good proximity to transport modes, open space, businesses, and services. The development is compatible with the regeneration of the local area.

The proposal has been assessed in accordance with the provisions of Section 4.15 of the Environmental Planning and Assessment Act, 1979, and found to be satisfactory. The proposal is permissible with the consent of Council.

The proposed development will have no significant impact on the air or water quality in the locality. It is proposed to remove three (3) existing trees on the site, however this will be complemented by replacement trees and improved landscaping on the site.

The proposed use of the site as does not result in any unreasonable impact to adjoining properties and is conducive to Council's policies. Accordingly, it is sought that Council support approval of the application.

Appendix A Strathfield Consolidated Development Control Plan 2005 (SCDCP 2005)

SITE SUMMARY			
Site Area	699.2m ²		
STRATHFIELD MUNICIPAL COUNCIL CONTROLS			
1. Strathfield Local Environmental Plan 2012 (SLEP 2012)			
Zone	R2 Low Density Residential		
2. Strathfield Consolidated Development Control Plan 2005 (SCDCP 2005)			
PART A – DWELLING HOUSES & ANCILLARY STRUCTURES			
CLAUSE	ITEM	REQUIREMENT	PROPOSED
2	Architectural Design and Streetscape Presentation		
2.2.3	Building Forms	Building form to be articulated. Corner dwellings to address both frontages	Complies. Refer to plans
2.2.4	Architectural detailing	Roof forms, dwelling materials and colours to be harmonious and compatible to existing dwelling houses	Complies. Flat roof designed to accommodate skylights and future solar panels. Building materials and colours are compatible with existing surrounding single and newly constructed two-storey dwellings.
2.2.5	2 Storey Porticoes	2 storey portico scale, protrusion and height	Complies. N/A.
3	Heritage	Refer to Part P below	
4	Building Envelope		
4.2.1	Floor Space Ratio	To comply with FSR as indicated on SLEP 2012 FSR Map – Sheet FSR_002. Clause 4.4C of SLEP 2012 allows for exceptions to a floor space ratio of 0.60:1 for lot areas between 600-699m ² for land in Zone R2 Low Density Residential. This is equal to 699m ² x 0.60 = 419.52m ² maximum gross floor area	It is considered reasonable to assess the proposal as falling within the 600-699m ² range so as to coincide with the same lot size range as per Clause 5.2.1 (Landscaped Area) below. Complies. The proposal has an FSR of 0.57:1
4.2.2	Building Height	Max height to top of parapet is 7.8m Max height of parapet wall is 0.8m above uppermost ceiling level.	Complies. Parapet height is 7.8m Complies. Parapet wall is 0.6m

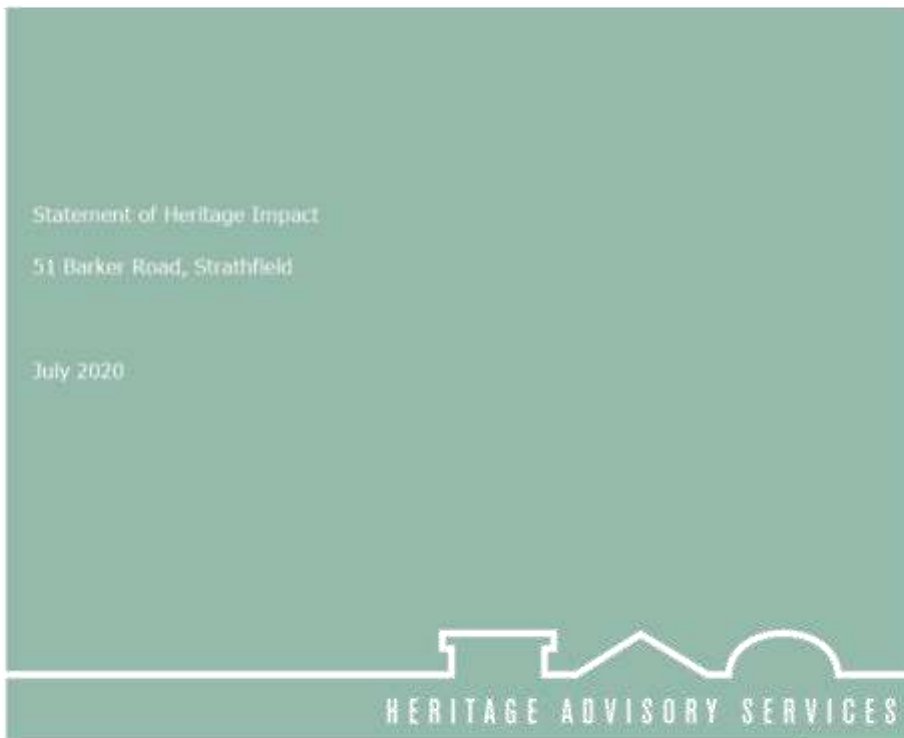
		<p>Max height of external wall from existing GL to uppermost ceiling is 7.2m</p> <p>Max internal floor to ceiling height is 3.0m</p> <p>Dwelling houses to be not more than 2 storeys high</p>	<p>Complies. External wall height is 7.2m</p> <p>Complies. Max ceiling height is 2.8m</p> <p>Complies. 2 storeys proposed</p>
4.2.3.1	Setbacks	<p>Primary setback – 9m minimum</p> <p>Secondary street setback (where entrance to dwelling is from secondary frontage) – 3m</p>	<p>Complies. 9m proposed</p> <p>N/A. Entrance to dwelling is from the primary frontage</p>
4.2.3.2	Side & Rear Setbacks	<p>Side setback to have combined setback of 20% of the width of the block. Side setbacks can be unevenly distributed provided min. 1.2m is provided on each side</p> <p>Rear setback of minimum 6m</p>	<p>Complies. 20% x 15.547m = 3.11m</p> <p>A combined setback of 3.1m is provided (1.55m setback to each side).</p> <p>Complies. Refer to plans</p>
5	Landscaping		
5.2.1	Landscaped Area	<ul style="list-style-type: none"> • Min 41.5% for lot sizes between 601-700m² • Min 50% landscape area to be located behind building line • Min 50% of front yard to be deep soil landscaping • 4-8 	<p>Complies. Lot size is 699.2m². 48.6% landscaping provided.</p> <p>Complies</p> <p>Complies</p> <p>Complies. Refer to Landscape Plans for details.</p>
5.2.2	Tree Protection	<p>Arboriculture Impact Assessment Report required on trees proposed to be retained and removed</p>	<p>It is proposed to remove 3 existing trees located within the site with proposed replacement trees. Given the location of the existing tree No.10, it is not possible to suitably locate the driveway crossover outside of the TPZ's whilst still allowing compliant access to the basement carpark.</p> <p>Reference is to be made to the submitted landscape plans and Arboriculture</p>

			Impact Assessment accompanying the application for detailed information.
5.2.3	Private Open Space	Provide in a single parcel accessible from internal living areas. POS to be level and in the form of a deck, patio, terrace or paved area.	Complies. Refer to plans
5.2.4	Fencing	Not exceed 1.5m forward of the building line. Solid portion not to exceed 0.7m and may be topped by 0.8m of open fencing elements. Min 1.5m x 1.5m splay to fencing on corner allotments	Complies. 1.5m (0.7m masonry + 0.8m palisade) fencing forward of building line proposed. 1.8m fencing proposed behind the building line for security and privacy purposes. Complies. Refer to plans
6	Solar Access		
6.2.1	Sunlight Access	Windows of habitable rooms and at least 50% of the private open space of the proposed development should have solar access to a minimum of 3 hours of sunlight between 9am–3pm on 21 June. 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).	Complies. Refer to shadow diagrams Complies. Refer to shadow diagrams
7	Privacy		
7.2.1	Building Envelope and Dwelling Layout	Protect proposed dwelling and existing adjoining dwelling private open space, bedrooms, balconies, living rooms.	Complies. External louvre screens proposed. Refer to plans
7.2.2	Windows	Windows not to face adjoining dwelling windows, balconies and courtyards. Transparent windows within 9m shall be offset by at least 0.5m, have a sill height of at least 1.7m	Complies. External louvre screens proposed. Refer to plans

7.2.3	Elevated Decks, Verandas & Balconies	Not permitted on side boundaries, except where facing the secondary frontage of a corner block. 2 nd storey balconies extending the full width are not permitted	Complies. Refer to plans Complies. Refer to plans
7.2.4	Acoustic Privacy	Minimise impacts of busy roads on dwelling houses	N/A. The site is not located adjacent to a rail corridor or busy road
8	Vehicle Access and Parking		
8.2.1	Driveway and Grades	Driveway location, width and design compliance with AS	Complies. Refer to plans and driveway long section
8.2.2	Garages	Provide 2 parking spaces behind the front building line, be recessed behind the front facade and design to comply with AS.	Complies. 3 car spaces proposed.
8.2.3	Basements	Limited to the footprint of the dwelling at ground level. Maximum height of basement above GL measured to the floor level of the storey above to be <1m. Min internal clearance of 2.2m Basement entries and ramps/driveways within the property to be no more than 3.5m wide.	Complies Complies. Basement is 0.97m above GF. Complies. Internal clearance of 2.4m proposed Complies. 3.5m proposed.
9	Altering NGL		
9.2		Minimise cut and fill	Complies. Refer to plans
10	Water & Soil Management		
10.2.1	Stormwater Management & Flood Prone Areas	Flood prone/affected land	N/A. Site is not prone/affected by flooding
10.2.2	Acid Sulphate Soils		N/A. Site does not contain acid sulphate soils.
10.2.3	Soil Erosion and Sediment Control	Provide soil erosion and sediment control measures during construction	Complies. A Soil Erosion and Sediment Control plan has been provided with the submission.
11	Access, Safety and Security		
11.2.1	Address and entry Sightlines	Design to allow occupants to overlook public spaces via landscape and lighting design	Complies. Refer to landscape drawings also.

11.2.2	Pedestrian Entries	Design and location of entries, driveways, house numbers	Complies
12	Ancillary Development		
12.2.1	Secondary Dwellings		N/A
12.2.2	Outbuilding		N/A
12.2.3	Retaining Walls		N/A
12.2.4	Air-conditioning	Location and installation of air-conditioning units	Complies. Air-conditioning condenser unit locations proposed on roof level. Structural engineer to design roof slab to cater for location of units.
12.2.5	Satellite Dishes		N/A
12.2.6	Swimming Pools		N/A
12.2.7	Tennis Courts		N/A
12.2.8	Waste Bin Storage & Management	Refer to Part H – Waste Minimisation & Management.	Refer to Part H – Waste Minimisation & Management below.
13	Ecological Sustainable Development		
13.2	Controls	Best practice design to promote ecologically sustainable practices.	Complies. Refer to BASIX and NATHERS Certificates provided with the submission.
PART H – WASTE MINIMISATION & MANAGEMENT PLAN			
2.1, 3.1, 3.2, 3.3 and 3.5	Waste Management Plans	All applications for development must be accompanied by a Waste Management Plan (WMP) that outlines measures to minimise and manage waste generated during: <ul style="list-style-type: none"> • demolition • construction • ongoing use of the land and/or building 	Complies. Refer to Waste Management Plan provided with the submission.
PART I – PROVISION OF OFF-STREET PARKING FACILITIES			
2(iii) (c)	Paving/Drainage	Provision of full width drains across the vehicle access crossing at the street alignment.	The internal driveway has a fall from the property boundary to the basement level. A full width drain is proposed at the basement entry to collect surface water. A drain at the street alignment is not required. Refer to Hydraulic plans provided with the submission.
3.1.1(a) & (b)	Parking & Driveways –	(a) 2 parking spaces shall be provided behind the building line	Complies. 3 parking spaces proposed.

	Residential Dwelling Houses	(b) Min 3m driveway width	Complies. 3.5m width proposed.
PART L – PUBLIC NOTIFICATION OF DEVELOPMENT APPLICATIONS			
2.1 & 2.2	Persons to be notified & Methods Used to Notify	Refer to notification plans provided with this submission. Strathfield Council to determine extent, method and duration of notification.	
PART O – TREE MANAGEMENT			
4.2(a)	Development Application – Arborist Impact Assessment Report	An Arboriculture Impact Assessment Report is required where trees (on or off the site) are affected by development.	Due to site constraints, limited options for the driveway entry location and extent of TPZ, it is proposed to remove 2 existing trees located within the site. Refer to Arboriculture Impact Assessment Report provided with this submission.
4.2(c)	New Vehicular Crossings & Street Trees	Protection of existing street trees where vehicle crossing (including layback) is proposed within 4m of the tree.	Complied. Refer to Arboriculture Impact Assessment Report provided with this submission.
5.0(b)	Replacement Tree Planting	Tree removal consent will conditional require replacement tree planting.	Complies. Replacement tree planting is proposed. Refer to Landscape Plans provided with this submission.
PART P - HERITAGE			
1.3 & 1.6(a)	Development to which Part P applies	This section of the Development Control Plan applies to: <ul style="list-style-type: none"> • development of heritage items; • development in the vicinity of heritage items; and • development in Conservation Areas. 	The development is located in the vicinity of a heritage conservation area and within the vicinity of a locally listed heritage item, St David’s Presbyterian Church. Refer to Section 4.1.4(d) of this report and Heritage Impact Statement provided with this submission.
3	Developing in the Vicinity of Heritage Items	New developments in the vicinity of a heritage item should take into consideration the importance of that item in the local streetscape.	The development is located in the vicinity of a heritage conservation area. Refer to Section 4.1.4(d) of this report and Heritage Impact Statement provided with this submission.



STRATHFIELD COUNCIL
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DA2020/150
27 August 2020



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51 Barker Road, Strathfield

July 2020

Heritage Advisory Services

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1 INTRODUCTION

1.1 BACKGROUND

Heritage Advisory Services has been engaged, by the property owner, to provide a Statement of Heritage Impact to accompany the Development Application for the demolition and redevelopment of 51 Barker Road, Strathfield. The site is located within the Strathfield Local Government Area. The principal planning control for the site is the Strathfield Local Environmental Plan 2012 (LEP 2012).

The site is currently occupied by a single storey residential dwelling. The subject site:

- has **not** been identified by Strathfield Council as locally listed item.
- does **not** fall within the boundaries of a Heritage Conservation Area.
- is located within the vicinity of the locally listed heritage item, St David's Presbyterian Church.
- is located within the vicinity of the Marion Street Heritage Conservation area.

This report provides an analysis of the site and its relationship to neighbouring Heritage Item and Heritage Conservation Area. This report will also assess the potential heritage impacts arising from the proposed development and recommends any mitigation measures that will need to be applied.

1.2 SITE LOCATION

The subject site is located at 51 Barker Road, Strathfield (Lot 43 DP 12405), refer to Figure 1. Barker Road is a predominantly residential Street running in an east west direction. The subject site is located to the northern side of the street on the north western corner of the junction with Marion Street.



Figure 1:

Location of 51 Barker Road, Strathfield indicated by the red flag

(source: six viewer)

1.3 METHODOLOGY AND SCOPE OF WORKS

As noted above, the principal planning control for the site is the Strathfield Local Environmental Plan 2012 (LEP 2012). The site has not been identified as a heritage item listed by Schedule 5 Part 1 of the Strathfield LEP nor is it located within the boundaries of a Heritage Conservation Area and accordingly is not subject to any statutory listings. The building is however located within the vicinity of St David's Presbyterian Church which is identified as a heritage item listed by Schedule 5 Part 1 of the Strathfield LEP. The site is also in the vicinity of the Marion Street Heritage Conservation Area as defined by Schedule 5 Part 2 of the LEP.

This report has been prepared in accordance with the NSW Heritage Manual: Statement of Heritage Impact and fulfils the requirement for an appropriate Heritage Management document as required by Part 5.10 of the LEP 2012 which states:

(4) *Effect of proposed development on heritage significance*

The consent authority must, before granting consent under this clause in respect of a heritage item or heritage conservation area, consider the effect of the proposed development on the heritage significance of the item or area concerned. This subclause applies regardless of whether a heritage management document is prepared under subclause (5) or a heritage conservation management plan is submitted under subclause (6).

(5) *Heritage assessment*

The consent authority may, before granting consent to any development:

- (a) on land on which a heritage item is located, or*
- (b) on land that is within a heritage conservation area, or*
- (c) on land that is within the vicinity of land referred to in paragraph (a) or (b),*

require a heritage management document to be prepared that assesses the extent to which the carrying out of the proposed development would affect the heritage significance of the heritage item or heritage conservation area concerned.

1.4 AUTHORSHIP

This report has been prepared by Louise Doherty, BSc (Hons) Building Conservation University of Huddersfield (U.K).

Louise is the Principal of Heritage Advisory Services (H.A.S) she has over 15 years' experience working as a Heritage Advisor in Australia previously working as the Heritage Advisor for the Northern Beaches Council (formerly Manly Council) with the Sydney based firm of Graham Brooks and Associates and within the Heritage Team of Environmental Resources Management (ERM).

1.5 LIMITATIONS

An internal inspection of the building was not undertaken. An Archaeological assessment was not provided for.

2 PHYSICAL DESCRIPTION

2.1 THE SUBJECT SITE

The site of the proposed works is Lot 43 DP 12405 also known as 51 Barker Road, Strathfield.

As shown in the site plan, which accompanies this application the site, has a southern boundary to Barker Road, a splayed corner leading to the eastern, Marion Street, boundary.

As shown in Figure 2, the front boundary of the site is defined by a low brick fence topped with a metal rail. Pedestrian entry to the site is accessed via an ungated opening located within the splayed corner and defined by a pair of brick posts. The front yard, refer to Figure 3 contains an area of lawn with some planting to the boundaries. There are also two concrete paths one leading to the main entry and the other to the side of the dwelling.



Figure 2:
51 Barker Road as viewed
from the street.



Figure 3:
Detail of the pedestrian
access and front lawn.

The existing structure at 51 Barker Road is a single storey Inter-war era brick cottage set beneath a tiled hipped roof. The principal elevation has a deep verandah supported by brick posts. To the west of the elevation is a bay window with shingle cladding to its base.

The site also has a frontage to Marion Street which is defined by a deteriorated timber fence. To the rear of the block is a single fibro sheet garage with metal clad hipped roof.



Figure 4:
View to
Marion
Street
Boundary.



Figure 5:
Existing garage to the rear of
the subject property

2.2 THE SETTING OF THE PLACE

51 Barker Road is located within a residential area. Many of the dwellings within Barker Road have been redeveloped resulting in the street having a mix of architectural styles dating from the inter-war era to recently constructed dwellings.

It is noted that the buildings to both the east and west of the subject property are modern residential dwellings, refer to Figure 6 - Figure 9. Diagonally opposite the subject property, at 100 Barker Road is a recently constructed modern dwelling, refer to Figure 10.



Figure 6:
Subject property in context with modern era
buildings.

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Figure 7:
Development to the east of the subject property.



Figure 8:
Detail of 49 Barker Road,
Strathfield.



Figure 9:
View to the Marion Street elevation of 49 Barker Road,
Strathfield.



Figure 10:
Modern high quality architecturally designed building
at 100 Barker Road.

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3 HERITAGE CONSIDERATIONS

Figure 11 is an extract of the heritage layer of the NSW Planning Portal it demonstrates that:

- the subject site comprising 51 Barker Road, Strathfield (Lot 43 DP 12405), is **not** subject to any statutory listings.
- there are **no** State listed heritage items, in the vicinity of the site (ordinarily depicted by blue hatching).
- there are also **no** archaeological sites in the vicinity of the site (ordinarily depicted in yellow).

Figure 11 does however demonstrate that the following heritage listed items and Heritage Conservation Areas **are** located in the vicinity of the subject site:

- St David's Presbyterian Church, 96a Barker Road, Strathfield; and
- Marion Street Heritage Conservation Area, Marion Street, Strathfield.



Figure 11:

Image detailing the subject site shown in yellow and its proximity to the neighbouring heritage items shaded brown and Heritage Conservation Area shaded red.

Source: NSWPlanning Portal

3.1 ST DAVID'S PRESBYTERIAN CHURCH, 96A BARKER ROAD, STRATHFIELD

As depicted in Figure 11, St David's Presbyterian Church is located to the immediate south east of the subject property.

This item is located on the southern side of road within a residential area. It has frontages to Barker Road and Marion Street. The perimeter of the site is defined by a metal palisade style fence and the grounds are comprised of lawn with a single car spot to the front of the church accessed via a splayed cross over on the corner of Barker Road and Marion Street.

The following information regarding the history, physical description and significance of St David's Presbyterian Church has been extracted from the items Inventory sheet prepared by Strathfield Council:

St. David's was opened in 1938 by the Rt. Rev. E Norman McKie (on the 17th September). This small brick church displays detailing of the period. The transepts and church hall were added in c.1945.

Brick detailing can be seen to the gable ends, window heads, corbels above the entry and to the buttresses. An asymmetrical façade has a flat roof over the entry and a gable roof over the church. Internally the church appears to be intact with Oregon trusses and stained glass windows. The pews, lights and organ speakers were all built by the parishioners. St David's is well maintained externally and internally and is of local significance for its architectural detail and as part of the late 1930s and 1940s development on the Strathlea and Strathlora Estates.¹



Figure 12:
St David's Presbyterian Church as viewed from Barker Road, Strathfield.

¹ 'St David's Presbyterian Church, 96A Barker Road, Strathfield. Strathfield Heritage Study Item Identification Sheet No.: 51

As noted above, the surrounding sites contain residential buildings many of which have been recently constructed and demonstrate a modern contemporary aesthetic.



Figure 13:
Modern residential dwellings to the west of St David's Church and opposite the subject property.



Figure 14:
Modern residential dwellings at 47 and 49 Barker Road, Strathfield directly opposite St David's Church.

The heritage inventory sheet does not include any reference to significant view angles to or from the Church. During the site inspection it was noted that all significant view angles towards this item are obtained directly outside from Barker Road and Marion Street.

Views on approach from the East and West Barker Road are obscured by the mature trees, set back of the church and the neighbouring residential buildings.

The subject building and the church are not visible together due to the location of buildings on opposite sides of the street.

The view towards the Marion Street trees is noted as being a pleasant vista however this is not considered to be a significant view as there is no identified tangible connection between the church and the street trees. The one having been constructed by the parishioners and the other having been planted by the Municipal Council.

The subject site is visible from the church however this is not considered to be a significant view corridor from the item.



Figure 15:
 Relationship between the subject site bound in red and the St. David's Presbyterian Church, indicated by the red arrow
 Source: Sixmaps, annotated by Heritage Advisory Services.



Figure 16:
 View towards the St David's Presbyterian Church from outside the subject property.

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Figure 17:
View from St David's Presbyterian Church towards the subject property.

3.2 MARION STREET CONSERVATION AREA, STRATHFIELD

As depicted in Figure 11, Marion Street Conservation Area is situated to the immediate north of the subject property.

This residential area contains approximately 38 dwellings addressing Marion Street and Shortland Avenue.

The Strathfield Consolidated Development Control Plan provides the Statement of Significance for the Marion Street Conservation Area:

Statement of Significance:

Marion Street is of local significance as representing a cohesive group of housing from the 1930's and 1940's that retains representative form, scale and detail. The houses are predominantly single storey with tiled hip roofs, dark coloured brick, small front bays and verandahs, timber windows and low brick fences. Marion Street has Brush Box planting and well-kept gardens that add to the overall streetscape value.²

² Strathfield Consolidated Development Control Plan – Part P Section 5.9.8



Figure 18:
Map of Marion Street Conservation Area.
The blue arrow depicts the location of the subject property.



Figure 19:
Typical examples of houses within the Marion Street Conservation area.



Figure 20:
View from the street to
Marion Street
dwellings



Figure 21:
The character of the
Marion Street
Conservation Area and
its relationship with the
street trees.

Views on approach from the south along Marion Street are guided by the street trees. As shown in Figure 19 - Figure 21, significant view to the individual dwellings are obtained directly from Marion Street and along the pavement towards the front fences and roof scapes.

The subject property due to its orientation towards Barker Road does not form part of the views to or from the Marion Street Conservation Area.

4 PROPOSED WORKS

The following should be read in conjunction with the plans prepared by LJ Architecture, dated July 2020.

It is proposed to:

- Demolish the existing dwelling and garage on site.
- Construct a two storey modern residential dwelling with basement car parking.

Finishes for the new building will include concrete, timber, sandstone, steel, glass, aluminium door and window frames.

5 ASSESSMENT OF HERITAGE IMPACT

The proposal has been assessed against the requirements of Strathfield Council in accordance with the relevant objectives and controls contained within the *Strathfield LEP 2012* and the controls for *Development in the Vicinity of Heritage Items* as defined by Section 3 of PART P of the *Strathfield Consolidated Development Control Plan 2005 – Heritage*. Also considered, within this section of the report, is the guidance provided in the NSW Heritage Branch Publication *Statements of Heritage Impact* (2002 update) particular reference has been made to the questions to be considered when assessing “New development adjacent to a heritage item (including additional buildings and dual occupancies)”.

5.1 ASSESSMENT OF COMPLIANCE WITH MOSMAN DEVELOPMENT CONTROL PLAN 2016 RESIDENTIAL (DCP)

3.1 General
A. To ensure that development located in the vicinity of a heritage item is designed and sited in a manner sympathetic to the significance of the heritage property and its setting.
B. To ensure that development in the vicinity of a heritage item does not detrimentally impact upon the heritage significance of heritage items and heir settings.
C. To ensure that new development is compatible with the heritage values of nearby heritage items.
3.2 Setting
Objectives
A. To ensure the setting of heritage items is not compromised by development in the vicinity of the heritage item.
B. To ensure that new development respects the contribution of heritage items to the streetscape and/or townscape.
Controls:

<p>1) 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>	<p>The proposed building is consistent with the bulk and height of the neighbouring buildings lining Barker Road.</p> <p>The design of the building has been guided recent development of 49 Barker Road and 100 Barker Road as examples of the type and scale of building which is compatible with the neighbouring heritage listed church and Marion Street conservation area.</p> <p>The development will not visually dominate or overshadow either of these items.</p>
<p>2) Views to or from a heritage item should not be obscured by new development.</p>	<p>As noted in Section 3.1. and 3.2 of this report, the heritage items are best viewed directly from and within the streetscape. These views will not be obscured by the proposed development.</p> <p>The proposed development also seeks to retain and protect the existing street trees to its east which are considered to contribute to the view angles from the neighbouring heritage items.</p>
<p>3) Where a heritage item is part of a streetscape of buildings of consistent style, form and materials, development in the vicinity of the heritage item should incorporate elements of the dominant style, form and materials in the streetscape.</p>	<p>The church is an individual heritage item and does not form part of a streetscape of buildings.</p> <p>The proposed subject site addresses Barker Road and does not directly relate to the Marion Street Heritage Conservation Area. Accordingly, it is not considered to be appropriate to mimic the style, form and materials of the buildings within the neighbouring Conservation Area. The proposed development will instead relate to the emerging architectural palette and style of Barker Road. This is considered to be an appropriate response given the buildings</p>

	orientation and the surrounding character of Barker Road.
4) Where trees are integral to the significance of a heritage item, development should not be allowed beneath the drip zone of the trees. An arborist report may be required to establish the development will not impact upon trees on nearby heritage items.	The street trees to the immediate east of the subject property have not been included within the Marion Street Conservation Area boundary. They are however considered to be contributory to the Marion Street Conservation Area and will be protected in accordance with the requirements of this clause.
3.3 Scale	
Objective	
A. To ensure that new development in the vicinity of a heritage item is of a scale that does not detract from the significance of the heritage item.	
Controls	
(i) 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 scale of the proposed building is consistent with that of the neighbouring heritage listed church and existing Barker Road dwellings.
(ii) New development that obscures important views of a heritage item is not permitted.	Noted.
3.4 Siting	
Objectives	
A. To ensure new development in the vicinity of a heritage item is sited so that it does not obscure important views to or from the heritage item.	
B. To ensure that new development in the vicinity of a heritage item does not adversely impact landscape elements that are significant or are associated with a heritage item	
Controls	
(i) The siting and setback of new development (including alterations and additions) in the vicinity of a heritage item should ensure that important views to or from the heritage item are not adversely impacted on.	The siting and set back of the new development will not diminish views or from the St David's Church. Furthermore, the demolition of the garage to the rear of the dwelling will enhance oblique views to the Marion

51 Barker Road, Strathfield

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Heritage Advisory Services

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	Street Conservation Area on approach from the south.
(ii) 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	The Brush Box trees associated with the Marion Street Conservation Area will not be impacted by the proposed development.
3.5 Materials and colours	
Objective A. To ensure that new development in the vicinity of a heritage item does not detract from the significance of the heritage item.	
Control	
(i) 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.	As noted above, the subject site addresses Barker Road and does not directly relate to the Marion Street Heritage Conservation Area. Accordingly, it is not considered to be appropriate to mimic the materials and colours of the buildings within the Conservation Area. Nevertheless, the proposed colour scheme will not starkly contrast with that of the Conservation Area and will instead provide a modern palette which harmonises with the face brick and tiled roofs without detracting from or mimicking the character and palette of the conservation area.
3.6 Excavation	
Objective	
A. To ensure that new development does not put nearby heritage items at risk of damage.	
Control	
(i) Applications involving excavation adjacent to a heritage item must demonstrate that the proposed excavation will not compromise the	The proposed excavation of the site pertains to the construction of a basement garage and storage area. The excavated area will be set approximately 10 metres from 45

structural integrity of the heritage item and will not detract from its setting.	Marion Street and will be undertaken in accordance with the relevant professional advice.
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5.2 ASSESSMENT OF IMPACT ON NEIGHBOURING HERITAGE LISTED ITEM

As noted above, the potential impact on the neighbouring heritage listed items has been assessed in accordance with guidance provided in the NSW Heritage Branch Publication *Statements of Heritage Impact* (2002 update). The following questions relate to "New development adjacent to a heritage item (including additional buildings and dual occupancies)":

- *How is the impact of the new development on the heritage significance of the item or area to be minimised?*

As previously noted, the proposed development has been designed with regards to the evolving streetscape character of Barker Road which contains a range of architectural styles. The buildings are predominantly two storeys in height and of modern construction. The proposed development will sit comfortably within this aesthetic forming part of the modern setting of St David's Presbyterian Church.

Similarly, the potential impact to the Marion Street group will be minimised by the observance of the height and scale of the recently developed neighbouring property at 49 Barker Road. The removal of the garage to the rear of the lot will result in a positive impact to the conservation by means of the increased views to 45 Marion Street and will enhance the appearance of the group on approach from the south.

The Street trees to the immediate east of the subject property will be retained and protected as they are considered to contribute to the character of the Marion Street Conservation Area street trees.

Accordingly, it is considered that the proposed additions will not impact the identified heritage significance of the neighbouring items.

- *Why is the new development required to be adjacent to a heritage item?*

The proposed development is located on an neighbouring lot and seeks to provide a modern residence.

- *How does the curtilage allowed around the heritage item contribute to the retention of its heritage significance?*

There are no proposed changes to the established curtilage of the neighbouring heritage item or Marion Street Conservation Area.

- *How does the new development affect views to, and from, the heritage item? What has been done to minimise negative effects?*

As noted above, the Church is best viewed directly from the street. These views will not be impacted by the proposed works. The views from the Church will remain that of a surrounding residential area set within street lined with mature trees. This will not be impacted by the proposed development.

The Marion Street Group is best viewed directly from within the street. This will not be impacted by the proposed development. Similarly, the retention and protection of the street trees to the immediate east of the subject property will maintain the current setting of the Conservation Area.

- *Is the development sited on any known, or potentially significant archaeological deposits? If so, have alternative sites been considered? Why were they rejected?*

The LEP has not identified the site as having archaeological potential.

- *Is the new development sympathetic to the heritage item? In what way (e.g. form, siting, proportions, design)?*

As noted above, the proposed development will be sympathetic to the neighbouring heritage item and conservation area by means of providing a modern layer of residential development within a streetscape of similar styled buildings. The proposed work will not mimic or create a pastiche of the heritage listed church or neighbouring conservation area.

- *Will the additions visually dominate the heritage items? How has this been minimised?*

The proposed work will not visually dominate the neighbouring heritage items. This is due to the location of the site, to the northern (opposite) side of Barker Road and by replicating the scale and massing of the recently constructed buildings within the Barker Street streetscape.

The existing building and neighbouring heritage item are not currently visible in conjunction with one another and it is considered that will continue to be the case after the proposed development has been constructed.

The development will not visually dominate the Marion Street Conservation Area due to its orientation towards Barker Road and by means of the setback from the rear boundary.

- *Will the public, and users of the item, still be able to view and appreciate its significance?*

The proposed development will not impact views to St David's Presbyterian Church or the Marion Street Conservation Area. The general public and users of these items will still be able to view and appreciate the significance of these items.

6 CONCLUSIONS AND RECOMMENDATIONS

Based on the assessment included within this Statement of Heritage Impact, it is considered that the proposed development is sympathetic to the identified heritage values of the neighbouring heritage listed church and Marion Street Conservation Area.

The proposed building is consistent with the appearance of the neighbouring buildings lining Barker Road and the recently constructed residential buildings to the east and west of the subject property.

It is also noted that the removal of the garage structure to the rear of the building will improve the setting of 45 Marion Street and enhance oblique views to the Marion Street Conservation Area on approach from the south. All other views within the conservation area and to the neighbouring heritage listed church will be maintained.

The proposed development is considered to be consistent with the evolving modern setting of the area and fulfils the objectives for works in the vicinity of heritage items set out by the *Strathfield LEP 2012* and the *Strathfield Consolidated DCP 2005*.

7 RESOURCES

This document has been prepared using the information contained within the following resources:

- NSW Office of Environment and Heritage. 'Statements of Heritage Impact'. Heritage Office and Department of Urban Affairs & Planning, 1996. NSW Heritage Manual.
- Strathfield Consolidated Development Control Plan 2005 (DCP).
- Strathfield Heritage Study, 'St David's Presbyterian Church, 96A Barker Road, Strathfield. Item Identification Sheet No.: 51
- Strathfield Local Environmental Plan 2012 (LEP).

TO: Strathfield Local Planning Panel Meeting - 4 February 2021
REPORT: SLPP – Report No. 3
SUBJECT: DA2020/187 - 20 ARTHUR STREET STRATHFIELD - LOT 3 DP 17446
DA NO. DA2020/187

SUMMARY

Proposal: Alterations and additions to existing heritage listed dwelling (local item 'I90' under SLEP2012) including basement level, in-ground swimming pool, boundary fencing and associated landscaping

Applicant: Michael Di Ramio

Owners: Santos Sahadeo and Chitra Parab

Date of lodgement: 4 November 2020

Notification period: 13 November – 4 December 2020

Submissions received: 2

Assessment officer: EB

Estimated cost of works: \$1,601,775.13

Zoning: R2- Low Density Residential SLEP 2012

Heritage: Local Heritage item I90 – Postwar house and garden

Flood affected: No

Is a Clause 4.6 variation proposed? No

Extent of the variation supported? N/A

Peer review of Clause 4.6 variation: No

RECOMMENDATION OF OFFICER: REFUSAL

EXECUTIVE SUMMARY

- 1.0 This development proposal is for alterations and additions to local heritage item 'I90'- "*Post War House and Garden*". The proposed works incorporate demolition of the rear two rooms of the existing dwelling, removal of existing ancillary structures ,tree removal and construction of a contemporary rear extension connected by a breezeway. A basement level, in-ground swimming pool, fencing and associated landscaping are also proposed. As such, the proposed works seek to modify the existing dwelling as well as the garden, which both form part of the heritage item.
- 2.0 Prior to lodgement of DA2020/187, a Pre-DA meeting was held with the applicant in March 2020. The written feedback from this meeting identified that demolition of the heritage item would not be supported and that the proposal, a two storey flat roof dwelling, was not sympathetic with the character of the heritage item and the street character which predominately consists of dual-pitched roofs.

DA No 2020/187 - 20 Arthur Street Strathfield - Lot 3 DP 17446 (Cont'd)

- 3.0 The design submitted is similar to the Pre-DA proposal. While the proposal no longer seeks approval for complete demolition of the heritage item, the proposed removal of the rear two rooms and unsympathetic design of the flat roofed extension remain inadequate.
- 4.0 Further to this, the proposal includes the removal of the white render identified as a “significant” element under the item’s ‘Statement of Significance’. Changes to the windows, alterations to the location of the original entrance and the removal of a significant tree will also affect its “significance”.
- 5.0 The proposed rear addition is of a scale that overpowers and dwarfs the heritage item. Furthermore, the materials and colour pallet does not complement the heritage item. Council promotes high quality extensions to heritage listed dwellings that do not detract from the heritage significance of the item and that allow the heritage item to remain the focus of the site. This can be achieved to through scale, form and material and colour pallet. This proposal fails to achieve this.
- 6.0 The addition appears as a dual occupancy due to the secondary street entrances and disregard for the existing structure.
- 7.0 Two submissions objected to this proposal. The main issues identified being:
- The new extension is unsympathetic to the original post war house;
 - the original entry should be better interpreted within the new design;
 - the removal of the render is unnecessary;
 - the front garden design such as paths are part of the significance of the site and should be retained;
 - the heritage report denigrates the house; and
 - the removal of the two trees on site is not acceptable
- 8.0 The principal issues identified are that:
- The proposed changes to the post war heritage listed dwelling such as the removal of white render, removal and changes to the windows and the relocation of the entrance, will impact the significance of the item.
 - The removal of the Angophora tree, which is identified in the Statement of Significance, as a reason for the items listing will impact the significance of the heritage item.
 - The extension competes rather than complements the heritage item. This is due to the dark parapet which visually extenuates the height of the addition, there is no consistency in the style of the new windows or a relationship with the post war windows of the heritage listed house. The colour pallet of the extension is not recessive but competes with the item. In addition, the heritage listed fence is a modest sandstone fence whilst the new fence will strongly contrast in height colour and material.
 - The flat roof extension is not in character with the dominate pitched roof forms along Bates Street, and therefore does not meet the aims of the Local Environmental Plan in particular 1.2 (2) (a) which aims “*to achieve high quality urban form by ensuring that new development exhibits design*”

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excellence and reflects the existing or desired future character of particular localities and neighbourhoods in Strathfield.”

- The proposal does not meet objectives and controls of Part A – Dwelling Houses. This includes not meeting requirements for minimum landscape area, height of fences, solar access for private open spaces and for 1m splays for the driveway.

3.0 The recommendation is for **REFUSAL** for the following reasons:

Inconsistency with aims of Strathfield Local Environmental Plan 2012 – Clause 1.2: Aims of plan (SLEP 2012)

The proposed does not achieve a high-quality urban form and does not protect environmental and cultural heritage. As such, the proposal is contrary to aims (a) and (f) under Clause 1.2(2) of SLEP 2012, as follows:

Clause 1.2(2):

- **Objective (a):** *To achieve high quality urban form by ensuring that new development exhibits design excellence and reflects the existing or desired future character of particular localities and neighbourhoods in Strathfield.*
- **Objective (f):** *To identify and protect environmental and cultural heritage.*

The proposal will not meet the SLEP 2012, 5:10 Heritage Conservation objectives:

(a) to conserve the environmental heritage of Strathfield,

(b) to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views,

For the following reasons:

- The development proposes significant changes to the fabric and form of the post war heritage listed dwelling including removal of render, windows and repositioning of doors.
- The development proposal the unnecessary removal of the Angophora tree, which is identified in the Statement of Significance.
- The new addition will compete rather than complement the heritage item which will impact on the setting and will impact on its significance.
- The flat roof extension is not in character with the dominate pitched roof forms along Bates Street, and therefore does not meet the aims of the Local Environmental Plan in particular 1.2 (2) (a) which aims *“to achieve high quality urban form by ensuring that new development exhibits design excellence and reflects the existing or desired future character of particular localities and neighbourhoods in Strathfield.”*

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- The proposal is inconsistent with the objectives and controls of Part A – Dwelling Houses. This includes not meeting requirements for minimum landscape area, height of fences, solar access for private open spaces and for 1m splays for the driveway.
- The proposal is inconsistent with the objectives and controls of Part P – Heritage. The addition is not consistent with the scale or character of the heritage item, it does not respect the contribution of the heritage item to the streetscape, it does not provide an appropriate visual setting and it fails to complement the existing heritage item.

BACKGROUND

Date	Description
26 March 2020	A pre-DA was held on the 26 March 2020. Plans submitted with the pre-DA proposed the demolition of the heritage item and replacement of the item with a flat roof two storey development. The heritage advice was not supportive of the demolition of the heritage item, stating that the proposal was not sympathetic with the character of the item and the street which predominately consists of dual-pitched roofs. The pre-DA highlighted the need for the application to meet the DCP in relation to heritage, character, urban design, visual impact, solar access, tree removal, vehicular access and parking.
5 November	The subject application was lodged.
13 November – 4 December 2020	Notification Period in accordance with Strathfield CPP.
5 January	The Planning Officer undertook a site visit
6 January	Owner informed of possible concerns in relation to design and lack of heritage interpretation in the addition and fencing.

DESCRIPTION OF THE SITE AND LOCALITY

The subject site is legally described as Lot 3 in DP 17446 and is commonly known as 20 Arthur Street, Strathfield. The site is located on the South side of Arthur Street with a secondary frontage to Bates Street. The site has an area of 733.5m².

The site is irregular in shape and has a frontage of 11.58m to the north, a rear boundary of 15.24m to the south, a secondary western side boundary along Bates Street of 45.11m and an eastern boundary of 48.77m.

The site slopes from southeast and has a cross-fall of 0.84m.

Existing development on the site comprises of a heritage listed, white rough rendered, single storey post war dwelling with a double gable roof pitch, an in-ground swimming

DA No 2020/187 - 20 Arthur Street Strathfield - Lot 3 DP 17446 (Cont'd)

pool, fibro garage, shed and carport. The front garden mainly comprises of a low sandstone front fence and five (5) mature Angophora trees. Vehicular access is provided to the site via an existing driveway to an existing garage located on Bates Street.

The current streetscape along Bates Street is characterized by pitched roof single interwar dwellings with a number of double storey pitched roof late century houses. The houses are well setback from the street with large gardens. The houses surrounding the development along Arthur Street comprise mainly of pitched roof dwellings in large gardens with the exception of the adjoining house at 18 Arthur Street which is a flat roof modern dwelling.

The surrounding area is characterized mainly by low density pitched roof residential development.



Figure 1: Locality plan



Image 1: Subject Site facing Arthur Street



Image 2: Subject site facing Bates Street

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Image 3: Neighbouring 18 Arthur Street



Image 4: 42 Bates Street (adjoining the rear)



Image 5: Showing secondary fence facing Bates Rd



Image 6: Showing secondary fence facing Bates Rd and the second wing of the item which is subject to removal.



Image 7: Rear yard



Image 8: Showing change in ground level from the carport to the rear yard.



DA No 2020/187 - 20 Arthur Street Strathfield - Lot 3 DP 17446 (Cont'd)

Image 9: Shows the difference in levels between entrance from the street and the site



Image 10: shows the difference in levels Between the street and site



Image 11: Shows Tree to be removed as it may interfere with the new drainage pipes.



Image 12: Windows of 18 Arthur Street



Image 13: Showing Bush Sandstone paths



Image 14: Showing front door and porch area proposed to be filled in and replaced with a window.



Image 15: Showing front Gate

Image 16: Thick render has been chipped away to show stone work below.

DA No 2020/187 - 20 Arthur Street Strathfield - Lot 3 DP 17446 (Cont'd)



Image 17: Rear Yard looking towards corner with 46 Bates Streets



Image 18: Corner of yard adjoining Bates Street.



Image 19: Showing relationship between the house and the neighbouring house. The proposed extension appears to be modeled on Number 18 Arthur street



Image 20: Showing relationship between the house and the bates street and the fence line. Part of the fence will be lowered to include an entrance area and part will be increased for privacy.

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Image 21: The view from the Corner of Bates and Arthur Street will be changed with the removal of the render and the increased height.



Image 22: General character of Bates Street

PROPERTY BURDENS AND CONSTRAINTS

There are no easements or burdens on the land which could affect, or be affected by, the proposed development.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

The application seeks Council approval for demolition of structures and vegetation within a heritage listed garden, and the demolition of the rear two rooms of a heritage listed house. The application then seeks Council approval to construct a two storey rear extension to the Heritage listed house with basement parking and a pool.

The specific elements of the proposal are:

Basement level:

- Two parking spaces,
- Lift,
- Data room, and
- Internal stairs

Ground floor level:

- Breezeway entry,
- Kitchen with pantry,
- Foyer,
- Two living space,
- Dining Area,
- Lift,
- Three study rooms,

DA No 2020/187 - 20 Arthur Street Strathfield - Lot 3 DP 17446 (Cont'd)

- Foyer,
- Laundry,
- Bathroom,
- Bedroom,
- Enlargement of windows of Heritage Item,
- Replacement of Heritage Items entry door with a window,
- Enlargement of Heritage items windows,
- Removal of decorative vents,
- Internal changes to the layout of the Heritage Item,
- New sliding door along the northeast elevation, and
- Lift access

First floor level:

- 4 bedrooms,
- 3 ensuites,
- 1 walk in wardrobe,
- Upper level balcony,
- Lift, and
- stair access

External works:

- Removal of white render of Heritage Item and cleaning of bricks,
- Removal of an Angophora on the boundary of 18 and 20 Arthur Street,
- Change in pathways and new garden and turf,
- New fence,
- Alfresco area with BBQ, and
- In-ground pool



Image 23: Showing the height and form will make the development appear as a dual occupancy.

Image 24: Showing the height between the heritage item and the alteration and removal of decorative vents.

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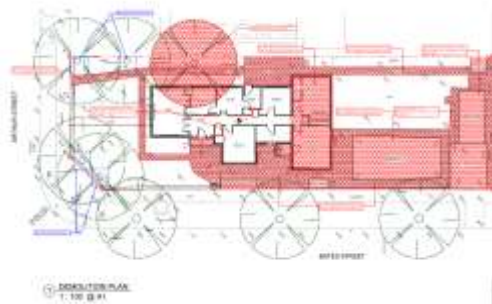
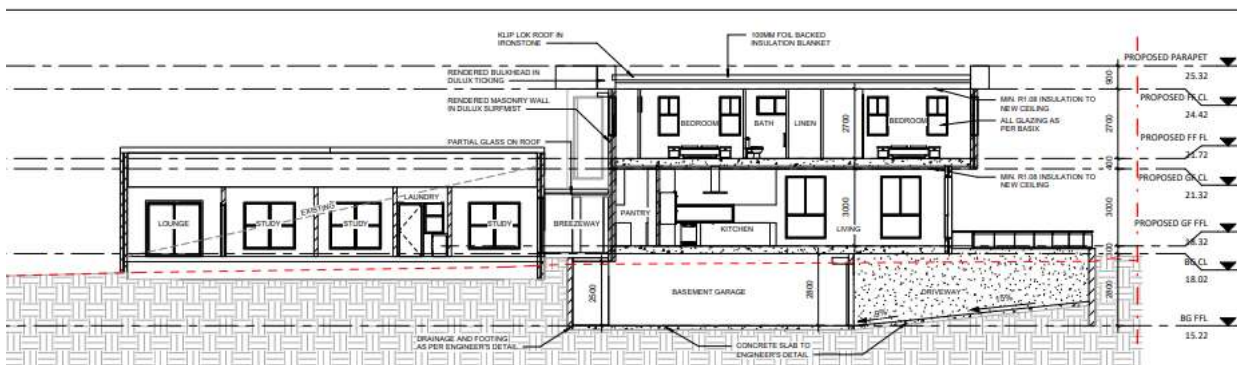


Image 26: Showing extent of demolition works



Image 27: Showing the footprint of addition



in 1
0 @ A1

Image 28: Showing extent of excavation

REFERRALS

INTERNAL REFERRALS

Engineering Comments

Council’s Engineer has commented on the proposal as follows:

“The subject site has a natural fall to the front and disposal by means of gravity is attainable hence enabling the applicant to submit a compliant design. The provision of water sensitive urban design is not required as the site is less than 2000m². OSD provision is not required as the site cumulative imperviousness is less than 65% of total site area....From an engineering perspective, the concept plan is feasible”.

Council’s Engineer offered no objections to the proposal, subject to the imposition of recommended conditions of consent.

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Landscaping Comments

Council's Tree Coordinator has commented on the proposal as follows:

"The Angophora should be retained and protected due to its health and significance. If the building works to the original dwelling are all internal then the tree and its roots system should not be impacted. In this regard the design will need to be amended should they wish to carry out external site works within the root protection area. The fig tree can be removed. It does not need to be replaced"

Traffic Comments

Council's Traffic Engineer has commented on the proposal as follows:

"The subject site has a natural fall to the front and disposal by means of gravity is attainable hence enabling the applicant to submit a compliant design. The provision of water sensitive urban design is not required as the site is less than 2000m². OSD provision is not required as the site cumulative imperviousness is less than 65% of total site area. The site discharges to the street kerb and gutter by means of a gravity pipe via the boundary pit. Proposed alterations and additions roof runoff drain into above ground rainwater tank in accordance with BASIX requirements by charged means via downpipes. Overflow from the tank drains into boundary pit by gravity means via overflow pipe. Proposed basement drains pump well by gravity means via subsoil drainage and grated trench drain. Pressure pipe from the pump well connects to the boundary pit. Existing drainage pipe from existing dwelling connect to the boundary pit. From an engineering perspective, the concept plan is feasible"

Council's Traffic Engineer offered no objections to the proposal, subject to the imposition of recommended conditions of consent.

Heritage Comments

Council's Heritage Advisor has commented on the proposal as follows:

"The proposal will unnecessary include removal of a heritage listed tree – Angophora. The scale and form of the new addition, is likely to compete with the heritage item. The removal of the render will also reduce its significance. The new fence line is also unsympathetic with many of the landscape characteristics such as the sandstone not being re-used in the new fence. The old entry area has not been re-interpreted in the design.

Whilst, it is easy to identify the new and the old sections of the development, the additions are of a scale that competes rather than complements the item. Therefore the height needs to be reduced, the shape of the windows should reflect the character of the heritage items along with the roof form. As such the proposed alterations and additions will impact its interpretation as a "Post War House" and therefore its significance.

The item next to the extension with a new fence line competes with the heritage item resulting in the heritage item appearing as a separate house. The site, when viewed from Bates Street, appears as a dual occupancy rather than an extension to a heritage item.

I therefore object to the current proposal on heritage grounds."

DA No 2020/187 - 20 Arthur Street Strathfield - Lot 3 DP 17446 (Cont'd)

SECTION 4.15 CONSIDERATIONS – EP&A Act, 1979

In determining a development application, the consent authority is to take into consideration the following matters of consideration contained within Section 4.15 of the Environmental Planning and Assessment Act, 1979 as relevant to the development application:

4.15(1)(a) the provisions of:

(i) any environmental planning instrument

STATE ENVIRONMENTAL PLANNING POLICY (SEPP) – BASIX 2004

In accordance with the BASIX SEPP all new housing in NSW is required to meet a designated target for energy and water reduction.

A BASIX Certificate was submitted as part of the application which indicates that the proposal meets the required reduction targets. An appropriate condition of consent will be imposed to ensure future compliance with these targets if this application is approved by the Panel.

State Environmental Planning Policy No 55 – Remediation of Land

SEPP 55 applies to the land and pursuant to Section 4.15 is a relevant consideration.

A review of the available history for the site gives no indication that the land associated with this development is contaminated. There were no historic uses that would trigger further site investigations.

The objectives outlined within SEPP55 are considered to be satisfied.

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

The State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017 replaces the repealed Clause 5.9 of SLEP 2012 (Preservation of Trees and Vegetation).

The intent of this SEPP is consistent with the objectives of the repealed Standard where the primary aims/objectives are related to the protection of the biodiversity values of trees and other vegetation on the site.

The proposal was referred to Council's Tree Management Officer who outlined that the Angophora is to be maintained.

Further, no objection was raised to the removal of the Ficus Benjamina.

STRATHFIELD LOCAL ENVIRONMENTAL PLAN (SLEP) 2012

An assessment of the proposal against the general aims of SLEP 2012 is included below:

Cl. 1.2(2)	Aims	Complies
(a)	<i>To achieve high quality urban form by ensuring that new development exhibits design excellence and reflects the existing or desired future character of particular localities and neighbourhoods in Strathfield</i>	No
(b)	<i>To promote the efficient and spatially appropriate use of land, the sustainable revitalisation of centres, the improved integration of transport and land use, and an appropriate mix of uses by regulating land use and development</i>	Yes
(f)	<i>To identify and protect environmental and cultural heritage</i>	No
(g)	<i>To promote opportunities for social, cultural and community activities</i>	Yes

DA No 2020/187 - 20 Arthur Street Strathfield - Lot 3 DP 17446 (Cont'd)

(h)	<i>To minimise risk to the community by identifying land subject to flooding and restricting incompatible development</i>	Yes
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Comments: The new works need to be of a high quality design that complements the heritage item rather than competes with the item. The addition is highly visible from Bates Street. There is no consistency with the window style which detracts from the heritage item. The proposed fence being close to 3metres high above the footpath from Bates Street will be dominate. Further to this, the new extension sits higher than the heritage item which adds to its dominance. The flat roof includes a dark parapet which draws the eye vertically. The portions of the new extension are setback only 1.2m from Bates Street which will also accentuate the height of the extension.

A significant tree is also proposed to be removed from the site to allow for plumbing and bin storage at the side of the house.

Permissibility

The subject site is zoned R2 – Low Density Residential under Strathfield Local Environmental Plan 2012 (SLEP 2012). Dwellings houses are permissible with consent within this zone and are defined under the SLEP 2012 as follows:

“Dwelling houses means a building containing only one dwelling”

The proposed development for the purpose of additions to a dwelling is consistent with the definition above and is permissible (with consent) within the R2 – Low Density Residential zone.

Zone Objectives

An assessment of the proposal against the objectives of the R2 Low Density Residential zone is as follows:

Objectives	Complies
➤ <i>To provide for the housing needs of the community within a low density residential environment.</i>	Yes
➤ <i>To enable other land uses that provide facilities or services to meet the day to day needs of residents.</i>	N/A
➤ <i>To ensure that development of housing does not adversely impact the heritage significance of adjacent heritage items and conservation areas.</i>	No

Comments: The proposed development involves additions to an existing heritage dwelling which ensures that the existing land use is retained and will provide for the housing needs of the community. However, the alterations, such as removal of the render and the scale of the new addition will adversely affect the heritage item.

Part 4: Principal development standards

An assessment of the proposal against the relevant provisions contained within Part 4 of the SLEP 2012 is provided below.

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Height of building

Cl.	Standard	Controls	Proposed	Complies
4.3	Height of building	9.5m	7.9m	Yes

Objectives				Complies
(a)	To ensure that development is of a height that is generally compatible with or which improves the appearance of the existing area			No
(b)	To encourage a consolidation pattern that leads to the optimum sustainable capacity height for the area			Yes
(c)	To achieve a diversity of small and large development options.			Yes

Comments: The height of the development complies with this standard. However, the scale of the addition in comparison with the heritage item is not acceptable and the addition along with the neighbouring two storey development at 18 Arthur St likely to “box in” the heritage item.

Cl.	Standard	Controls	Proposed	Complies
4.4	Floor space ratio	0.575:1 (site area 733.5m ² by survey) (421.76m ²)	0.46.30:1 (339.6m ²)	Yes

Objectives				Complies
(a)	To ensure that dwellings are in keeping with the built form character of the local area			No
(b)	To provide consistency in the bulk and scale of new dwellings in residential areas			Yes
(c)	To minimise the impact of new development on the amenity of adjoining properties			Yes
(d)	To minimise the impact of development on heritage conservation areas and heritage items			No

Comments: Pitched roofs are the general character of the surrounding area, thus the development does not meet Objective a. the development scale and form impact on the heritage item and therefore it does not meet the Objective d.

Part 5: Miscellaneous Provisions

The relevant provisions contained within Part 5 of the SLEP 2012 are addressed below as part of this assessment:

5.10 Heritage Conservation

The ‘post war house and garden’ on land at 20 Arthur Street are listed as a heritage item of local significance under Schedule 5 of SLEP 2012.

The NSW Heritage Inventory provides the following description of the subject heritage item

“This garden is a mature landscape relating to the house design. The Angophoras are excellent landscapes and enhance the streetscape.

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The house, built c1950, faces Bates Street and its simple design and white rendered finish contributes to the landscape quality of the site”.

Pursuant to Clause 5.10(4), Council’s Heritage Advisor has considered the effect of the proposed development on the heritage significance of the item. The proposal is not supported on heritage grounds, with detailed referral comments provided in the ‘Referrals’ section of this Report.”

Part 6: Local Provisions

The relevant provisions contained within Part 6 of the SLEP 2012 are addressed below as part of this assessment:

6.1 Acid sulfate soils

The subject site is identified as having Class 5 Acid Sulfate Soils, and is not located within 500m of Class 1, 2, 3 or 4 Soils. Therefore, the proposed development was not required to be accompanied by an Acid Sulfate Soils Management Plan and has satisfied the requirements of this Clause.

6.2 Earthworks

The proposal involves excavation and the removal of soil to facilitate the basement level of the proposed dwelling. The proposed basement level is contained within the footprint of the ground floor level of the dwelling.

The additional cut/excavation is required to facilitate access from the basement level to the rear yard – with a change of level 17.91 GF to 15.22 FFL and maximum 2.69m depth of cut require. The retaining walls are well away from property boundaries and will not be highly visible as located behind a wall and gate. However it will be directly adjacent to the heritage item. There isn’t sufficient evidence to ensure that the earthworks will damage the existing structure.

6.4 Essential services

Clause 6.4 of the SLEP 2012 requires consideration to be given to the adequacy of essential services available to the subject site. The subject site is located within a well serviced area and features existing water and electricity connection and access to Council’s stormwater drainage system. As such, the subject site is considered to be adequately serviced for the purposes of the proposed development.

4.15 (1)(a)(ii) any draft environmental planning instruments

There are no applicable draft planning instruments that are or have been placed on public exhibition, to consider as part of this assessment.

4.151)(a)(iii) any development control plan

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STRATHFIELD CONSOLIDATED DEVELOPMENT CONTROL PLAN (SCDCP) 2005

The following is an assessment of the proposal's compliance with the relevant provisions contained within SCDCP 2005.

Heritage and Conservation

Cl. 1.11 Aims	Complies
A <i>To preserve and enhance the visual and environmental amenity of heritage items and heritage conservation areas within the municipality of Strathfield</i>	No
B <i>Ensure all new development affecting heritage items and conservation areas is designed to be compatible in setting, scale, setbacks, form, materials and character with the building and surrounding area</i>	No
C <i>Ensure that development in the vicinity of a heritage item or conservation area does not have any adverse impact on the heritage significance or setting and that development is compatible in setting, scale, setbacks, form, materials and character with the item or conservation area</i>	No
D <i>Conserve archaeological sites and places of Aboriginal significance</i>	Yes
Cl. 1.11 Controls	Complies
(1) <i>A Statement of Heritage Impact is required for proposed development:</i> <i>a) affecting a heritage item;</i> <i>b) within a heritage conservation area; or</i> <i>c) in the vicinity of an item or heritage conservation area</i>	Yes
(2) <i>This statement must set out the heritage significance of the structure or place and assess the extent to which carrying out of the proposed development would affect the significance of the heritage item or heritage conservation area concerned and outline measures to minimise any identified impact</i>	Yes

Comments: The proposed addition does not achieve the Aims of Clause 1.11 above. The extension will not be compatible with the material and character of the heritage item and is likely to compete with the item. The difference between the new and old part of the heritage item will result in the extension appearing as a second dwelling (dual occupancy) on the site rather than part of an existing dwelling.

The form of a flat roof with a large dark parapet, various window styles and a high fence line compete with the heritage item rather than complement the dwelling. The new development does not reflect the characteristics of the dwelling such as the roof form and window types. The new fence line will also be almost 3m at road level which may create a dominate brick wall along this section of Bate Street.

Further to this the changes to the heritage item such as the removal of the white render, lack of repurposing elements such as the entrance ways, sandstone footpaths and removal of doors and windows without means to interpret the original item will impact on the significance of the item.

PART A – DWELLING HOUSES AND ANCILLARY STRUCTURES

An assessment of the proposal against the objectives contained within Clause 1.3 of Part A of SCDCP 2005 is included below:

Comment: There is a number of non-compliance. Some of these can be easy to rectify. However, the solar access to private open space will need to be redesigned.

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2: Architectural Design & Streetscape Presentation

2.1	Objectives	Satisfactory
A.	To ensure that development respects the predominant height, scale, character, type, form, colour, materials and architectural qualities of the existing dwelling house (in the case of alterations and additions) and surrounding neighbourhood especially any adjoining or nearby heritage item or heritage conservation area.	No
B.	To achieve quality architecture in new development through the appropriate composition and articulation of building elements.	No
C.	To ensure that the dominant building rhythm of the streetscape is reflected in the building design in terms of the spacing and proportion of the built elements.	Yes
E.	To encourage contemporary architecture that is innovative, uses high quality detailing, and incorporates elements characteristic of Strathfield.	No
F.	To promote the continuance of pyramidal roof forms within Strathfield where they are already prevalent.	No
G.	To retain a feeling of openness and space between built elements by maintaining landscaped setbacks and preserve the appearance of dwellings set in the treelined streets and park-like environment.	Yes
H.	To reduce the use of highly reflective colours and materials that create visual prominence.	Yes
I.	To ensure fencing is sympathetic to the design of the dwelling and the street and enhances the character of both the individual house and street whilst maintaining casual surveillance of the neighbourhood.	No
J.	To protect and retain the amenity of adjoining properties.	Yes

Comment: The addition will be over a meter (1.2m) higher than the existing dwelling. This is partly due to the heritage item being at Natural Ground Level which appears to be 20cm below the existing ground level and the basement ground to floor level being elevated at 2.8m where the minimum level is 2.2m.

The presentation of the addition which does not reflect any of the heritage characteristics and the dominate pitched roofline of the area (**see Image**) and the heritage item. Therefore, it will likely appear as a dual occupancy on the land due to its location on the corner of Bates and Arthur Streets. Further to this it will sit above the street level behind a 2.6m fence line which may add further to its dominance.

Whilst the scale and roof form of the development does not meet the objectives. The footprint is tapered to reduce the bulk from the Bates street side. This will allow for landscaping in the side setback.

2.2	Development Controls	Complies
	<i>Streetscape Presentation</i>	
.1.	2 Consistently occurring building features integrated within dwelling design.	No
	3 Consideration of streetscape elements	No
	4 Integrated security grilles/screens, ventilation louvres and garage doors	Yes
	<i>Scale, Massing & Rhythm of Street</i>	
.2.	1 Scale, massing, bulk and layout complement the existing streetscape and the dominant building rhythm	No
	2 Building height and mass maintains amenity to adjacent properties open space or the public domain	Yes
.3.	<i>Building Forms</i>	

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	1	Building form articulated.	Yes
	2	Dwellings on corner sites address both street frontages and articulated	Yes
	<i>Roof Forms</i>		
	1	Roof form complements predominant form in the locality	No
	2	Roof form minimises bulk and scale of building and remains an important architectural element in the street.	No
	3	First floor additions complement the architectural style of the ground floor and delineate the existing roof form, slope and ridge	No
	4	Roof structures are not visible from the public domain	Yes
	<i>Materials</i>		
.4.	5	Materials compatible with the existing dwelling house, adjoining dwelling houses and the streetscape (type, form and colour)	yes
	6	Monotone face brick walls and terracotta tiles for roofs where common in the streetscape	yes
	7	New buildings and facades do not result in glare (Reflectivity Report may be required)	yes
	<i>Colours</i>		
	8	New development incorporates traditional colour schemes	yes
	9	The external colours integrate harmoniously with the external design of the building	yes

Comments: The dominate roof forms in the area are pitched. The heritage item has a double gable roof form. Whilst the addition is set back from the secondary street its height will dominate the heritage item. The colour scheme chosen is subdue and should integrate with the building.

4: Building Envelope

4.1	Objectives	Satisfactory
A.	To ensure that dwellings are compatible with the built form of the local area and that overall bulk and scale, size and height of dwellings relative to natural ground level responds to the adjoining dwellings, topography and desired future character.	Yes
B.	To minimise impact on the amenity of adjoining properties.	Yes
C.	To establish and maintain the desired setbacks from the street and define the street edge.	Yes
D.	To create a perception or reinforce a sense of openness in the locality.	Yes
E.	To maintain view corridors between dwellings	Yes
F.	To assist in achieving passive surveillance whilst protecting visual privacy.	Yes
G.	To provide a transitional area between public and private space.	Yes
4.2	Development Controls	Complies
.1.	<i>Floor Space Ratio</i>	
	1 Floor Space Ratio permissible pursuant to SLEP 2012	Yes

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	2	Development compatible with the lot size	Yes
<i>Building Height</i>			
	1	Height of building permissible pursuant to SLEP 2012	Yes
.2.	2	Height of outbuildings, detached garages and carports is 3.5m (max) measured at the highest point on the roof above NGL	N/A
	3	Dwelling houses and any ancillary structures 2-storeys (max)	N/A
	4	Building height responds to the gradient of the site to minimise cut and fill	Yes
<i>Street Setbacks</i>			
.3.1.	1	Setbacks consistent with minimum requirements of Table A.1	No
<i>Side and Rear Setbacks</i>			
	1	A combined side setback of 20% of the width of the block (incorporating a 1.2m min side setback on each side).	Yes
.3.2.	2	A rear setback of 6m (min)	Yes
	3	Subject to meeting the minimum landscaped area (as per section 5 of this part of the DCP) in the rear of the site, ancillary facilities such as garages/outbuildings may be located within the rear setback area.	N/A
	4	Garages and carports setbacks consistent with Table A.2	Yes

Comments:The development is generally compliant with floor space ratio. It is not compliant with the secondary street setbacks. New extensions are to be setback 3 metres from the road. The extension is only setback 1.4m.

5: Landscaping

5.1	Objectives	Satisfactory
A.	To encourage landscaping that is appropriate to the style and scale of the dwelling and adjoining development, and to the streetscape.	Yes
B.	To enhance the existing streetscape and promote a scale and density of planting that softens the visual impact of buildings, structures, vehicle circulation and ancillary areas.	Yes
C.	To preserve existing landscape elements on site (such as existing trees) and encourage their integration into the design of proposals.	No
D.	To ensure adequate deep soil planting is retained on each allotment.	Yes
E.	To ensure developments make an equitable contribution to the landscape setting of the locality.	Yes
F.	To ensure both existing and new landscaping provides suitable shade and facilitates convective cooling breeze paths in summer.	Yes
G.	To encourage the use of native flora such as open woodland canopy trees, to provide a habitat for native fauna.	Yes

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H.	To ensure that landscaped areas are designed to minimise water use.	Yes
I.	To provide functional private open spaces for active or passive use by residents.	Yes
J.	To provide private open areas with provision for clothes drying facilities screened from the street and lane or a public place.	Yes
L.	To ensure suitable fencing is provided to reduce acoustic impacts and enhance visual privacy between neighbouring residents whilst enabling front fences passive surveillance of the street.	Yes
M.	To maximise the amenity of existing and proposed developments, including solar access, privacy and open space.	No

5.2 Development Controls

Complies

.1.	<i>Landscaped area</i>		
	1	Landscaped area in accordance with Table A.3	No
	2	At least 50% of the minimum landscaped area located behind the building line to the rear boundary	Yes
	3	At least 50% of the front yard maintained as deep soil soft landscaping	Yes
	4	Minimise hard surface area (concrete/brick/stone paving and bitumen). Run-off directed to permeable surfaces.	Yes
	5	Planting areas soften the built form	Yes
	6	Front gardens respond and contribute to the garden character of Strathfield.	Yes
	7	Retain and reinforce the prevailing streetscape and surrounding locality	Yes
	8	Plant species must be retained, selected and planted to improve amenity	Yes
.2.	<i>Tree Protection</i>		
	1	Arboricultural Impact Assessment Report prepared by an AQF Level 5 Arborist	Yes
	2	The Arboricultural Impact Assessment Report address minimum criteria	Yes
	3	Development provides for the retention and protection of existing significant trees	No
	7	At least one (1) canopy tree provided in the rear yard.	No
	10	Driveway construction does not result in the removal, lopping or root damage to any street tree	Yes
	11	25% (min) of canopy trees and other vegetation shall be locally sourced indigenous species	Yes
.3.	<i>Private Open Space</i>		
	1	Provided in a single parcel rather than a fragmented space, directly accessible from internal living areas	Yes
	2	Includes a deep soil area compliant with the minimum landscaped area.	Yes
	3	Terraces and decks (at least 10m ²) with one length or width 3m (min) and directly accessible from an internal living area. Decks cannot be located more than 500mm above NGL	Yes
	4	Unless 3m (min) width, areas within setbacks are not to be included as private open space	Yes
	5	Private open space located at the rear of the property.	Yes
.4.	<i>Fencing</i>		

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1	Fencing designed to be compatible and sympathetic to the style of the dwelling, adjoining properties and the streetscape	No
3	Fencing forward of FBL shall not exceed 1.5m. Solid components shall not exceed 0.7m above NGL with the exception of brick piers	Yes
4	Solid fencing 1.8m (max) is permitted along a secondary street frontage to enclose a private open space	No
5	Side and rear fences limited to 1.8m (max)	No
6	Side fences forward of the FBL taper down to the front fence.	Yes
7	Front fences visually permeable	Yes
10	Corner allotments incorporate a 1.5m x 1.5m (min) splay adjacent to the road intersection	Yes
11	Solid fences adjoining driveways are provided with 1m x 1m (min) splay	No
12	A splay adjacent to a road intersection or driveway entrance must be landscaped	Yes
13	Significant trees maintained	No
14	Stormwater flows through or under fencing on sloping sites	
15	Dividing fences constructed of timber palings (lapped and capped) with height of 1.8m (max)	Yes
16	Gates or entries from private property onto Council parks, reserves, open space, etc. are permitted	Yes

Comments: There are a number of non-compliances. This includes a significant tree (Angophora) being removed for the location of the waste bins and storm water drainage which will leave no canopy tree in the rear yard. The fences will be higher than the 1.8m maximum along Bates Street. There is also no splay for the driveway resulting in a solid 2.6m wall next to the driveway.

The existing ground level is currently nearly a metre (915mm) above the street level. This has resulted in a portion of the secondary street wall being 2.675m.

Further to this the minimum landscape requirements are not met. However, this can be rectified with a change in the front path design and including deep soil surrounding the pool.

A canopy tree is proposed to be removed from the side/rear portion of the site. The replacement in the rear of the site is a "2.5m citrus tree". This does not meet the DCP guideline "Part A – Tree Protection 5.2.2 (7) where one canopy tree (10m high) is to be planted in the rear yard.

6: Solar Access

6.1	Objectives	Satisfactory
A.	To ensure the design of new dwelling houses and alterations and additions maximises solar access to living areas and open space areas.	No
B.	To minimise overshadowing of adjoining properties.	Yes
6.2	Development Controls	Complies
	Sunlight Access	
.1.	1 New dwellings - 3 hours solar access between 9.00am and 3.00pm on June 21 to the windows of habitable rooms and 50% of private open space	N/A
	2 Alterations or Additions – maintain 3 hours solar access between 9.00am and	No

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	3.00pm on June 21 to the windows of habitable rooms and to the majority of private open space	
3	50% of the principal private open space of any adjoining premises receives 3 hours solar access between 9.00am and 3.00pm on June 21	Yes
4	The proposed development does not further reduce the amount of solar access	Yes

Comments: The solar access to the private open space of the dwelling will not meet the 3 hours solar access. The diagram shows that the private open space will be overshadowed until after 12pm on June 21. The design needs to be reconsidered to allow for solar access to this area.

7: Privacy

7.1	Objectives	Satisfactory
A.	Development that is designed to provide reasonable privacy to adjacent properties	No
B.	To maintain reasonable sharing of views from public places and living areas	Yes
C.	To ensure that public views and vistas are protected, maintained and where possible, enhanced	Yes
7.2	Development Controls	Complies
.1.	Visual Privacy	
	1 Protect POS, bedrooms, balconies and living rooms of proposed and any existing adjoining dwellings from direct overlooking	Yes
	2 Provide adequate separation of buildings	Yes
	3 Ensure elevation of finished floor levels above NGL is not excessive	Yes
	4 Improve privacy to adjacent properties with screen planting	Yes
.2.	Windows	
	1 Windows do not directly face the windows, balconies and courtyards of adjoining dwelling	Yes
	2 A window within 9m of another window in a habitable room of an adjoining dwelling is offset by 0.5m (min) or a sill height of 1.7m (min) above the FFL	Yes
3 Windows directly facing balconies or courtyards are narrow, incorporate obscure glazing and/or a sill height of 1.7m (min) above FFL	Yes	
.3.	Elevated Decks Verandahs and Balconies	
	1 Elevated decks, verandahs and upper storey balconies not permitted on side boundaries (exceptions apply)	Yes
	2 Elevated decks, verandahs and balconies incorporate privacy screens	No
3 Rear balconies (no more than 1m (depth) x 2m (length) permitted if the balcony does not unreasonably impact on adjoining premises	No (0.5 by 2.5m)	

Comments: The first floor balcony does not comply with the control as it is over 2.5m in length. There is no privacy screen shown.

8: Vehicle Access and Parking

8.1	Objectives	Satisfactory
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A.	To provide adequate and convenient on-site car parking.	Yes
B.	To ensure that the location and design of driveways, parking spaces and other areas used from the movement of motor vehicles are efficient, safe and convenient.	No
C.	To ensure garages, carports, basements and hard standing areas for cars do not visually dominate the street façade of the dwelling.	Yes
D.	To ensure that construction materials used for driveways respect the architectural qualities of the dwelling.	Yes
E.	To minimise the area of access driveways to minimise impermeable surfaces and maximise landscaped areas.	No
F.	To ensure basements have discreet entries, safe access and a high degree of natural cross-ventilation.	Yes
G.	To minimise excavation to reduce disturbance to natural ground level particularly adjacent to site boundaries.	Yes
H.	To ensure that any proposed basement minimises disturbance to natural drainage systems and that flooding, drainage or ventilation impacts would not be created for the site, or for adjoining or nearby properties.	Yes

8.2	Development Controls	Complies
.1.	<i>Driveway and Grades</i>	
	1 Existing driveways must be used (exceptions apply)	Yes
	2 The width of driveways at the property boundary is to be 3m	Yes
	3 The edge of driveway crossings located 1m (min) clear of any existing stormwater pits or poles and 2m clear of tree trunks	Yes
	4 Parking and access points easily accessible and recognisable, non-disruptive to pedestrian flow and safety and located to minimise traffic hazards and potential for vehicles to queue.	Yes
	5 One (1) vehicular crossing (max) to any public road (exceptions apply)	Yes
	6 Vehicles accessing sites which front main roads shall be capable of entering and exiting in a forward direction	Yes
	7 Vehicular turning areas for garages complies with relevant Australian Standard	Yes
	8 Rear lane / secondary street frontage - parking and access provided from the secondary street/lane	Yes
	10 Driveway set back 0.5 metres (min) from side boundaries	Yes
	12 Areas of concrete visible from a public road are to be minimal and coloured charcoal, grey or brown	Yes
	13 Coloured concrete is not permitted in the driveway crossing outside the property boundary	Yes
	.2.	<i>Garages, Carports and Car Spaces</i>
1 Two (2) car parking spaces required behind the FBL of all new dwellings (exceptions apply)		Yes
2 Garages recessed behind the main front facade and/or non-dominant		Yes
3 Garages not more than 150mm above NGL at entry unless the slope of the site exceeds 1:8 (12.5%)		Complies see traffic comments.
4	Dimensions of parking spaces and garages comply with the Australian Standards	Yes
.3.	<i>Basements</i>	

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1	The area of a basement shall be limited to and contained within the ground level footprint of the dwelling	Yes
2	Excavation not permitted within the minimum side setbacks.	Yes
3	The maximum height of the basement above NGL is limited to 1m measured to the predominant finished floor level of the level above.	Yes – measures 0.6
4	Internal clearance of 2.2m (min)	Yes: Basement Measures 2.8m
5	Driveways have a maximum 1:4 gradient and comply with Australian Standards	Complies see traffic comments.
6	Basement entries and ramps/driveways not greater than 3.5m wide	Complies see traffic comments.
7	Driveway ramps are perpendicular to the property boundary at the street frontage	Complies see traffic comments.
8	Basements permit vehicles to enter and exit the basement in a forward direction	Yes
10	Pump-out systems and stormwater prevention in accordance with Council's Stormwater Management Code	Yes
11	Basements are not to be used for habitable purposes	Yes

Comments:

There are a number of non-compliance in this proposal terms of meeting the objectives of this clause. This is that the design of the driveway does take up a high portion of the rear yard and therefore does not meet the Objective B which aims for a "safe" driveway. This is due to the splay not being included in the driveway design and that the design and materials used for the driveway does not minimize the impermeable surfaces and maximize the landscape area.

9: Altering Natural Ground Level (Cut and Fill)

9.1	Objectives	Satisfactory
A.	To maintain existing ground levels and minimise cut and fill to reduce site disturbance.	No
B.	To ensure existing trees and shrubs are undisturbed, ground water tables are maintained and impacts on overland flow/drainage are minimised.	Yes
9.2	Development Controls	Complies
1	Fill limited to 1m (max) above NGL	Yes
2	Clean fill used only	Yes
3	Cut and fill batters stabilised consistent with the soil properties	Yes
4	Vegetation or structural measures are implemented when the site is disturbed.	Yes
5	Areas of excavation setback from property boundaries in line with building setback controls. No excavation permitted within the minimum required setbacks.	Yes
6	The work does not affect or undermine the soil stability or structural stability of buildings and Council assets on adjoining properties.	Yes
7	A dilapidation report for all buildings which adjoin proposed excavation areas as required	Can Comply
8	Avoid excessive fill that creates the potential for overlooking of adjoining properties	Yes

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Comments: The natural ground level appears to be already altered due to the in-ground pool (see existing elevations and Image 9 and 10 above). There will be excavation of approximately 2.8m to accommodate the basement. This is next to the heritage item. A dilapidation plan has not been submitted at this stage. No structure to be able to assess the impact on the item has been provided.

10: Water and Soil Management

10.1	Objectives	Satisfactory	
A.	To encourage the incorporation of Water Sensitive Urban Design (WSUD) and Botany Improvement Plan principles in the development.	Yes	
D.	To ensure that appropriate soil erosion and sediment control measures are implemented on all sites that involve soil disturbances during construction.	Yes	
E.	To ensure new building work does not detrimentally affect the existing drainage system of any area of the Municipality.	Being referred to for drainage comments see referral	
G.	To appropriately manage stormwater and overland flow to minimise damage to occupants and property	Yes	
Soil Erosion and Sediment Control			
.3.	1	Soil erosion and sediment control measures detailed and implemented prior to the commencement of work.	Yes
	2	Sediment control measures applied	Yes
	3	Plans provided detailing stormwater quality treatment	Yes

11: Access, Safety and Security

11.1	Objectives	Satisfactory	
A.	To encourage the incorporation of crime prevention principles in the design of the proposed developments.	Yes	
B.	To increase the safety and perception of safety in public and semi-public spaces.	Yes	
C.	To provide passive surveillance of the public domain to promote a safe pedestrian environment whilst maintaining the privacy of residents	Yes	
D.	To ensure the safety of pedestrians by separating pedestrian access from vehicular access.	Yes	
11.2	Development Controls	Complies	
.1.	<i>Address and Entry Sightlines</i>		
	1	Occupants able to overlook public places to maximise passive surveillance	Yes
	2	Landscaping design around dwellings and ancillary structures to accommodate plant maturation	Yes
	3	External lighting enhance safe access and security and light spill does not adversely impact on adjoining properties.	Yes
	4	Crime Prevention through Environmental Design (CPTED) principles incorporated.	Yes
.2.	<i>Pedestrian Entries</i>		
	1	Pedestrian entries and vehicular entries suitably separated	Yes
	2	Dwelling entrances easily identifiable	Yes

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	3	House numbers are to be clearly visible from the street	Yes
Retaining Walls			
.3.	1	Retaining walls 1.2m (max) in height.	Yes
	2	Retaining walls in excess of 0.6m are fully designed and documented by a qualified practising engineer	Can be achieved.
Swimming Pools			
	1	Side and rear setbacks from the outside edge of the pool concourse are 1m (min) wide and comprise deep soil soft landscape area	No
.6.	3	The pool filter and pump equipment designed and located to not 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	Can be achieved
	4	Lighting positioned to prevent light spillage and minimise any nuisance to adjoining premises	Can be achieved
	5	Enclosures shall comply with the Swimming Pools Act and relevant Australian Standards as amended.	Can be achieved

Comments: The landscape plan shows that a hard surface surrounds the pool. The plans currently do not comply with Part A: Section 11 controls above.

13: Ecologically Sustainable Development

13.1	Objectives	Satisfactory
A.	To encourage passive and active strategies in the design of dwellings and ancillary structures that promotes the achievement of ecologically sustainable practices and BASIX requirements.	Yes
B.	To ensure dwellings are designed to allow sufficient natural ventilation and lighting whilst minimising heat gain during summer and maximising solar access during winter, thereby reducing the need for artificial cooling and heating.	Yes
C.	To minimise the over use of Sydney's limited high quality domestic water supply by ensuring new dwellings incorporate water storage tanks for use in toilet flushing, landscape irrigation and to encourage new dwellings, additions and alterations to incorporate water saving devices and water conservation strategies.	Yes
D.	To encourage the use of new technology that reduces energy consumption, minimises greenhouse emissions and results in cost savings	Yes
E.	To encourage the re-use of building materials, thereby reducing waste to landfill, transportation costs, conserving raw materials and reducing energy expenditure. (Refer to Part H Waste Minimisation and Management of SCDCP 2005).	Yes
13.2	Development Controls	Complies
Natural Lighting and Heating		
.1.	1	Living areas facing north, sleeping areas facing east/south, and utility areas orientated west/south to maximise winter solar access.
	3	Materials used of high thermal mass
Natural Cooling and Ventilation		
.2.	1	Windows and walls on northern facades shaded by shading devices, trees, eaves and louvres sympathetic to the dwelling
	2	Windows positioned to capture breezes and allow for cross-ventilation
Water Tanks		
.3.	1	Located behind the dwelling or behind the front building line and screened from view from the public domain

DA No 2020/187 - 20 Arthur Street Strathfield - Lot 3 DP 17446 (Cont'd)

	2	Associated support structures and plumbing are a colour that complements the dwelling.	Can comply
	3	Above ground water tanks located 450mm (min) from any property boundary	Yes
	4	Above ground water tanks do not exceed 3m in height above NGL	Yes
	5	Overflow piped directly to the approved stormwater drainage system except in cases where stormwater is required to be directed to on-site stormwater detention (OSD) storage	Yes
	6	No part of the water tank or support stand may rest on a wall footing	Yes
	7	Installation does not involve the filling of more than 1m above existing ground level	Yes
	8	The tank not located over or adjacent to a water main or sewer main or installed over any associated structure or fittings	Yes
	9	Support structure installed to the requirements of a qualified practicing structural engineer or to the maker's specifications.	Yes
	<i>Hot Water Heater Units</i>		
.4.	1	Located behind the dwelling or wholly behind the dwelling	Yes
	2	Not located on balconies unless screened from public view	Yes
	3	Placed within a short distance of the most frequent point of use	Yes

PART H – WASTE MANAGEMENT (SCDCP 2005)

A Waste Management Plan (WMP) was provided as part of the subject application. The waste minimisation strategies detailed in the WMP are to an acceptable standard and complies with Part H of the SCDCP 2005.

PART P - HERITAGE (SCDCP 2005)

An assessment of the proposal against the objectives and development controls contained within Part P of SCDCP 2005 is included below:

Comment: Generally, the assessment below shows that the proposal does not meet the Heritage objectives and controls. This is mainly due to the height of the proposed development, the roof form, the removal of a significant tree, the removal of render which is stated to be significant, changes to the form such as removing doors and replacement of windows without interpretation as to the original form.

1.5: Objectives of this DCP Part

1.5	Objectives	Satisfactory
a.	To encourage development which complements existing heritage items and heritage Conservation Areas in a modern context.	No
b.	To retain evidence of historic themes of development evident in the Strathfield Local Government Area, through the proper care and maintenance of individual heritage items and heritage Conservation Areas.	Yes

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c.	To protect those items and areas that are of value to the local community	Yes
d.	To ensure that development in the vicinity of heritage items is designed and sited to protect the heritage significance of the item.	No
e.	To retain any significant horticultural or landscape features that assist in the interpretation of Strathfield's heritage.	No

Comment: The extension has not been designed to protect the heritage significance of the item. The current height and form will be prominent and will compete with the heritage item rather than complements the item. Areas of the heritage item have been altered such as location of the front door to be replaced with a window without adequate interpretation proposed for this space. Render which is listed as part of the heritage significance is also removed. Horticulture features such as an angophora tree are removed.

2.1: General Objectives

2.1	Objectives	Satisfactory
a.	To ensure that additions to a heritage item and new buildings on the site of a heritage item are of a scale, mass, bulk, orientation, setback and character consistent with the heritage item.	No
b.	To ensure that new development respects the contribution of a heritage item to the streetscape and/or townscape, and allows an ongoing application of its heritage significance.	No
c.	To retain or reinstate missing original details that contribute to the aesthetic quality and/or significance of a heritage item and to encourage the removal of inappropriate alterations and additions.	N/A
d.	To ensure that important elements of the form or fabric of a heritage item are not obscured or destroyed by alterations and additions.	No
e.	To ensure that materials and colours used on both the original heritage item and any alterations and additions are consistent with the significance of the heritage item.	No
f.	To provide an appropriate visual setting for heritage items, including landscaping, fencing and car parking.	No

Comments: The new part of the dwelling will present as either another dwelling sharing the same land or the existing house will appear as the addition. The removal of the render on the item will impact on its significance as it will no longer present as a "simple design and white rendered finish".

2.2: Setting

2.2.1	Objectives	Satisfactory
A.	To provide an appropriate visual setting for heritage items, including landscaping, fencing and car parking; and	No
B.	To ensure that new development respects the contribution of a heritage item to the streetscape and/or townscape and retains the significance of the item.	No

Comment: According to the architecture plans the current heritage item is located below the natural ground level by 20cm. The difference of height between the additions over the heritage item is 1.2m. A change in level and roof design to introduce a pitch element would reference the heritage item would better link the new and old sections of the item.

2.2.2	Controls	Complies
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(1)	Original elements that contribute to the setting of a heritage item such as landscaping, fences and gates, driveways, seawalls etc. should not be removed and, traditional garden designs should be reinstated where possible.	No
(2)	New structures on land on which a heritage item is located such as swimming pools and outbuildings should be located so that they do not adversely impact on the significance of the heritage item.	Yes
(3)	The natural landform and character of the area within which a Heritage Item is located, should be maintained, avoiding any cut and fill to land when constructing new buildings and landscaping grounds.	Yes

2.3: Scale**2.3.1 Objectives** **Satisfactory**

A.	<i>To ensure that alterations and additions to a heritage item and new buildings on the site of a heritage item are of a scale consistent with the heritage item so as not to detract from the significance of the item.</i>	No
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Comment: The scale is larger than the retained part of the heritage item. The height could be reduced to allow for the two storeys that is more in keeping with the height of the house. The flat roof will be prominent

2.3.2 Controls **Complies**

(1)	Development on the site of a heritage item must not dominate the item or detract from its significance.	No
(2)	Development shall not obstruct significant views to and from the item of significance.	Yes

Comment: The new part of the development will dominate the existing development in scale and form. Whilst the new development is easy to identify, the removal of the elements that make it a house such as doors and render will make the original dwelling appear as the extension..

2.4: Form**2.4.1 Objectives** **Satisfactory**

A.	<i>To ensure that important elements of the form of a heritage item are not obscured or destroyed by alterations and additions</i>	No
B.	<i>To ensure that the form of a heritage item retains its importance in the streetscape and/or townscape.</i>	No

Comment: The trees are mainly retained and the new development location to the rear of the site. However, the lack of interpretation of the front door, now a window and removal of the heritage listed tree

2.4.2 Controls **Complies**

(1)	Important elements of the form of a heritage item such as main roof forms, chimneys, parapet walls, verandahs etc. should not be demolished or obscured by alterations and additions.	Yes
(2)	Development of a heritage item must seek to reconstruct missing architectural detailing of a Heritage Item where possible, including gables, finial trims, front verandahs or bays.	N/A

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(3)	Verandahs on the front and sides of a heritage item should not be filled in.	No
(4)	Additions and alterations to a heritage item should not detract from important aspects of the form of the heritage item.	No
(5)	The original shape of the roof of a Heritage Item should not be altered	Yes
(6)	The original wall treatment of a Heritage Item must be retained where possible. Unpainted brick or stone on a Heritage Item should not be painted or rendered.	No

Comments: The porch of the heritage item is to be filled in and the current wall treatment removed. The wall treatment 'white render' as stated in applicants Statement of Significance is more recent addition along with the porch. However, the SOS has included the render as part of the statement.

2.5: Materials and colours

2.5.1 Objectives	Satisfactory
A. <i>To ensure that original materials that contribute to the significance of heritage items are not obscured.</i>	No
B. <i>To ensure that colours of paintwork on heritage items are consistent with the significance of the heritage item.</i>	Yes
C. <i>To ensure that materials on alterations and additions to heritage items are consistent with the materials of the heritage item.</i>	Yes

2.5.2 Development Controls	Complies
(1) Original materials of heritage items should not be replaced with different materials or materials of different colour.	No
(2) Non-original materials of heritage items that are being replaced shall, if possible, be replaced with material that matches the original material as closely as possible	Yes
(3) Painting, rendering or bagging of original face brickwork and/or stonework is not permitted.	No
(4) The texture of original rendered finishes should not be changed.	No
(5) Materials for additions and alterations to heritage items should be compatible with the original materials of the heritage item.	No
(6) Colour schemes for heritage items should have a hue and tonal relationship with traditional colour schemes for the period and style of the heritage item.	Yes
(7) The use of fluorescent paint on heritage items is not permitted.	Yes
(8) The use of modern finishes including stencilled concrete for driveways associated with heritage items is not permitted.	Yes
(9) The original roof cladding of a heritage item (slate, tiles or corrugated iron) should not be changed if it is in good repair.	yes

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(10)	Sandblasting to remove paint from brick or stone should not be undertaken on a heritage item as it exposes it to weathering and may change its appearance	No
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Comments: The development proposes to remove the render which is part of the reason for the listing of the heritage item. Reuse of materials such as bush stone (shown in paving) would complement the new part of the dwelling.

2.6: Alterations and additions

2.6.1	Controls	Complies
(1)	Alterations and additions must not adversely impact the significance of a heritage item.	No
(2)	Any alterations and additions must be consistent with the scale, form, proportion, details and materials of the heritage item.	No
(3)	Alterations and additions to heritage items must be located so as to minimise their visibility and prominence from the street or adjoining streets, and the height must not be seen above the main ridgeline of the building.	No

Comments: The development does not comply with any of the Alteration and Additions 2.6.1 controls. The height is prominent over the ridgeline with windows able to be seen from the front of the house. As the two sit side by side along Bates street it presents as a sharp transition from single storey with a pitched roof to a two storey with a flat roof. The mix of window proportions in the proposed development and the lack of detail between the two parts of this dwelling, result in the two parts competing rather than complementing.

The height of the alteration is flat roofed and currently 1.2m above the heritage listed house. Changes could be made to the structure to reduce the height and reduce the visibility and prominence from the street. The result being that the development is likely to appear as a Dual Occupancy from Bates street.

2.7: Doors and windows

2.7.1	Objectives	Satisfactory
A.	To retain original windows and doors that contribute to the aesthetic quality and/or significance of a heritage item.	No
B.	To reinstate lost details that contributed to the aesthetic qualities and/or significance of a heritage item.	N/A
C.	To retain the proportions of walls and openings that contribute to the aesthetic quality of a heritage item.	Yes

2.7.2	Controls	Complies
(1)	Original window and door openings in a heritage item should be retained. If the original doors or windows have been lost, they are to be replaced with one of similar size, type and material for the age and style of the Item.	No
(2)	Where original windows and doors in a heritage item have been removed and replacement of the new joinery is proposed, the form and detailing of the original windows and/or doors should be	No

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	reconstructed.	
(5)	Extensive areas of glazing visible from the Public Domain are not permitted unless this was a feature of the original design of the building.	Yes
(6)	New skylights are not permitted in roof slopes visible from the Public Domain.	Yes

Comments: The front entrance is to be removed and a new entrance proposed. It is considered that this will provide a better entry off Bates Street and limit the extent of a secondary fence. However, there is no interpretation in the plan that this would have been the original front entrance. A number of original windows are to be replaced with larger windows.

2.8: Car parking

2.8.1	Objectives	Satisfactory
A.	<i>To ensure that garages and carports are designed to minimise the visual impact on views of heritage items.</i>	Yes
2.8.2	Development Controls	Complies
1.	Garages and carports must be located behind the front building alignment	Yes
2.	Garages should generally not be incorporated into the front façade of a heritage item.	Yes
3.	Where a new garage or carport is on the same side of a building as a front verandah, the garage or carport must be located entirely behind the verandah.	Yes
4.	Refer to the Controls for Garages and Carports in the Residential section of this Development Control Plan for general provisions regarding garages and carports.	Yes

2.9: Fencing

2.9.1	Objectives	Satisfactory
A.	<i>To conserve gates and fences that are contemporary with heritage items.</i>	No
B.	<i>To ensure that new fences and gates are in keeping with the character of the heritage item.</i>	No
C.	<i>To ensure that the significance of the heritage item is not diminished by inappropriate fencing.</i>	No
2.9.2	Development controls	Complies
(1)	Original fencing styles and materials on a heritage item should be repaired and retained where possible.	yes
(2)	New fencing and gates to a heritage item should be of a style and scale that is consistent with the style of the building.	No
(3)	Unless evidence is provided to establish a greater height, solid fencing (i.e. brickwork/stone) forward of the building line should	No

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	not be greater than 1m in height above the adjacent public footpath level.	
(4)	Unless evidence is provided to establish a greater height, fencing forward of the building line, constructed of material such as timber pickets, metal pickets or wrought metal panels or a combination of masonry and one of the above materials, should not be greater than 1.5m in height above the adjacent public footpath level.	Yes
(5)	Original face brick or sandstone fencing to a heritage item should not be painted.	Yes

Comments: Whilst the original sandstone fence is retained, there is no evidence that the gate will be retained. The part of the fence is not in the same style which is a low sandstone fence. The fence is inappropriate and does not include sandstone characteristics or styles such as a post war gate (see Image 6).

2.10: Landscape elements including paving and driveways

2.10.1 Objectives		Satisfactory
A.	<i>To retain important landscape elements that contribute to the significance of heritage items.</i>	No
B.	<i>To reinforce the significance of the heritage item through appropriate landscaping.</i>	Yes
2.10.2 Development Controls		Complies
(1)	Original driveways and footpath crossings that relate to a heritage item should not be relocated	No
(2)	Double driveways and footpath crossings will generally not be permitted for houses listed as heritage items.	Yes
(3)	Original or early garden layouts that contribute to the significance of the heritage item should not be altered.	No
(4)	Established trees and shrubs that contribute to the significance of the heritage item should not be removed unless it can be established by an arborist that the health of the tree or shrub is such that it must be removed.	No

Comments: Many of the significant trees are to be retained however, the sandstone footpaths are proposed to be removed along with a significant tree. The original footpaths are not noted in the Statement of Significance and the front garden will remain. The removal of the significant heritage tree however, is not consistent with aims and objectives of section.

2.13: Demolition

2.13.1 Objectives		Complies
1	<i>To retain buildings that are of heritage significance or contribute to the significance of a heritage item.</i>	Yes
2.13.2 Development Controls		Complies
(1)	Buildings that are listed as heritage items or contribute to the	Yes

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	significance of a heritage item shall not be demolished.	
(2)	Partial demolition of a heritage item may only be allowed when it can be established in a Statement of Heritage Impact that the partial demolition will not have an impact on the significance of the heritage item.	No
(3)	Outbuildings associated with heritage items can only be demolished where a Statement of Heritage Impact has established that the outbuilding does not contribute to the heritage significance of the place.	Yes

Comments: The garden is listed. Whilst the demolition controls only focus on the built elements it is noted that the removal of the Angophora tree for garbage bins is not established as a reason for removal of the healthy tree.

4.15 (1)(a)(iia) any planning agreement or draft planning agreement

No planning agreement has been entered into under section 7.4 of the *Environmental Planning and Assessment Act 1979*.

4.15 (1)(a)(iv) matters prescribed by the regulations

Clause 92 of the *Environmental Planning and Assessment (EP&A) Regulation 2000* requires Council to take into consideration the provisions of the Government Coastal Policy and Australian Standard AS2601–1991: *The Demolition of Structures*, in the determination of a development application.

Having regard to these prescribed matters, the proposed development is not located on land subject to the Government Coastal Policy as determined by Clause 92(1)(a)(ii) however it does involve the demolition of a building for the purposes of AS 2601 – 1991: *The Demolition of Structures*.

Should this application be approved, appropriate conditions of consent are included within the recommended to ensure compliance with any relevant regulations.

(i) any coastal zone management plan

The NSW Government projects sea levels to rise by 40cm in 2050 and by 90cm in 2100 above the relative mean sea level in 1990. These planning benchmarks are to be considered in the assessment of development applications through the applicable coastal zone management plan or alternatively the provisions of the *NSW Coastal Planning Guideline: Adapting to Sea Level Rise*.

Although Council is not subject to a coastal zone management plan, the sea level rise planning benchmarks have also been established in order to assess the likely increase in the frequency, duration and height of flooding and as a consequence likely property and infrastructure damage on affected and potentially affected land. Council is therefore required to consider the impact of sea level rise and resultant flooding from Powell's Creek and Cook's River which are tributaries of Sydney Harbour (Parramatta River) and Botany Bay respectively.

The proposed development is not located on a site that is subject to flooding attributed to either Powell's Creek or Cook's River and is therefore not required to be considered under the provisions of the *NSW Coastal Planning Guideline: Adapting to Sea Level Rise*.

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

The proposed development would have a detrimental impact on the significance of the heritage item and its contribution to the streetscape for the reasons outlined in this report.

As such, the proposal is considered to have a detrimental impact on the surrounding built environment.

4.15 (1)(c) *the suitability of the site for the development*

The proposal is considered to be unsuitable to the site. The scale and form of the new additions would physically overwhelm the heritage item and would have a detrimental impact on the significance of the heritage item and its interpretation from the public domain. In addition there is also a lack of solar access to the private open space, the height of the fence next to the road and the safety of the driveway is also unsuitable.

4.15 (1)(d) *any submissions made in accordance with this Act or the regulations*

The application was notified in accordance with the CPP from 13 November to 4 December 2020, with two submissions received.

1. *The trees located at 20 Arthur Street are significant part of the horizon landscape visible from many places including my property.....The property at 20 Arthur St is meant to have heritage-trees; the trees are protected; and their removal for the purposes of expanding the living space should be rejected.*

Assessing officer's comments: I agree with the objection. The proposed significant tree is to be removed and replaced with an area to store garbage bins. Whilst there is no reference to the removal of the tree within the Statement of Environmental Effects, it appears that the stormwater drainage plan has proposed the removal of the tree to avoid *"any conflict with drainage style and possible future damage"*. The tree is significant and is part of the heritage of this site. The stormwater should be redesigned to avoid the removal of the tree.

2. *The removal of the rear "wing" is a regrettable proposal as it would be a significant alteration to the external fabric particularly when replaced. "cheek by jowl", by part of a square butterbox", with no affinity to the original property's architecture. The "footprint" of the heritage example would be significantly diminished.*

Assessing officer's comments: I agree with the objection. Due to the development being on a corner allotment the design does appear to be "cheek by jowl" with no affinity to the original property's architecture. An assessment against the DCP Part P- heritage controls shows that the current proposal does not adequately meet these controls.

3. *All bungalow style residences typically have a front entry...located...to one side, particularly where a driveway is available or on corner sites...the proposal incorporate a replacement "front entrance" more centrally located... thereby rendering the original nearer to the front but also on Bates street" surplus to requirements!" the proponents solution is to replace the "doorway" with a double window and to demolish the steps and lands, replacing hen with grass.....A more sympathetic approach, in my view, would b to utilize a triple window configuration more closely resembling the present doorway and to leave the steps and landing in place"*

Assessing officer's comments: I agree with the objection. The removal of fabric of the heritage item needs to be carefully considered and if removal is necessary for the design then a method to

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interpret where the original entrance was from the public domain needs to be incorporated in the design.

4. **Render Removal** The proposal to remove the render and leave the original bricks exposed seems odd. It removes one of the property's most distinguishing features and appears to be proposed merely to provide contrast with the new structure apparently intended to be predominantly white. Why remove the render? A lot of expense for what purpose! Why not try something novel for the current period - and adopt something other than white for the "butterbox"! There are too many "white butterboxes" popping up in to-day's environment (and too many of the older versions are quickly looking "tired").

Assessing officer's comments: I agree with the objection. Keeping the render and contrasting the newer part with a material or colour would allow the interpretation to be maintained without the loss of the "render" which is described as part of the Statement of Significance.

5. While I doubt it is original, there is a large azalea near the (current) front entry which miraculously has survived drought and neglect to mount a magnificent display annually. The absence of azalea on the landscaping "plan" suggests it is not proposed to survive - a pity should that be so for it has become identified with the property (and, may I suggest it would be more appropriate than yet more gardenia or murraya et al).

Assessing officer's comments: This is noted however, the main elements of the garden as stated in the Statement of Significance is the Angophoras.

6. it appears to denigrate any heritage orders unless they are State or National and implies that a house was on the property by at least 1944 - not post war.... One gets an impression that the proponent is "flying kites" trying to see how much he can get away with. If there was true regard for Council's classification (made on the advice of Heritage Consultants)

Assessing officer's comment: According to council's building records the dwelling was built in 1946 (post world war 2) and represents one of the only Post War development on the heritage list. Whilst the redevelopment of the item to adapt it to current living standards is acceptable it should still retain its interpretation as a "post-war house" which the current design fails to do.

4.15 (1)(e) the public interest

The public interest is served through the detailed assessment of this development application under the relevant local planning controls and legislation and consideration of any submissions received relating to it by Council. The proposed development is considered to be contrary to the public interest.

With regard to the wider public interest, approval of the proposed development would have a detrimental impact on the wider community through the detrimental impact on a heritage item of local significance.

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SECTION 7.11 CONTRIBUTIONS

Should this application be approved, a condition requiring payment of a monetary contribution in accordance with *Strathfield Direct Development Contributions Plan 2010-2030* is to be imposed as part of any consent.

CONCLUSION

The application has been assessed having regard to Section 4.15 of the Environmental Planning and Assessment Act 1979, the Strathfield Local Environmental Plan 2012 and the Strathfield Development Control Plan 2005 and is considered to be unsatisfactory for approval.

Signed: EB
Specialist Planner - Heritage

PEER REVIEW

The content and recommendation of the development assessment report has undergone peer review and is satisfactory for consideration by the Panel.

Signed: JG
Senior Planner

RECOMMENDATION

That the Strathfield Local Planning Panel, exercising the functions of Council as consent authority, **REFUSE** Development Application No. DA2020/187 for alterations and additions to existing heritage listed dwelling (local item 'I90' under SLEP2012) including basement level, in-ground swimming pool, fencing and associated landscaping on land at 20 Arthur Street, Strathfield for the following reasons:

1. **Inconsistency with aims of Strathfield Local Environmental Plan 2012 – Clause 1.2: Aims of plan (SLEP 2012)**

The proposed development should be refused because it does not achieve a high-quality urban form and does not protect environmental and cultural heritage. As such, the proposal is contrary to aims (a) and (f) under Clause 1.2(2) of SLEP 2012, as follows:

Clause 1.2(2):

- **Objective (a):** To achieve high quality urban form by ensuring that new development exhibits design excellence and reflects the existing or desired future character of particular localities and neighbourhoods in Strathfield.
- **Objective (f):** To identify and protect environmental and cultural heritage.

2. **Inconsistency with the objectives for heritage conservation in Strathfield LGA - Clause 5.10: Heritage conservation (SLEP 2012)**

The proposed development should be refused because it does not conserve or respect the environmental heritage of Strathfield LGA. The proposed additions would have a detrimental

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impact on the significance of the heritage listed '*post war house and garden*' under SLEP 2012. As such, the proposal is contrary to aims (a) and (b) under Clause 5.10(1) of SLEP 2012, as follows:

Clause 5.10(1):

- **Objective (a):** To conserve the environmental heritage of Strathfield
- **Objective (b):** To conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views.

3. **Inconsistency with the zone objective pertaining to protection of heritage significance of heritage items – Land Use Table (SLEP 2012)**

The proposed development should be refused because the proposal would adversely impact upon the heritage significance of the heritage item and its setting. As such, the proposal is contrary to the following zone objective for the R2 Low Density Residential zone under the Land Use Table of SLEP 2012, as follows:

Land Use Table – R2 Low Density Residential Zone:

- **Objective:** To ensure that development of housing does not adversely impact the heritage significance of adjacent heritage items and conservation areas.

4. **Inconsistency with objects of EP&A Act, 1979 – Clause 1.3: Objects of Act**

The proposed development should be refused because it is inconsistent with objects (f) and (g) under Clause 1.3 of the Act, as follows:

Clause 1.3:

- **Object (f):** To promote the sustainable management of built and cultural heritage (including Aboriginal cultural heritage).
- **Object (g):** To promote good design and amenity of the built environment.

5. **Insufficient information to enable a proper assessment of proposed earthworks – Clause 6.2: Earthworks (SLEP 2012)**

The proposed development should be refused because there is insufficient information to enable a proper assessment of the impact of the proposed basement level and proposed additions on the structural integrity of the existing heritage item and impact to the adjoining properties. This is required at the DA stage in order to ascertain the viability of the proposal given the heritage significance of the building. No detailed Structural Report or Geotechnical report provided.

6. **Inconsistency with Part A – Dwelling Houses and Ancillary Structures**

The proposed development should be refused because it is inconsistent with objects of the following sections:

- Objectives A, B, E, F, I of Section 2 – architectural Design and Streetscape Presentation
- Objectives C, and M of Section 5 – Landscaping
- Objective A – Section 6 – Solar Access
- Objective A – Section 7 - Privacy
- Objective A, - Section 9 - Altering Natural Ground Level (cut and Fill)

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7. **Inconsistency with Part P – Heritage Objectives and Controls:**

The proposed development should be refused because it is inconsistent with objects of the following sections:

Objectives of this Part: A, D and E

2.1 General Objectives

2.2 Setting

2.3 Scale

2.4 Form

Objective A – Section 2.5 - Materials and Colours

2.6 Alterations and Additions

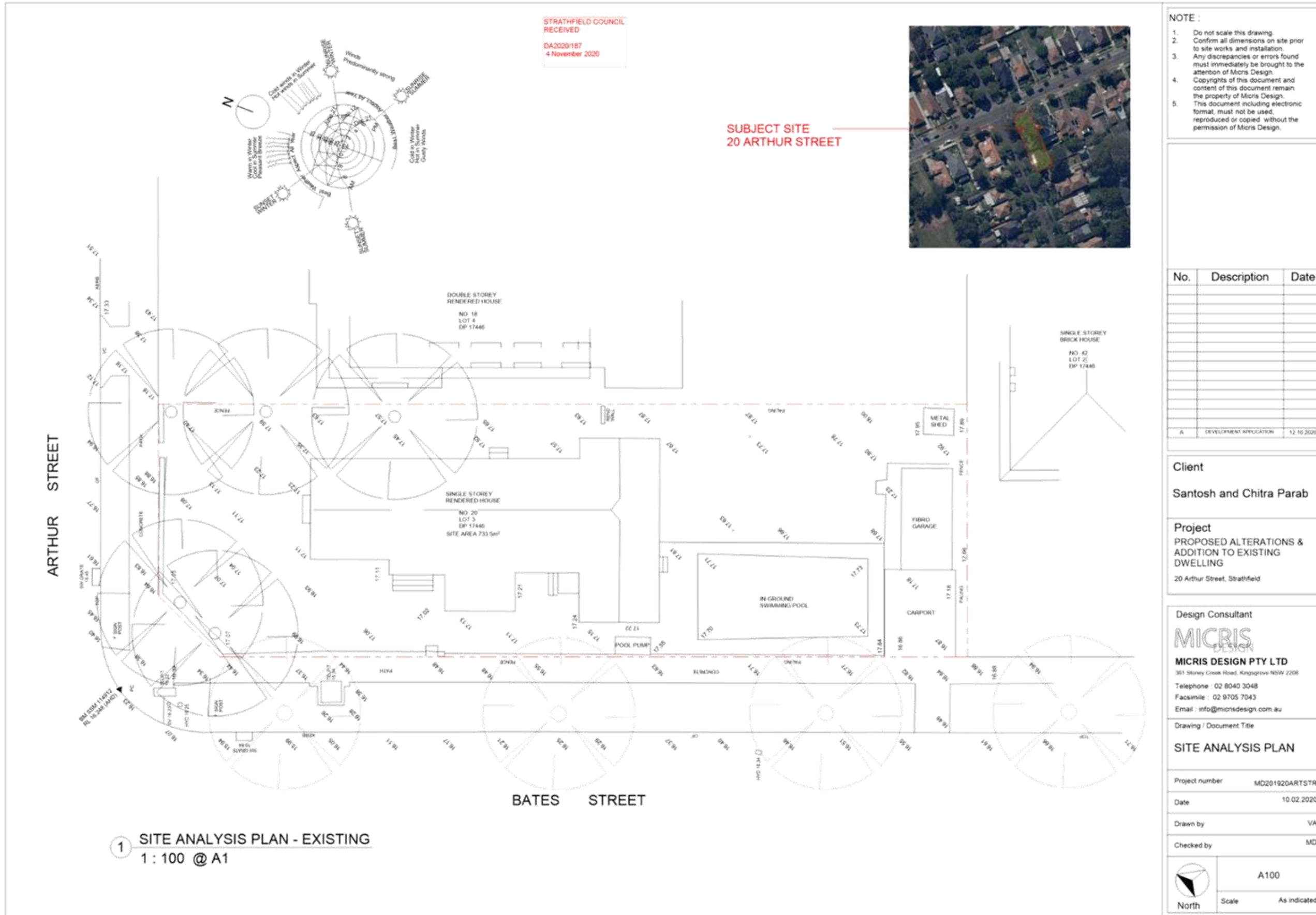
2.9 Fencing

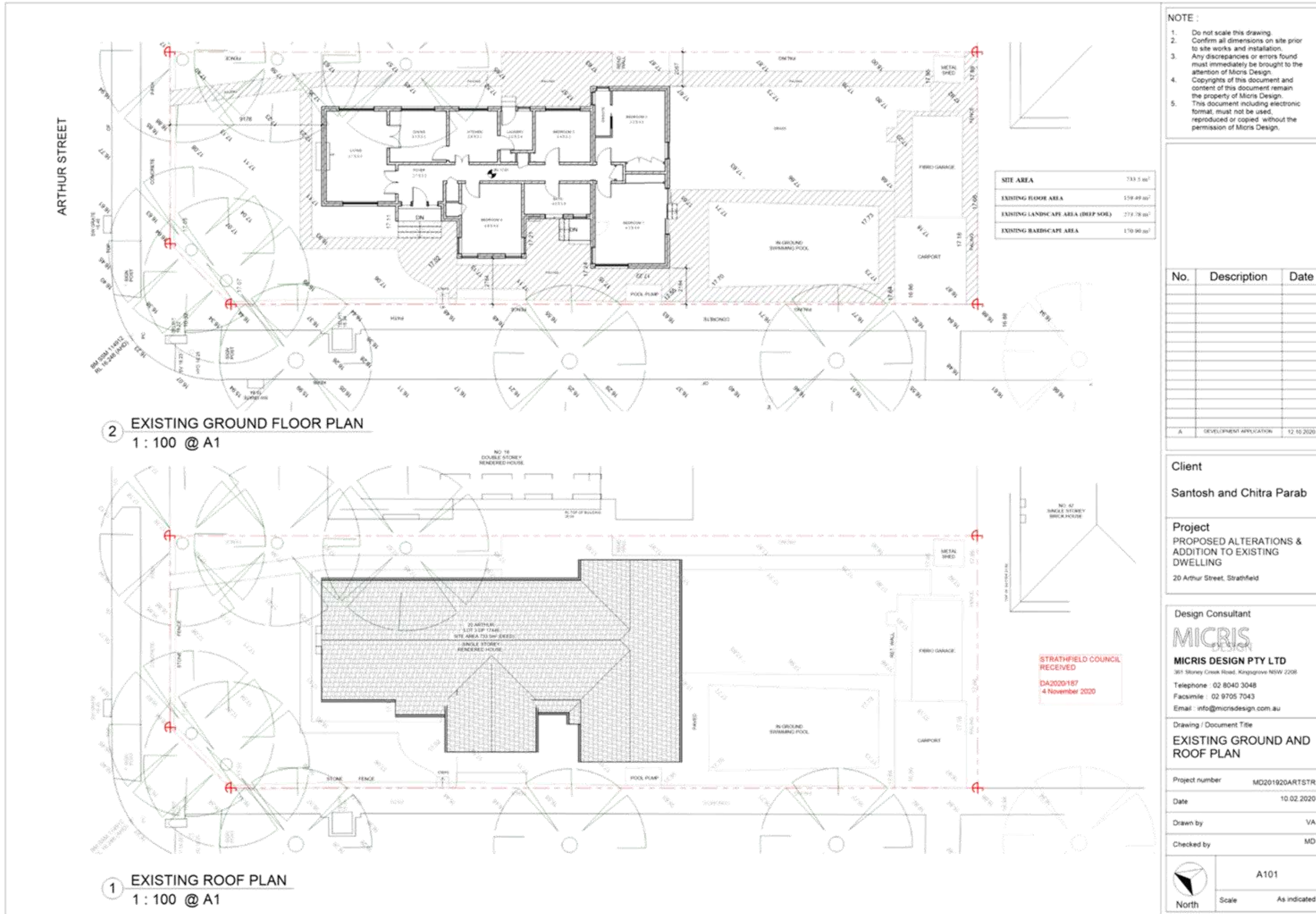
Objective A - 2.10 landscape elements including paving and Driveways

Objective 2.13: Demolition Development Control (2) Partial demolition of a heritage item may only be allowed when it can be established in a Statement of Heritage Impact that the partial demolition will not have an impact on the significance of the heritage item.

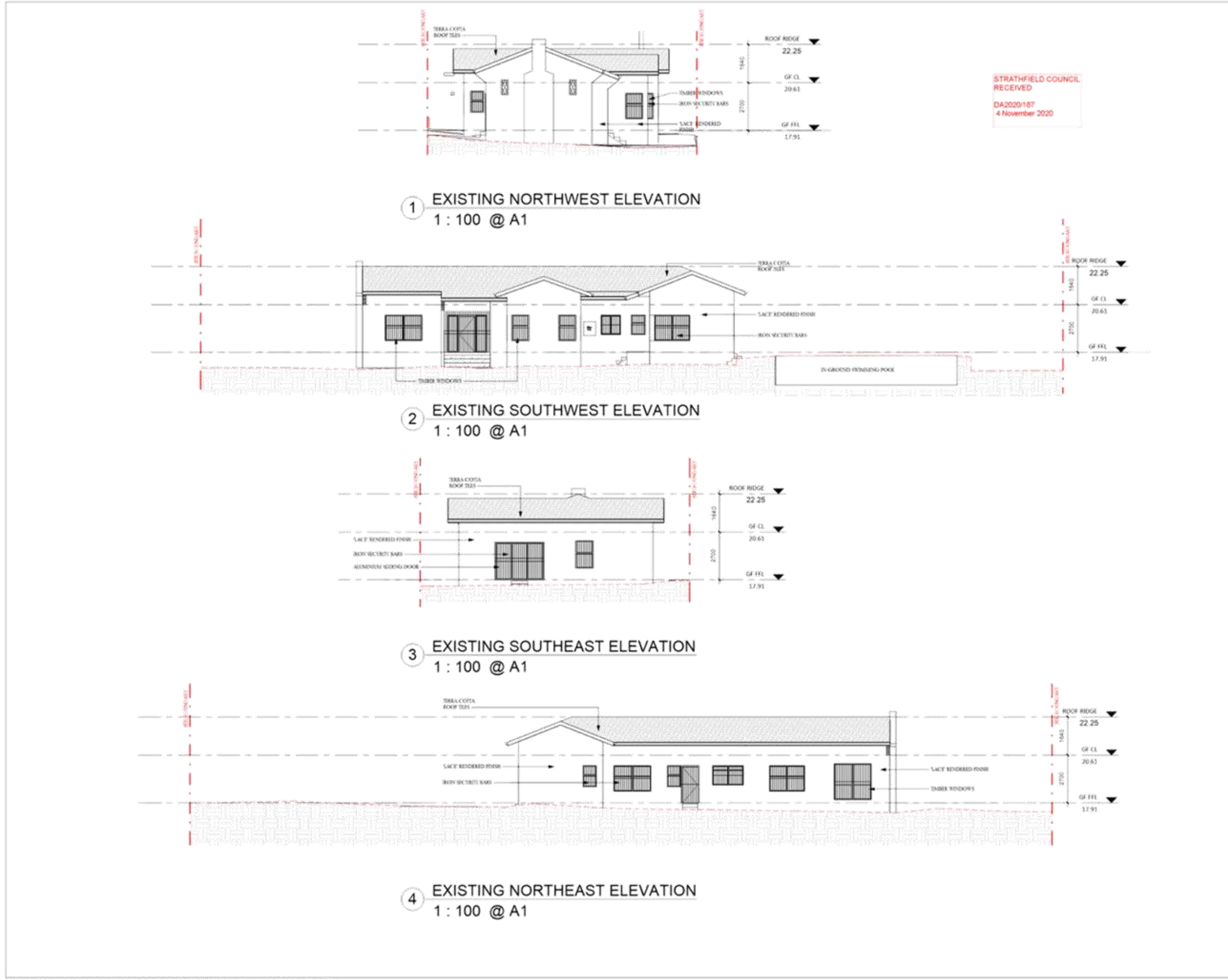
ATTACHMENTS

1. [↓](#) External Colours and Finishes
2. [↓](#) Architectural Plans
3. [↓](#) Heritage Impact Statement
4. [↓](#) Landscape Plan
5. [↓](#) Shadow Analysis - 3pm on 21st June
6. [↓](#) Shadow Analysis - 9am and 12pm on 21st June
7. [↓](#) Statement of Environmental Effects
8. [↓](#) Stormwater Plan
9. [↓](#) Survey





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NOTE :

1. Do not scale this drawing.
2. Confirm all dimensions on site prior to site works and installation.
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No.	Description	Date
A	DEVELOPMENT APPLICATION	12.10.2020

Client
Santosh and Chitra Parab

Project
PROPOSED ALTERATIONS & ADDITION TO EXISTING DWELLING
20 Arthur Street, Strathfield

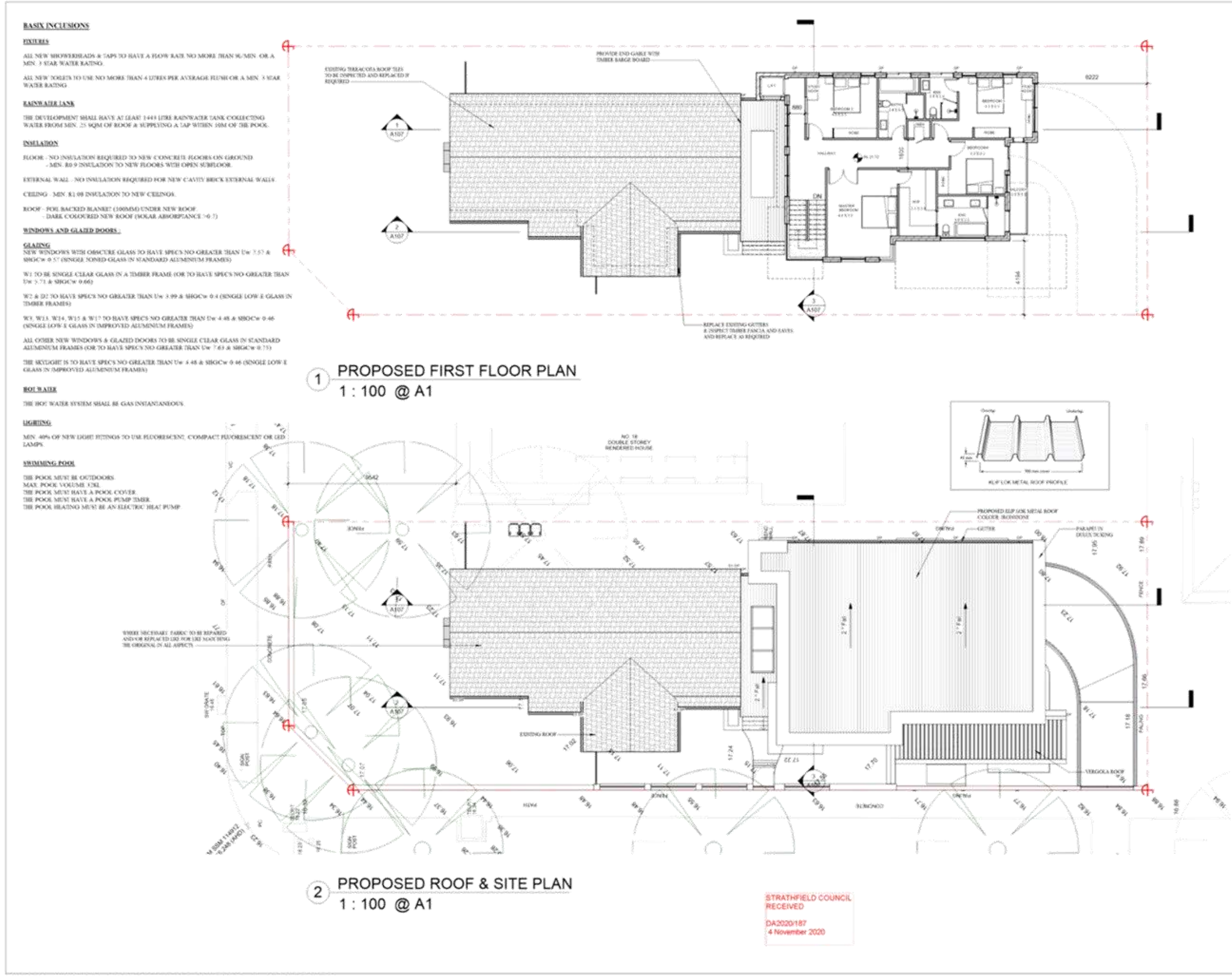
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Drawing / Document Title
EXISTING ELEVATIONS

Project number MD201920ARTSTR
Date 10.02.2020
Drawn by VA
Checked by MD

North A102
Scale 1 : 100

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BASIC INCLUSIONS

FIXTURES
 ALL NEW SHOWERHEADS & TAPS TO HAVE A FLOW RATE NO MORE THAN 8 L/MIN OR A MIN. 3 STAR WATER RATING.
 ALL NEW TOILETS TO USE NO MORE THAN 4 LITRES PER AVERAGE FLUSH OR A MIN. 3 STAR WATER RATING

RAINFALL TANK
 THE DEVELOPMENT SHALL HAVE AT LEAST 1444 LITRE RAINWATER TANK COLLECTING WATER FROM MIN. 25 SQM OF ROOF & SUPPLYING A LAP WITHIN 10M OF THE POOL.

INSULATION
 FLOOR - NO INSULATION REQUIRED TO NEW CONCRETE FLOORS ON GROUND
 - MIN. R0.9 INSULATION TO NEW FLOORS WITH OPEN SUBFLOOR.
 EXTERNAL WALL - NO INSULATION REQUIRED FOR NEW CAVITY BRICK EXTERNAL WALLS
 CEILING - MIN. R1.09 INSULATION TO NEW CEILING.
 ROOF - FOAM BACKED BLANKET (100MM) UNDER NEW ROOF
 - DARK COLOURED NEW ROOF (SOLAR ABSORBANCE >0.7)

WINDOWS AND GLAZED DOORS:

GLAZING
 NEW WINDOWS WITH OBSCURE GLASS TO HAVE SPECS NO GREATER THAN Uw 3.57 & SHGCw 0.57 (SINGLE TONED GLASS IN STANDARD ALUMINIUM FRAMES)
 W1 TO BE SINGLE CLEAR GLASS IN A TIMBER FRAME (OR TO HAVE SPECS NO GREATER THAN Uw 3.71 & SHGCw 0.66)
 W2 & D2 TO HAVE SPECS NO GREATER THAN Uw 3.99 & SHGCw 0.4 (SINGLE LOW E GLASS IN TIMBER FRAMES)
 W3, W13, W14, W15 & W17 TO HAVE SPECS NO GREATER THAN Uw 4.48 & SHGCw 0.46 (SINGLE LOW E GLASS IN IMPROVED ALUMINIUM FRAMES)
 ALL OTHER NEW WINDOWS & GLAZED DOORS TO BE SINGLE CLEAR GLASS IN STANDARD ALUMINIUM FRAMES (OR TO HAVE SPECS NO GREATER THAN Uw 7.61 & SHGCw 0.71)
 THE SKYGLAZE IS TO HAVE SPECS NO GREATER THAN Uw 4.48 & SHGCw 0.46 (SINGLE LOW E GLASS IN IMPROVED ALUMINIUM FRAMES)

ROU WATER
 THE HOT WATER SYSTEM SHALL BE GAS INSTANTANEOUS.

LIGHTING
 MIN. 40% OF NEW LIGHT FITTINGS TO USE FLOURESCENT, COMPACT FLOURESCENT OR LED LAMPS.

SWIMMING POOL
 THE POOL MUST BE OUTDOORS
 MAX POOL VOLUME 12KL
 THE POOL MUST HAVE A POOL COVER
 THE POOL MUST HAVE A POOL PUMP TIMER
 THE POOL HEATING MUST BE AN ELECTRIC HEAT PUMP

WHERE STRUCTURAL FABRIC TO BE REPAIRED AND/OR REPLACED USE FOR LIKE NEW BEING THE ORIGINAL IN ALL ASPECTS

1 PROPOSED FIRST FLOOR PLAN
1 : 100 @ A1

2 PROPOSED ROOF & SITE PLAN
1 : 100 @ A1

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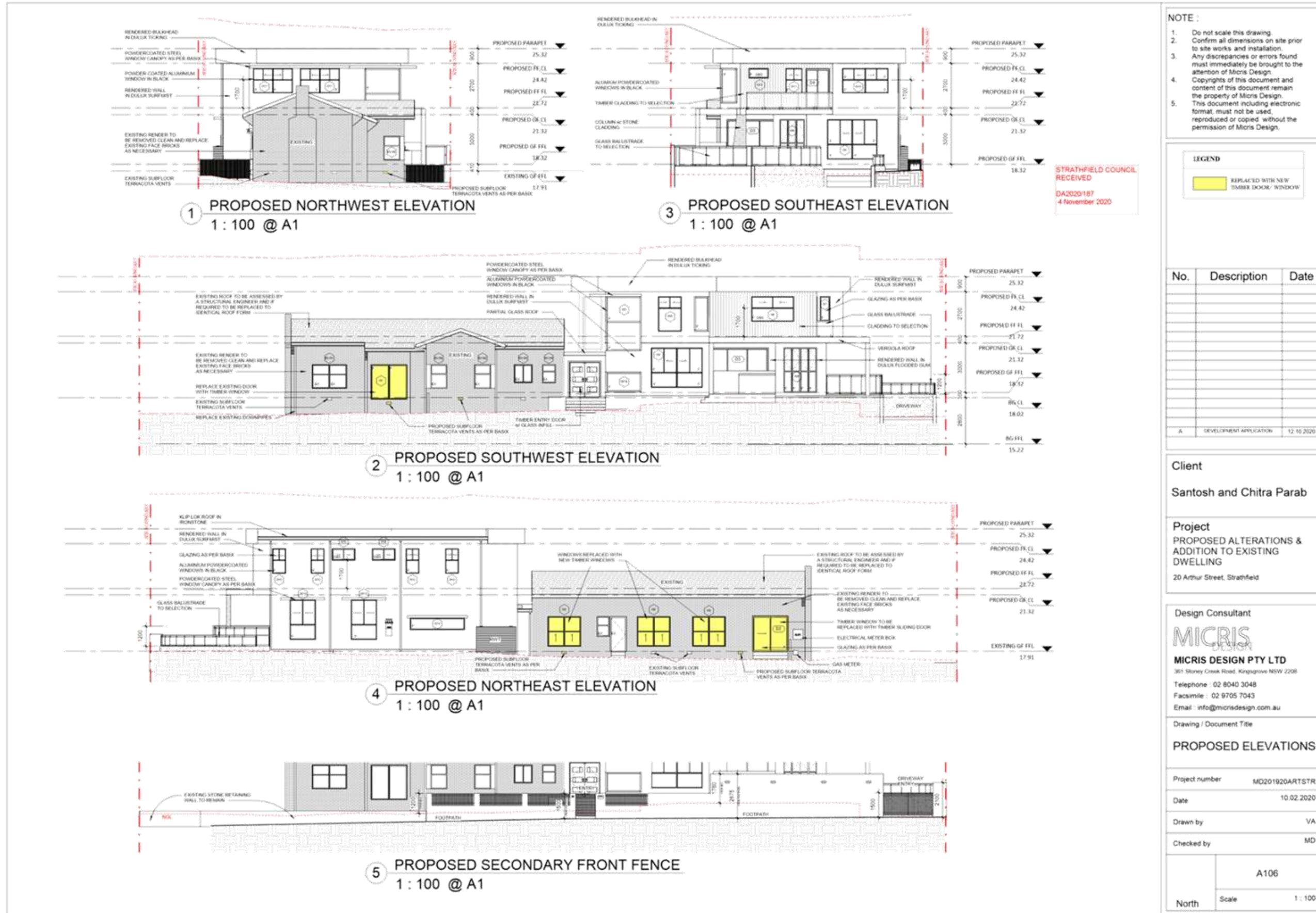
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PROPOSED FIRST FLOOR & ROOF PLAN

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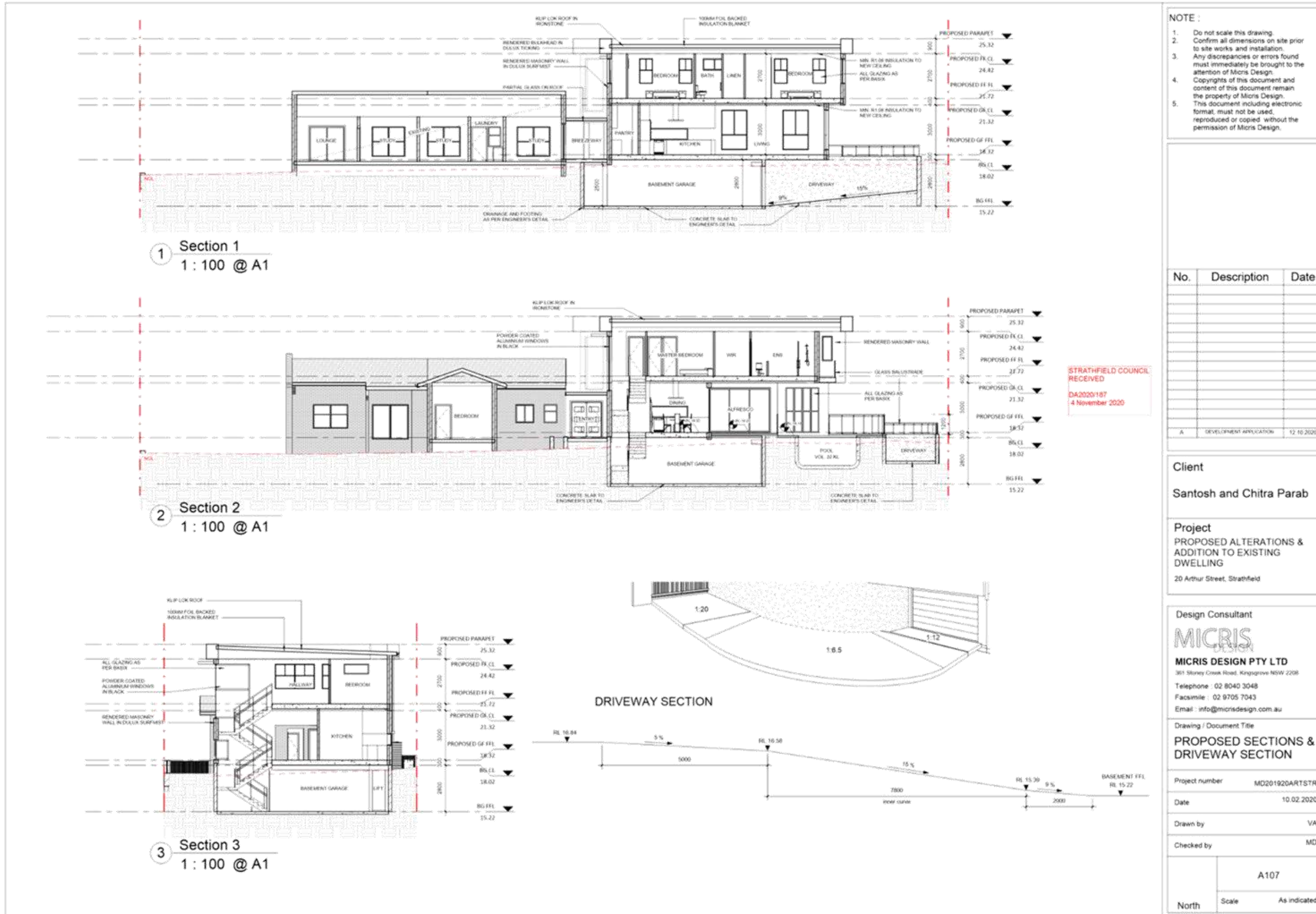
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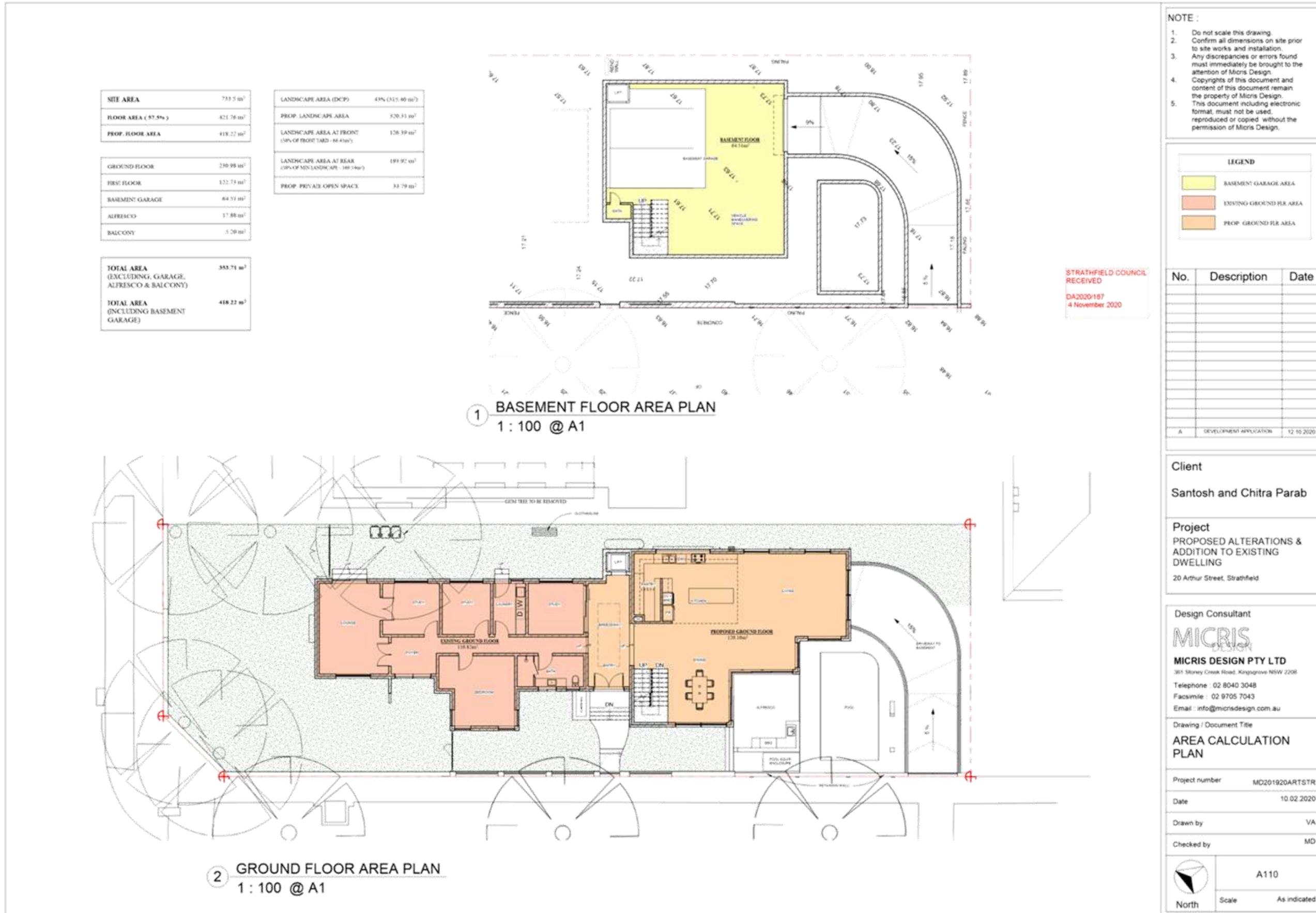
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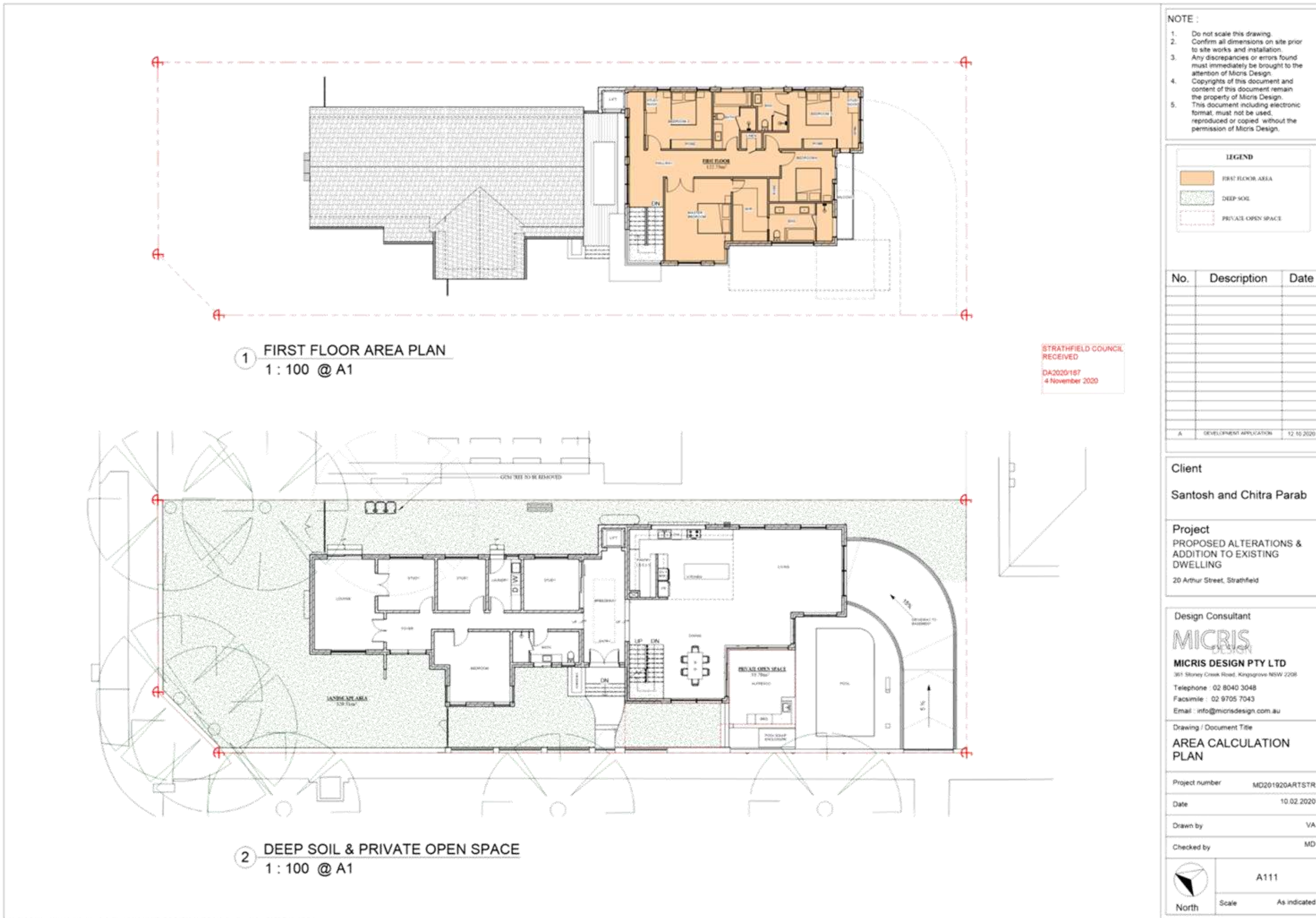
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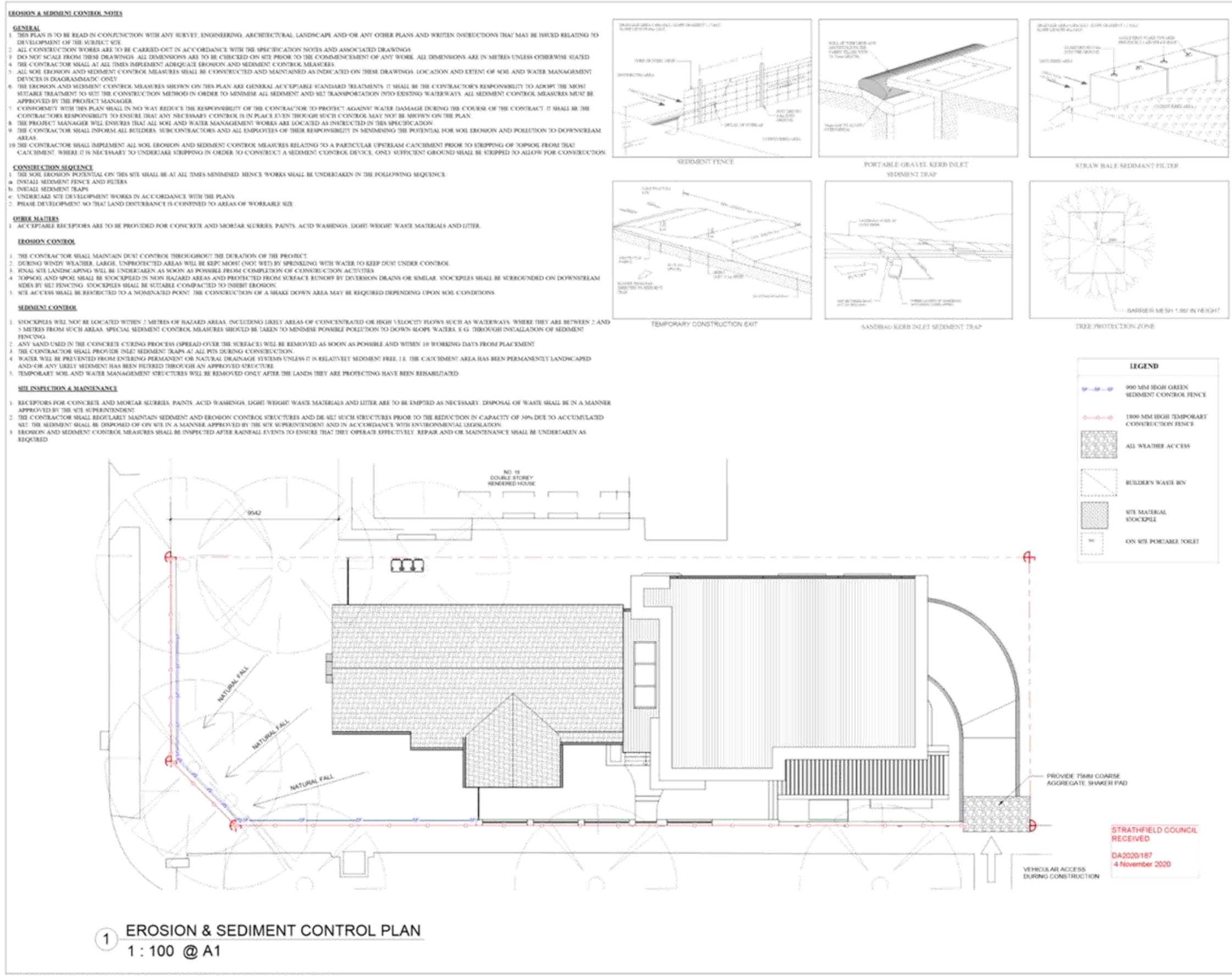


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EROSION & SEDIMENT CONTROL NOTES

GENERAL

- THIS PLAN IS TO BE READ IN CONJUNCTION WITH ANY SURVEY, ENGINEERING, ARCHITECTURAL, LANDSCAPE AND/OR ANY OTHER PLANS AND WRITTEN INSTRUCTIONS THAT MAY BE ISSUED RELATING TO DEVELOPMENT OF THE SUBJECT SITE.
- ALL CONSTRUCTION WORKS ARE TO BE CARRIED OUT IN ACCORDANCE WITH THE SPECIFICATION NOTES AND ASSOCIATED DRAWINGS.
- DO NOT SCALE FROM THESE DRAWINGS. ALL DIMENSIONS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF ANY WORK. ALL DIMENSIONS ARE IN METRES UNLESS OTHERWISE STATED.
- THE CONTRACTOR SHALL AT ALL TIMES IMPLEMENT ADEQUATE EROSION AND SEDIMENT CONTROL MEASURES.
- ALL SOIL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED AS INDICATED ON THESE DRAWINGS. LOCATION AND EXTENT OF SOIL AND WATER MANAGEMENT DEVICES IS DIAGRAMMATIC ONLY.
- THE EROSION AND SEDIMENT CONTROL MEASURES SHOWN ON THIS PLAN ARE GENERAL ACCEPTABLE STANDARD TREATMENTS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ADOPT THE MOST SUITABLE TREATMENT TO SUIT THE CONSTRUCTION METHOD IN ORDER TO MINIMISE ALL SEDIMENT AND SOIL TRANSPORTATION INTO EXISTING WATERWAYS. ALL SEDIMENT CONTROL MEASURES MUST BE APPROVED BY THE PROJECT MANAGER.
- CONFORMITY WITH THIS PLAN SHALL IN NO WAY REDUCE THE RESPONSIBILITY OF THE CONTRACTOR TO PREVENT WATER DAMAGE DURING THE COURSE OF THE CONTRACT. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT ANY NECESSARY CONTROL IS IN PLACE EVEN THOUGH SUCH CONTROL MAY NOT BE SHOWN ON THE PLAN.
- THE PROJECT MANAGER WILL ENSURE THAT ALL SOIL AND WATER MANAGEMENT WORKS ARE LOCATED AS INSTRUCTED IN THIS SPECIFICATION.
- THE CONTRACTOR SHALL INFORM ALL BUILDERS, SUBCONTRACTORS AND ALL EMPLOYEES OF THEIR RESPONSIBILITY IN MINIMISING THE POTENTIAL FOR SOIL EROSION AND POLLUTION TO DOWNSTREAM AREAS.
- THE CONTRACTOR SHALL IMPLEMENT ALL SOIL EROSION AND SEDIMENT CONTROL MEASURES RELATING TO A PARTICULAR UPSTREAM CATCHMENT PRIOR TO STRIPPING OF TOPSOIL FROM THAT CATCHMENT. WHERE IT IS NECESSARY TO UNDERTAKE STRIPPING IN ORDER TO CONSTRUCT A SEDIMENT CONTROL DEVICE, ONLY SUFFICIENT GROUND SHALL BE STRIPPED TO ALLOW FOR CONSTRUCTION.

CONSTRUCTION SEQUENCE

- THE SOIL EROSION POTENTIAL ON THIS SITE SHALL BE AT ALL TIMES MINIMISED. HENCE WORKS SHALL BE UNDERTAKEN IN THE FOLLOWING SEQUENCE:
 - INSTALL SEDIMENT FENCE AND FILTERS
 - INSTALL SEDIMENT TRAPS
 - UNDERTAKE SITE DEVELOPMENT WORKS IN ACCORDANCE WITH THE PLANS
 - PHASE DEVELOPMENT SO THAT LAND DISTURBANCE IS CONFINED TO AREAS OF WORKABLE SIZE.

OTHER MATTERS

- ACCEPTABLE RECEPTORS ARE TO BE PROVIDED FOR CONCRETE AND MORTAR SURRES, PAINTS, ACID WASHINGS, LIGHT WEIGHT WASTE MATERIALS AND LITTER.

EROSION CONTROL

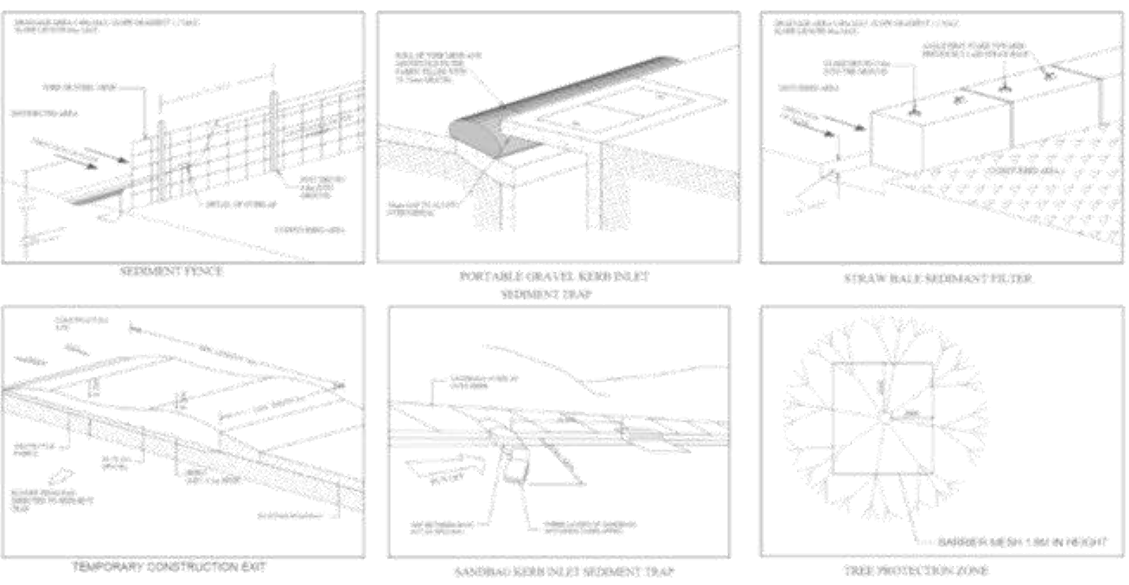
- THE CONTRACTOR SHALL MAINTAIN DUST CONTROL THROUGHOUT THE DURATION OF THE PROJECT.
- DURING WINDY WEATHER, LARGE UNPROTECTED AREAS WILL BE KEPT MOIST (NOT WET) BY SPRINKLING WITH WATER TO KEEP DUST UNDER CONTROL.
- FINAL SITE LANDSCAPING WILL BE UNDERTAKEN AS SOON AS POSSIBLE FROM COMPLETION OF CONSTRUCTION ACTIVITIES.
- TOPSOIL AND SOIL SHALL BE STOCKPILED IN NON HAZARDOUS AREAS AND PROTECTED FROM SURFACE RUNOFF BY DIVERSION DRAINS OR SIMILAR. STOCKPILES SHALL BE SURROUNDED ON DOWNSTREAM SIDES BY Silt FENCING. STOCKPILES SHALL BE SETTLEABLE COMPACTED TO INHIBIT EROSION.
- SOIL ACCESS SHALL BE RESTRICTED TO A NOMINATED POINT. THE CONSTRUCTION OF A SHAKE DOWN AREA MAY BE REQUIRED DEPENDING UPON SOIL CONDITIONS.

SEDIMENT CONTROL

- STOCKPILES WILL NOT BE LOCATED WITHIN 2 METRES OF HAZARDOUS AREAS, INCLUDING LIKELY AREAS OF CONCENTRATED OR HIGH VELOCITY FLOWS SUCH AS WATERWAYS, WHERE THEY ARE BETWEEN 2 AND 5 METRES FROM SUCH AREAS. SPECIAL SEDIMENT CONTROL MEASURES SHOULD BE TAKEN TO MINIMISE POSSIBLE POLLUTION TO DOWN-SLOPE WATERS, E.G. THROUGH INSTALLATION OF SEDIMENT FENCING.
- ANY SAND UMB IN THE CONCRETE CURING PROCESS (SPREAD OVER THE SURFACE) WILL BE REMOVED AS SOON AS POSSIBLE AND WITHIN 10 WORKING DAYS FROM PLACEMENT.
- THE CONTRACTOR SHALL PROVIDE INLET SEDIMENT TRAPS AT ALL PITS DURING CONSTRUCTION.
- WATER WILL BE PREVENTED FROM ENTERING PERMANENT OR NATURAL DRAINAGE SYSTEMS UNLESS IT IS RELATIVELY SEDIMENT FREE, I.E. THE CATCHMENT AREA HAS BEEN PERMANENTLY LANDSCAPED AND/OR ANY LIKELY SEDIMENT HAS BEEN FILTERED THROUGH AN APPROVED STRUCTURE.
- TEMPORARY SOIL AND WATER MANAGEMENT STRUCTURES WILL BE REMOVED ONLY AFTER THE LANDS THEY ARE PROTECTING HAVE BEEN REHABILITATED.

SITE INSPECTION & MAINTENANCE

- RECEPTORS FOR CONCRETE AND MORTAR SURRES, PAINTS, ACID WASHINGS, LIGHT WEIGHT WASTE MATERIALS AND LITTER ARE TO BE EMPTIED AS NECESSARY. DISPOSAL OF WASTE SHALL BE IN A MANNER APPROVED BY THE SITE SUPERINTENDENT.
- THE CONTRACTOR SHALL REGULARLY MAINTAIN SEDIMENT AND EROSION CONTROL STRUCTURES AND DE-SILT SUCH STRUCTURES PRIOR TO THE REDUCTION IN CAPACITY OF 10% DUE TO ACCUMULATED SILT. THE SEDIMENT SHALL BE DISPOSED OF ON SITE IN A MANNER APPROVED BY THE SITE SUPERINTENDENT AND IN ACCORDANCE WITH ENVIRONMENTAL LEGISLATION.
- EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSPECTED AFTER RAINFALL EVENTS TO ENSURE THAT THEY OPERATE EFFECTIVELY. REPAIR AND/OR MAINTENANCE SHALL BE UNDERTAKEN AS REQUIRED.



LEGEND

- 900 MM HIGH GREEN SEDIMENT CONTROL FENCE
- 1800 MM HIGH TEMPORARY CONSTRUCTION FENCE
- ALL WEATHER ACCESS
- BUILDER'S WASTE BIN
- WTE MATERIAL STOCKPILE
- ON SITE PORTABLE TOILET

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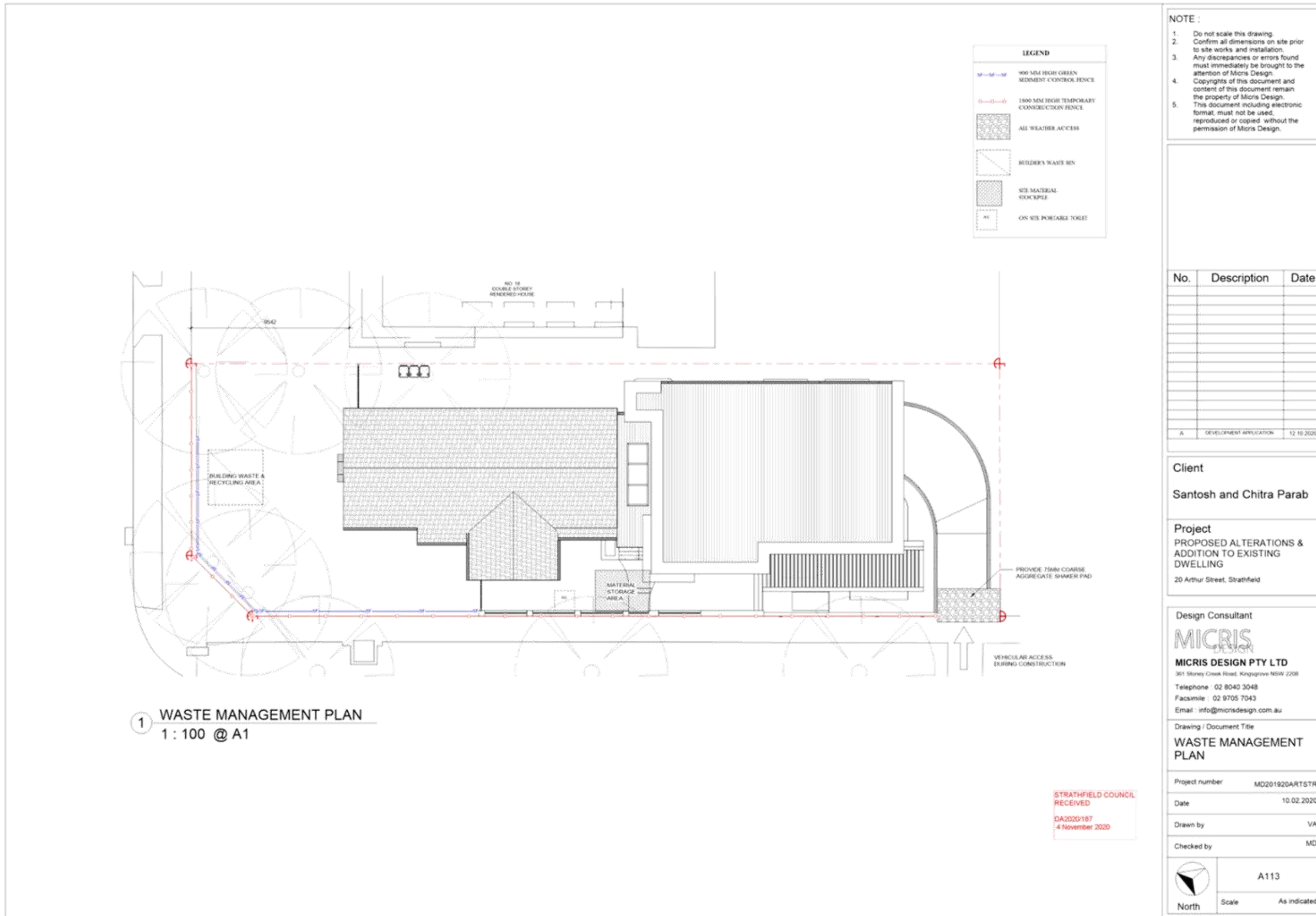
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STATEMENT OF HERITAGE IMPACT

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DA2020/187
4 November 2020

Proposed Development at
20 Arthur Street
Strathfield



Job No. 8829
October 2020

Heritage 21

CULTURAL BUILT HERITAGE IN THE 21ST CENTURY

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Heritage Impact Statements	Conservation Management Plans	On-site Conservation Architects
Photographic Archival Recordings	Interpretation Strategies	Expert Heritage Advice
Fabric Analyses	Heritage Approvals & Reports	Schedules of Conservation Work

Statement of Heritage Impact + 20 Arthur Street, Strathfield

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Statement of Heritage Impact • 20 Arthur Street, Strathfield

Acknowledgement of Country

Heritage 21 wishes to acknowledge the Traditional Owners of country throughout Australia and recognise their continuing connection to land, waters and community. We pay our respects to them and their cultures; and to elders both past and present.

Cover page: Subject site at 20 Arthur Street, Strathfield, from intersection of Bates and Arthur Streets looking to front façade (Source: Heritage 21, 18 June 2020).

The following table forms part of the quality management control undertaken by Heritage 21 regarding the monitoring of its intellectual property as issued.

Issue	Description	Date	Written by	Issued by
1	Draft report (D1) issued for comment.	25.09.2020	NF	NF
2	Draft report (D2) issued for comment.	08.10.2020	NF	NF
3	Report issued (RI) for DA.	12.10.2020	-	NF

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Page | 3 of 49

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Job No. 8829 – RI

1.0 INTRODUCTION

1.1 Background

This Statement of Heritage Impact ('SOHI' or 'report') has been prepared on behalf of the owner of the subject site in the context of a development application for alterations and additions to the place.

1.2 Site Identification

The subject site is located at 20 Arthur Street, Strathfield, which falls within the boundaries of the Strathfield Municipal Council Local Government Area (LGA) and comprises Lot 3 Deposited Plan (DP) 17446. As depicted in Figure 1 below, the site is located on the southern side of Arthur Street, at the south-eastern intersection of Arthur and Bates Streets. The site comprises a post-war dwelling constructed c.1950s. The setting and topography of the site will be more fully described in Section 3.0 below.



Figure 1. Contemporary aerial view of the site highlighted yellow and surrounding urban environment (Source: NSW Land and Property Information, 'SIX Maps', n.d., <http://maps.six.nsw.gov.au/>, annotated by Heritage 21).

1.3 Heritage Context

1.3.1 Heritage Listings

The subject site is listed as an item of environmental heritage under Schedule 5 of the Strathfield Local Environmental Plan 2012 ('SLEP'). It is not however listed on the NSW State Heritage Register,

Statement of Heritage Impact - 20 Arthur Street, Strathfield

the National Heritage List, the Commonwealth Heritage List, the National Trust Register (NSW), and/or the former Register of the National Estate.¹

The details of the listing follows:

Statutory List – Legislative Requirements				
List	Item Name	Address	Significance	Item No.
Strathfield Local Environment Plan 2012	Post-war house and garden	20 Arthur Street, Strathfield	Local	190



Figure 2. Detail from Heritage Map HER_002; the subject site is outlined in blue and heritage items, are marked brown. (Source: NSW Legislation Online, <http://www.legislation.nsw.gov.au/#/view/epi/2013/313/map>, annotated by Heritage 21).

¹ The Register of the National Estate ceased as a statutory heritage list in 2007; however it continues to exist as an inventory of Australian heritage places.

Statement of Heritage Impact • 20 Arthur Street, Strathfield

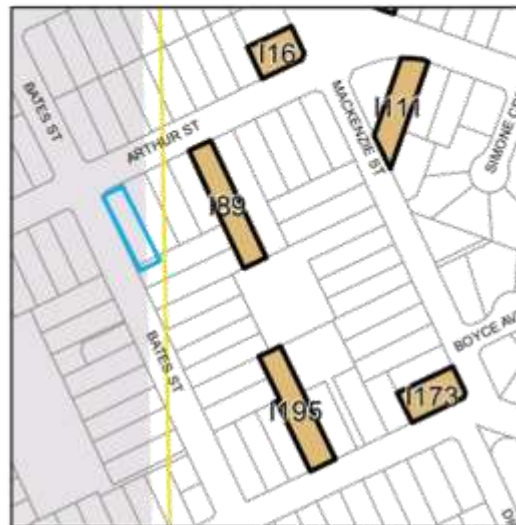


Figure 3. Detail from Heritage Map HER_005; the subject site is outlined in blue and heritage items some of which are in the vicinity of the site are marked brown. (Source: NSW Legislation Online, <http://www.legislation.nsw.gov.au/#/view/epi/2013/313/map>, annotated by Heritage 21).

The subject site is **not** located within the boundaries of a Heritage Conservation Area (HCA) listed under Schedule 5 of the SLEP.

1.3.2 Heritage Items in the Vicinity

As depicted in Figures 2 and 3 above, the subject site is situated within the general vicinity of the following heritage items listed under Schedule 5 of the SLEP. The details of the listings follow:

Item/HCA Name	Address	Significance	Item Number
"Rutland" – Inter-war house	1 Arthur Street	Local	I16
Inter-war house, garden and front fence	12 Arthur Street	Local	I89
Homebush War Memorial	Beresford Road (Davey Square)	Local	I95

Among the above heritage items in the vicinity listed above, the subject site is not located within the visual catchment of heritage items I16, I89 and I95 and neither is it considered to be sufficiently proximate to those places to warrant discussion in the Heritage Impact Assessment contained in Section 6.0 of this SOHI.

1.4 Purpose

The subject site is a heritage item which is listed under Schedule 5 of the SLEP. Sections 5.10(4) and 5.10(5) of the SLEP require Strathfield Municipal Council to assess the potential heritage impact of non-exempt development, such as the proposed works (refer to Section 5.0), on the heritage

significance of the abovementioned heritage item and, also, to assess the extent (whether negative, neutral or positive) to which the proposal would impact the heritage significance of that heritage item. This assessment is carried out in Section 6.0 below.

Accordingly, this SOHI provides the necessary information for Council to make an assessment of the proposal on heritage grounds.

1.5 Methodology

The methodology used in this SOHI is consistent with *Statements of Heritage Impact* (1996) and *Assessing Heritage Significance* (2001) published by the Heritage Division of the NSW Office of Environment and Heritage and has been prepared in accordance with the principles contained in the most recent edition of *The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance* 2013 ('Burra Charter').

1.6 Authors

This Statement of Heritage Impact ('SOHI' or 'report') has been prepared by Nastaran Forouzesh and overseen by Paul Rappoport, of Heritage 21, Heritage Consultants.

1.7 Limitations

- This SOHI is based upon an assessment of the heritage issues only and does not purport to have reviewed or in any way endorsed decisions or proposals of a planning or compliance nature. It is assumed that compliance with non-heritage aspects of Council's planning instruments, the BCA and any issues related to services, contamination, structural integrity, legal matters or any other non-heritage matter is assessed by others.
- This SOHI essentially relies on secondary sources. Primary research has not necessarily been included in this report, other than the general assessment of the physical evidence on site.
- It is beyond the scope of this report to address Indigenous associations with the subject site.
- It is beyond the scope of this report to locate or assess potential or known archaeological sub-surface deposits on the subject site or elsewhere.
- It is beyond the scope of this report to assess items of movable heritage.
- Heritage 21 has only assessed aspects of the subject site that were visually apparent and not blocked or closed or to which access was not given or was barred, obstructed or unsafe on the day of the arranged inspection.

1.8 Copyright

Heritage 21 holds copyright for this report. Any reference to or copying of the report or information contained in it must be referenced and acknowledged, stating the full name and date of the report as well as Heritage 21's authorship.

2.0 HISTORICAL CONTEXT

2.1 Local History

2.1.1 Indigenous Associations

The following historical information regarding Indigenous occupation of Strathfield has been sourced from Council's website:²

During the glacial period (40,000-10,000 years ago) Strathfield local government area (LGA) was far inland and probably less hospitable than it is today. As the climate warmed, around 7,000 years ago, and the rising seas flooded the nearby valley, now called the Parramatta river, the landscape changed. Over the next few thousand years, sea levels largely stabilised, although the areas around Botany Bay would have seen some changes. The formation of mudflats, sandy beaches, and waterways would have changed the food resources available, and shaped the Aboriginal people's lifestyle and subsistence habits. Aboriginal people adapted to these changes, and were well established in their fishing, hunting and gathering practices by the time the first English ships arrived in Sydney. In the 1700s the Wangal clan lived and were custodians of the area now known as Strathfield.

At Breakfast Point, (6.6km from Strathfield), on the 5th of February, 1788, Captain John Hunter and a party of British marines had their first interaction with the Aboriginal people from the Wangal clan.

Bennelong was a member of the Wangal clan whose area includes Strathfield Council. This clan is commonly attributed to the Dharug (or Darug) tribe, although this name was more likely given in later years, almost a century after European settlement.

Wangal country was known as 'Wanne' and extended in the north from Darling Harbour to the Balmain Peninsula, however, it is uncertain how far south their Country extended. The Parramatta river, marked the northern boundary of the Wangal clan.

The Parramatta and Cooks Rivers were undoubtedly used by the Wangal people, providing them with some of the resources they needed to survive. Use of the Parramatta River dates back at least around 30,000 years ago, from a site west of Breakfast Point, near Parramatta⁽²⁾. The Parramatta river would have been used for camping, fishing, hunting, and as a provision for edible plants. The rivers would also have provided a means of travel, and a method of communication and trade between neighbouring clans. Just as the Parramatta River provided good fishing grounds for the Wangal clan, so would Cooks River have been an important focus for various activities, and there remains to this day, a connection between Cooks River and local

² Strathfield Municipal Council, 'Aboriginal History', *History of Strathfield Local Government Area*, <https://www.strathfield.nsw.gov.au/council/about-strathfield/history-of-strathfield-local-government-area/aboriginal-history/>.

Aboriginal communities. From historical records, we know that both men and women used bark canoes to catch fish and gather shellfish. They would have camped along the river's edge, using overhangs or building bark huts for shelter, or simply sleeping out in the open. Where fishing did not take place, inland populations were known to hunt kangaroos, wallabies, possums, and other animals, including a variety of birds and reptiles.

Although little physical evidence of Aboriginal life remains within the Strathfield LGA itself, the historical accounts of Bennelong and Breakfast Point tell us about the Wangal people living around Parramatta and Cooks Rivers when the British first arrived. By the mid-1800s, the Strathfield region was largely developed with houses, roads and railways. This would have forced the Wangal people from their land, and destroyed most of the Indigenous inhabitants' campsites, scarred trees and other means of livelihood and cultural practices. There are some reports that traditional ceremonies were still taking place, and some Aboriginal people still journeyed across the land to maintain family connections. Slowly though, whether by necessity, enforcement or choice, Aboriginal people began to adapt to and mingle with the European settlers.

2.1.2 European Settlement

The following historical information regarding European settlement within Strathfield has been sourced from Council's website:³

European settlement of the Strathfield district commenced in 1793 in the area which is the current day Homebush. Land grants were made to English farmers Thomas Rose, Thomas Webb, Edward Powell and Frederick Meredith by the NSW Governor Phillip to establish food supplies for Sydney. These were the first land grants made to free settlers [non-convict] and the area of the land grants was known as Liberty Plains. These farms failed as the soil conditions did not allow crops to be grown and most of these early farms were abandoned.

Other land grants were made in the early 1800's including grants to D'Arcy Wentworth (Homebush), William Roberts (Strathfield South and Greenacre) and John Alford (Belfield). A large grant was made to James Wilshire in 1808, located from current day Redmyre Rd Strathfield to the Cooks River. Most of Strathfield is built on this land. This land was later known as the Redmire Estate, when owned by Samuel Terry. In 1847, Catholic Priest Father John Joseph Therry was granted land in Strathfield South, which is known as the Village of St Ann's. The original St Ann's Church was built from money raised by selling the surrounding land for houses to be built. Large lots of land were sold to Joseph Newton and Joseph Hyde Potts in 1841 to the west of the Redmire Estate.

³Strathfield Municipal Council. 'European Settlement', *History of Strathfield Local Government Area*, <https://www.strathfield.nsw.gov.au/council/about-strathfield/history-of-strathfield-local-government-area/european-settlement/>

2.1.3 Subdivision and Early Development

The following historical information regarding the subdivision and early development of Strathfield has been sourced from Council's website:⁴

The Redmire Estate was subdivided in 1867 and smaller lots of land were offered for sale. The first property built was Thomas Henderson's 'Seven Oaks Farm', a dairy farm located around Victoria Street Strathfield.

The oldest houses still standing in Strathfield are 'Fairholm' (now Strathfield Gardens Retirement Village in Cotswold Rd) and 'Llandilo' (now Trinity Grammar Preparatory School on The Boulevard), both built in the late 1870's.

Many other land grants began subdivision and gradually Strathfield and Homebush began to develop as a residential district. Strathfield and Homebush were considered desirable places to live as the railway, which was first established in Homebush in 1855, enabled businessmen to travel to work in the City each day. As land was plentiful, many wealthy businessmen built lavish mansions on large blocks of land. Many of these homes still exist today such as 'Mount Royal' (Australian Catholic University) and 'Brunyarra' and 'Lauriston' (Santa Maria Del Monte).

Strathfield contains a wide variety of housing types and many were built in Victorian and Federation styles. These homes are an important part of the built heritage of Strathfield.

2.2 Site Specific History

The historical development of the subject site below has been sourced from Parish Maps, General Register of Deeds and Land Title Records extracted from the NSW Land and Registry Services website, subdivision maps sourced from the State Library of NSW and aerial photographs of the subject site.

The subject site was originally part of 256 acres of land granted to Joseph Hyde Potts by the Crown grant on 3 December 1841 (refer to Figure 6 below). A Parish map dating from c.1913, sourced from the NSW Land and Registry Services website shows the location of the subject site in Potts's land (refer to Figure 4). Approximately two acres of Potts's land was transferred to William Hattam Wilkinson in December 1885 (refer to Figure 5).⁵ It appears that while Bates Street had been constructed by 1885, Arthur Street had not. Hattam's land was transferred to Edward Greville in

⁴ Strathfield Municipal Council. 'Subdivision and Early Development', *History of Strathfield Local Government Area*, <https://www.strathfield.nsw.gov.au/council/about-strathfield/history-of-strathfield-local-government-area/subdivision-and-early-development/>

⁵ General Register of Deeds, Book 329 no. 231. Sourced from NSW Land and Registry Services, Historical Land Records Viewer, <http://hlrv.nswlrs.com.au/pixel.htm>.

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1893,⁶ and to George Setchell in 1894.⁷ It was further transferred from Setchell to John Philip Knight in 1896.⁸ In 1896 it was transferred from Knight to John Kent⁹ and again to Mary Johnston in 1907.¹⁰ The land transferred to Johnston was smaller than the 2 acres owned by Hattam. In 1925 it was transferred from Johnston to Ethel Agnes Vickery.¹¹ It appears that both Arthur and Bates Streets had been constructed at this time.

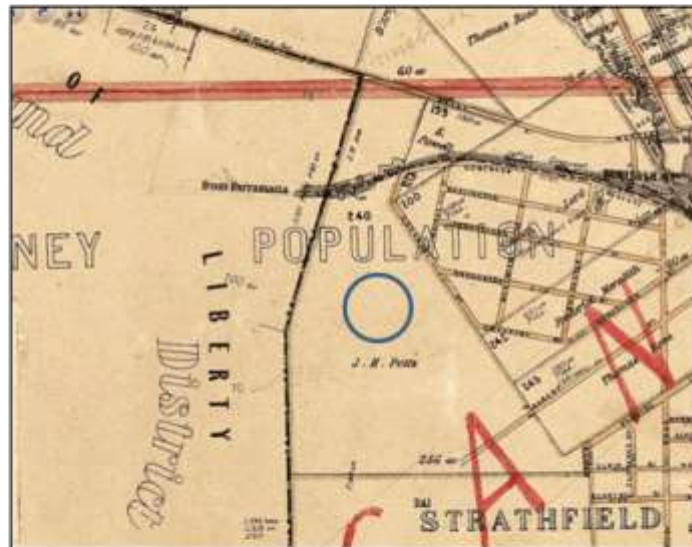


Figure 4. Parish of Concord Map c. 1913, showing the approximate location of the subject site outlined in blue, within J.H Pott's land (Source: NSW Land and Registry Services, Historical Land Records Viewer, <http://hlrv.nswlrs.com.au/pixel.htm>, annotated by Heritage21).

⁶ General Register of Deeds, Book 521 no. 703, no. 231. Sourced from NSW Land and Registry Services, Historical Land Records Viewer, <http://hlrv.nswlrs.com.au/pixel.htm>.

⁷ Certificate of Title Plan 541-877. Sourced from NSW Land and Registry Services, Historical Land Records Viewer, <http://hlrv.nswlrs.com.au/pixel.htm>.

⁸ General Register of Deeds, Book 578 no. 481. Sourced from NSW Land and Registry Services, Historical Land Records Viewer, <http://hlrv.nswlrs.com.au/pixel.htm>.

⁹ General Register of Deeds, Book 578 no. 482. Sourced from NSW Land and Registry Services, Historical Land Records Viewer, <http://hlrv.nswlrs.com.au/pixel.htm>.

¹⁰ General Register of Deeds, Book 824 no. 789. Sourced from NSW Land and Registry Services, Historical Land Records Viewer, <http://hlrv.nswlrs.com.au/pixel.htm>.

¹¹ General Register of Deeds, Book 1389 no. 414. Sourced from NSW Land and Registry Services, Historical Land Records Viewer, <http://hlrv.nswlrs.com.au/pixel.htm>.

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Figure 5. General Register of Deeds, Book 329, no. 231, 1885, showing the allotment belonging to William Hattam Wilkinson (Source: NSW Land and Registry Services, *Historical Land Records Viewer*, <http://hlrv.nswlrs.com.au/pixel.htm>).

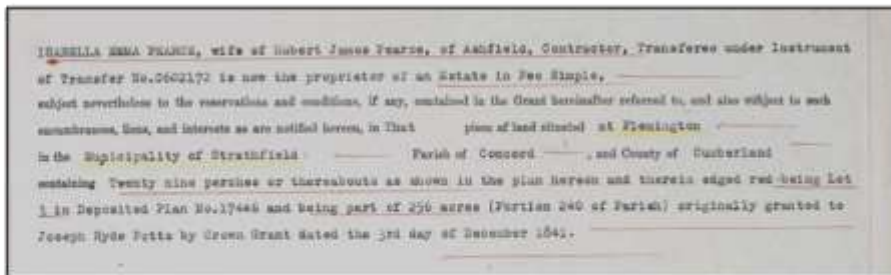


Figure 6. Certificate of Title Plan Vol 4902, Fol 19, 1938, showing the allotment belonging to Isabella Emma Pearce, as well as the allotment originally belonging to Joseph Hyde Potts (Source: NSW Land and Registry Services, *Historical Land Records Viewer*, <http://hlrv.nswlrs.com.au/pixel.htm>).

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Figure 7. Certificate of Title Plan Vol 3814, Fol 112, 1925, showing the allotment belonging to Mary Johnston
(Source: NSW Land and Registry Services, *Historical Land Records Viewer*, <http://hlrv.nswlrs.com.au/pixel.htm>).

According to a subdivision map of the Allornah Estate sourced from the State Library of NSW, the site was subdivided in 1934 (refer Figure 8). In 1938, the site (in its current size) was transferred to Isabella Emma Pearce (refer to Figure 9).¹²

¹² Certificate of Title Plan Vol 4902, Fol 19, 1938. Sourced from NSW Land and Registry Services, *Historical Land Records Viewer*, <http://hlrv.nswlrs.com.au/pixel.htm>.

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Figure 8. H.W.Horning & Co Limited Auctioneers subdivision of the Allornah Estate. The location of the subject site is outlined in red (Source: State Library of NSW, digital.sl.nsw.gov.au, annotated by Heritage 21.)

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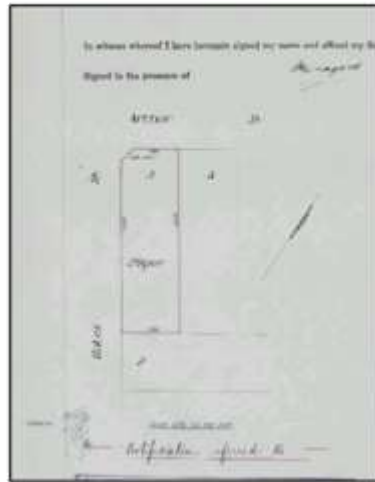


Figure 9. Certificate of Title Plan Vol 4902, Fol 19, 1938, showing the allotment belonging to Isabella Emma Pearce (Source: NSW Land and Registry Services, *Historical Land Records Viewer*, <http://hlrv.nswlrs.com.au/pixel.htm>).

An aerial photograph dating from 1940s shows that the site was vacant at this time (refer to Figure 10). However, land title records indicate that in 1944, the site was transferred to Mathew Victor Gay and his wife as joint tenants. This indicates that a dwelling had been constructed at the site, however it is unclear if it was the same as the heritage-listed building that exists there today. The site was further transferred to Helen Elizabeth Campbell (1947), Geoffrey Nigel Love (1956), John Mackie Duncan and Phyllis Margaret Duncan (1961), John George Love and Beverley Ann Love (1965), and to Man-Fai Ko and Vicki Ko in 1988.¹³

¹³Certificate of Title Plan Vol 4902, Fol 19, 1938. Sourced from NSW Land and Registry Services, *Historical Land Records Viewer*, <http://hlrv.nswlrs.com.au/pixel.htm>.

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Figure 10. 1940s aerial photograph of the subject site and its surrounding environment. The site has been outlined in red (Source: NSW Government, *Historical Imagery*, <https://portal.spatial.nsw.gov.au/portal/apps/webappviewer/index.html?id=483caac110ed49e4877ce5a4a62971c6>, annotated by Heritage 21).

By the 1950s, the existing heritage-listed building had been constructed (refer to Figure 11). An aerial photograph dating from the 1980s indicates that a swimming pool was added to the rear yard (refer to Figure 12).



Figure 11. 1950s aerial photograph of the subject site and its surrounding environment. The site has been outlined in red (Source: NSW Government, *Historical Imagery*, <https://portal.spatial.nsw.gov.au/portal/apps/webappviewer/index.html?id=483caac110ed49e4877ce5a4a62971c6>, annotated by Heritage 21).

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Figure 12. 1980s aerial photograph of the subject site and its surrounding environment. The site has been outlined in red (Source: NSW Government, *Historical Imagery*, <https://portal.spatial.nsw.gov.au/portal/apps/webappviewer/index.html?id=483caac110ed49e4877ce5a4a62971c6>, annotated by Heritage 21).

3.0 PHYSICAL EVIDENCE

3.1 The Setting

The site is located at 20 Arthur Street, Strathfield, at the south-eastern corner of the intersection of Arthur and Bates Streets. Strathfield is an inner-western Sydney suburb, located 12 kilometres west of the Sydney Central Business District. The primary (north-western) boundary of the site presents to Arthur Street, while its south-western boundary abuts Bates Street. Arthur Street is a lightly trafficked street connecting to Broughton Road to the east and narrows into a dead end to the west. Bates Street is a lightly trafficked street connecting to The Crescent to the north and Shortland Avenue to the south.

The general vicinity of the subject site is characterised by an undulating topography, slightly sloping down towards the south-east. The surrounding built context consists predominantly of residential dwellings ranging from one to two storeys, mostly dating from the mid twentieth century to more recent structures. Most residential buildings have a set back from the street.

3.2 Physical Description

3.2.1 Exteriors

The subject site comprises a single storey dwelling of rendered brick masonry, presenting to both Bates and Arthur Streets. We note however that the render is not original as the building would have originally exhibited exposed brickwork, typical of the post-war architectural style. There is evidence of the later application of the render on the existing building, showing that the render was introduced after the installation of the downpipes (refer to Figure 22 below). The dwelling itself is set back from Arthur and Bates Street by a small landscaped front yard. Constructed c. 1950s, it exhibits a tiled hipped roof covered with terracotta roof tiles. Two gable ends project from the south-western elevation, presenting to Bates Street. The north-western elevation of the building, presenting to Arthur Street exhibits an exposed chimney, terracotta louvres, a painted brick detailing to either side of the façade, as well as to the entry along the south-western elevation. The building is accessed through the western timber entry door with side lights located along the elevation and is led to by a set of non-original stairs. Timber windows puncture the majority of the walls, while a non-original aluminium sliding door punctures the rear (south-eastern) elevation, leading to the back yard. We note that the dwelling exhibits some corner windows, which are typical of the post-war modernist architectural style.

The small side porch presenting to Bates Street does not appear to be original, as it employs different fabric to the original building and covers an existing air vent. In addition, the end gable and the two rooms part of the southern end of the building located to the rear appear to be later additions. Externally, this is evidenced by the different sized timber rafters projecting from the gable and the non-original aluminium door to the rear. Internally, the orientation of the timber floorboards, at the end of the internal hallway, as well as the thickness of the wall at the end of the

hallway suggest that the rear two rooms are a later addition. We note that the roof over the southern part of the dwelling is not in a good condition and appears to be sagging.

The backyard consists of a turfed area, an in-ground concrete swimming pool, and a carport and garage located along the south-eastern boundary of the site. A low sandstone fence surrounds the north-western boundary of the site, as well as part of the south-western boundary, while a timber fence runs along the remainder of the south-western boundary and the north-eastern and south-eastern boundaries.

3.2.2 Interiors

The interiors of the dwelling currently house an entry foyer, a central hallway, four bedrooms, a kitchen, laundry, bathroom, en-suite, dining room and living room. The interiors contain original architectural elements such as ceilings, plaster cornices, architraves, skirting, chimney breast and fireplace, windows, doors, and timber flooring. However, the two rooms to the rear of the existing dwelling do not appear to be original or contain any fabric of significance. In addition, we note that the interiors exhibit some cracking to the walls, and to the connection of the cornices with the wall and ceiling. Further, a door has been blocked off in Bedroom 1, indicating that the dwelling has undergone some modifications.

3.3 Condition and Integrity

The current external form of the building has retained legibility of the original scale and character of the house. However, as described in Section 3.2 above, there have been some alterations and additions to building including the rendering of the brick envelope, the addition of two rooms to the rear of the building, the addition of the small side porch along the Bates Street elevation, the blocking off of a door in Bedroom 1 and the altering of the levels of the site indicated by the retaining wall along the Bates Street boundary (refer to Figure 21). We also note the addition of a swimming pool to the rear yard. Further, the roof appears to be sagging in some areas and there are cracks to the cornices and the ceilings within the interiors of the building.

3.4 Views

The subject site is a readily visible item within the context of the Arthur and Bates Streets streetscapes. As depicted in Figures 2 and 3 above, the primary view lines to the primary elevation of the site are made from both Arthur Street. The proposed works would be visible from this perspective. View lines to the side and rear of the site would be made from Bates Street. The proposed works would also be visible from this perspective.

Accordingly, the impact of the proposal on these places is discussed in the Heritage Impact Assessment below.

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3.5 Images

The following photographs have been taken by Heritage 21 at the site inspection undertaken on 18 June 2020, unless stated otherwise.



Figure 13. View to the primary (north-western and south-western) elevations of the subject site, as viewed from the corner of the intersection of Bathes and Arthur Streets, facing south-east.



Figure 14. View to the north-western elevation of the subject site, as viewed from Arthur Street, facing south-east.



Figure 15. View to the south-western elevation of the subject site, as viewed from Bates Street, facing north-east.



Figure 16. View to the north-western elevation of the subject site within the Bates Street streetscape, facing south-east.

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Figure 17. View to the rear (south-eastern) elevation of the original dwelling as viewed from the rear yard of the subject facing north.



Figure 18. View to existing swimming pool and carport within the rear yard of the subject site, facing south-west.



Figure 19. View to existing garage and metal shed within the rear yard of the subject site, facing east.



Figure 20. View to existing swimming pool within the rear yard of the subject site, facing north-west.



Figure 21. View to south-western boundary of site. Note the retaining wall suggesting that levels have been altered. Possibly at the same time as the rear addition (Source: Micris Design, June 2020).



Figure 22. View to existing render and downpipes. Note exposed brickwork behind downpipes, indicating that the render is not original (Source: Micris Design, June 2020).

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Figure 23. Internal view to dwelling within the rear. Note different timber flooring and the width of the wall in between.



Figure 24. Internal view to the entry door.



Figure 25. Internal view to existing entry foyer, looking down towards hallway.



Figure 26. Internal view to existing living room.



Figure 27. Internal view to existing living room.



Figure 28. Internal view to existing dining room.

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Figure 29. Internal view to existing central hallway.



Figure 30. Internal view to existing kitchen.



Figure 31. Internal view to existing laundry.



Figure 32. Internal view to existing bathroom.



Figure 33. Internal view to existing Bedroom 2.



Figure 34. Internal view to existing Bedroom 1.

4.0 HERITAGE SIGNIFICANCE

In order to assess the impact of the proposed works on the heritage significance of the subject site, it is necessary to first ascertain the heritage significance of these places. Accordingly, the Statement of Significance for the subject site is provided below. The significance of the place, will form part of our considerations in the assessment of heritage impact, undertaken in Section 6.0 below.

4.1 Established Significance

4.1.1 The Subject Site (Item I90)

The following Statement of Significance for the site located at 20 Arthur Street, Strathfield, dated November 1986 is an extract from the Strathfield Heritage Study for the subject site:

'This garden is a mature landscape relating to the house design. The Angaphoras are excellent landmarks and enhance the streetscape.

The house, built c1950, faces Bates Street and its simple design and white rendered finish contributes to the landscape quality of the site.'

Following the statement of significance above, it is our opinion that the render applied to the existing dwelling is not original and is not typical of the post-war architectural style.

5.0 WORKS PROPOSED

5.1 Proposal Description

The proposed development would include:

Grounds:

- Removal of existing swimming pool, garage, carport and shed;
- Removal of existing landscaping and paving throughout;
- Removal of a tree located along the north-eastern boundary of the site and a tree located to the rear, along the south-eastern boundary;
- Demolition of the timber fence along the south-western boundary of the site and its replacement with a new fence; and
- The provision of new landscaping including a new swimming pool and alfresco area.

Basement

- Introduction of a new basement garage located below the new extension to the rear.

Ground Floor

- Demolition of entry and steps to dwelling along the south-western elevation and its replacement with new timber windows;
- Removal of non-original porch along the south-western elevation of the building;
- Demolition of the rear two rooms;
- Removal of existing windows along the north-eastern walls, and their replacement with larger timber windows in the same location;
- Removal of existing floor to ceiling timber window with a new timber sliding door;
- Demolition of internal cupboard in bedroom 4 and laundry;
- Removal of sections of internal walls for the provision of new openings;
- Removal of existing doors within the interiors of the dwelling, the infilling of the openings and the reuse of the removed doors within the new openings;
- The removal of the kitchen fitout for the new study, and renovation of the laundry and bathroom;
- Removal of existing non-original render to expose brickwork;
- Conservation works throughout the building to the roof and the interiors where necessary; and
- Extension of the dwelling to rear including a new entry along the south-western elevation, a breezeway, new kitchen, living and dining area within the ground floor.

First Floor

- The addition of a first floor level as part of the new rear extension including a study, bathroom, and bedrooms.

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5.2 Drawings

Our assessment of the proposal is based on the following drawings by Micris Design Pty Ltd dated 8 September 2020 and received by Heritage 21 on 11 September 2020 and 7 October 2020. Our assessment is also based on the landscape drawings by Earth Matters Consulting, dated September 2020 and received by Heritage 21 on 25 September 2020. These are all reproduced below for reference only; the full set of drawings accompanying the development application should be referred to for any details.

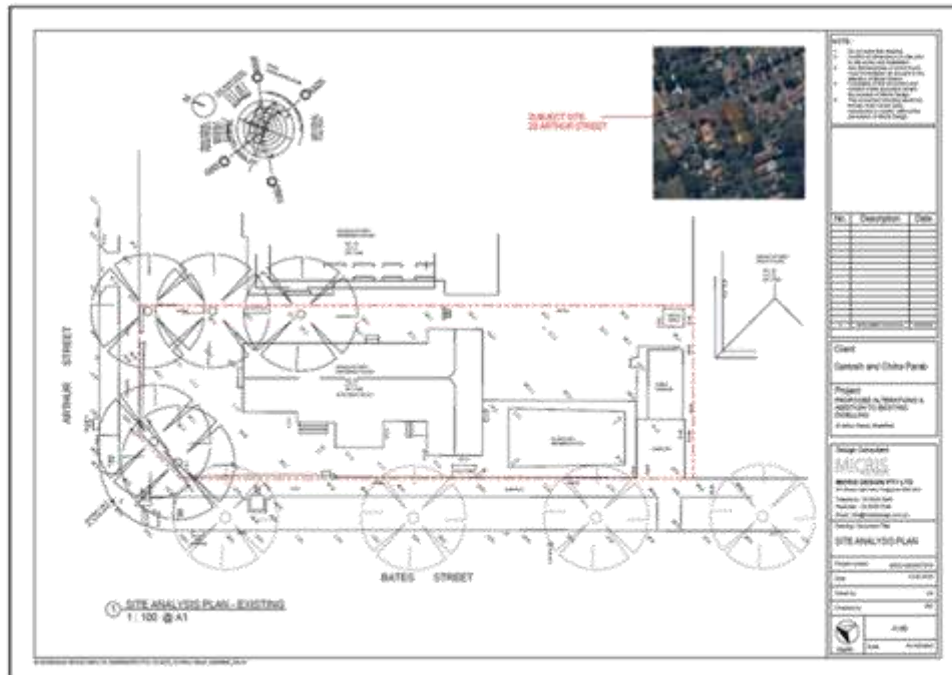


Figure 35. Existing site analysis plan (received by Heritage 21 on 11 September 2020).

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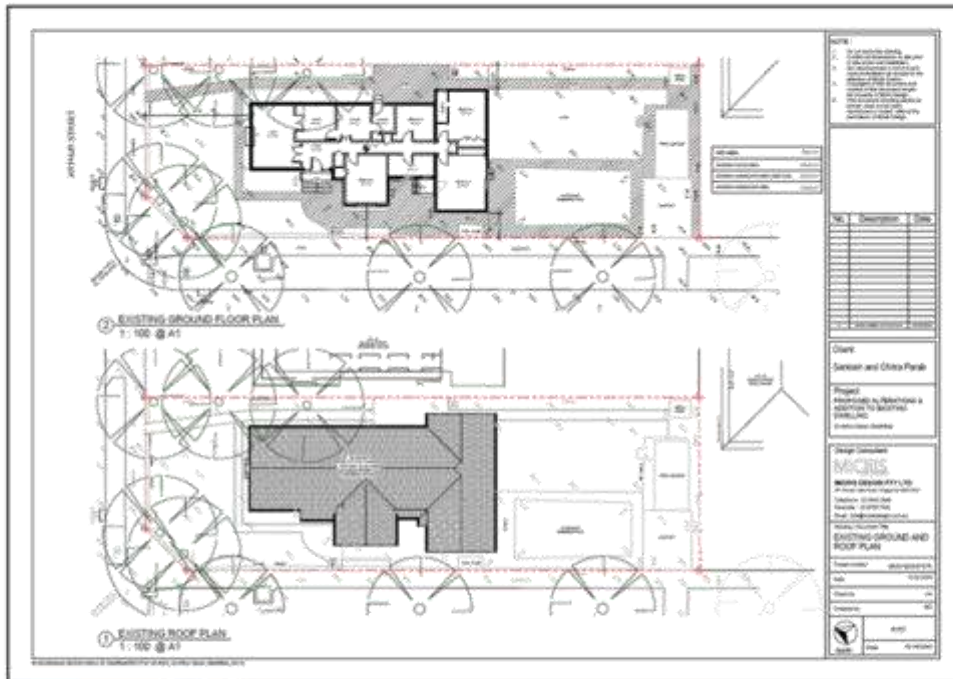


Figure 36. Existing ground and roof plans (received by Heritage 21 on 11 September 2020).

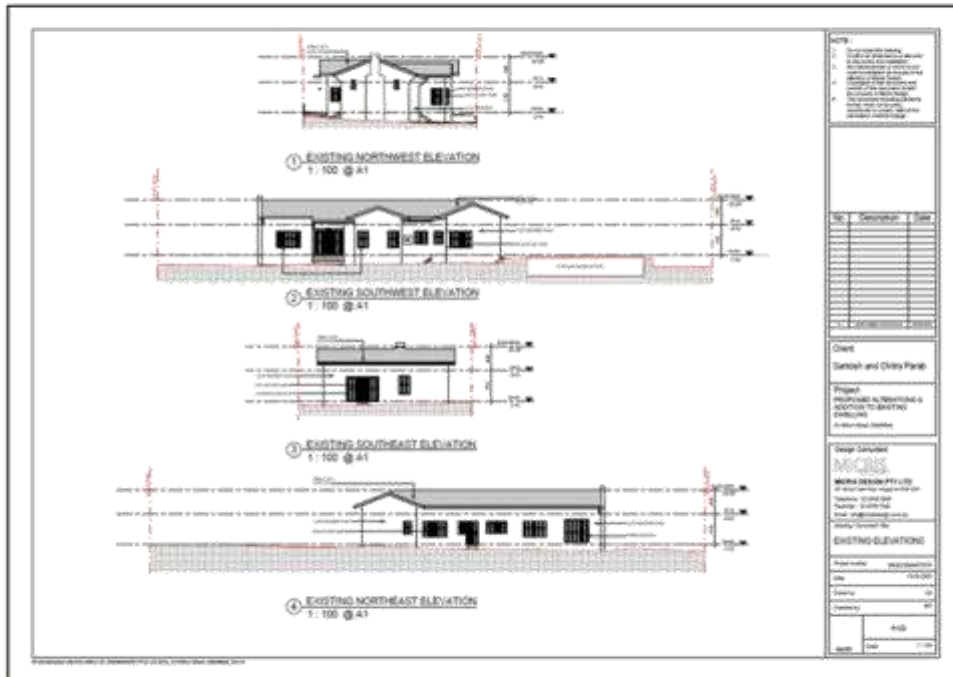


Figure 37. Existing elevations (received by Heritage 21 on 11 September 2020).

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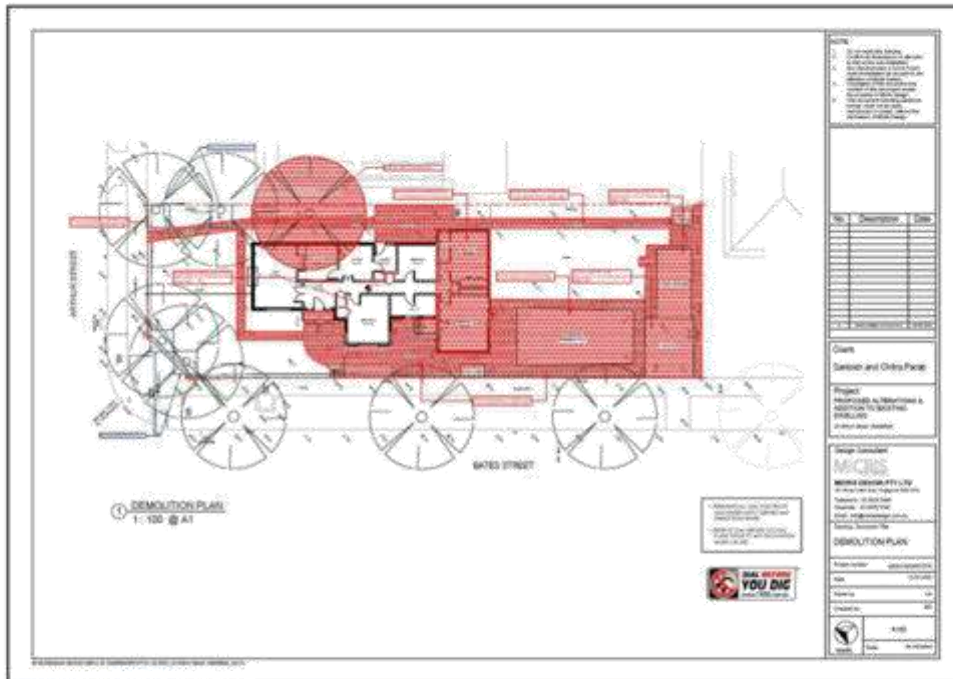


Figure 38. Proposed demolition plan (received by Heritage 21 on 11 September 2020).

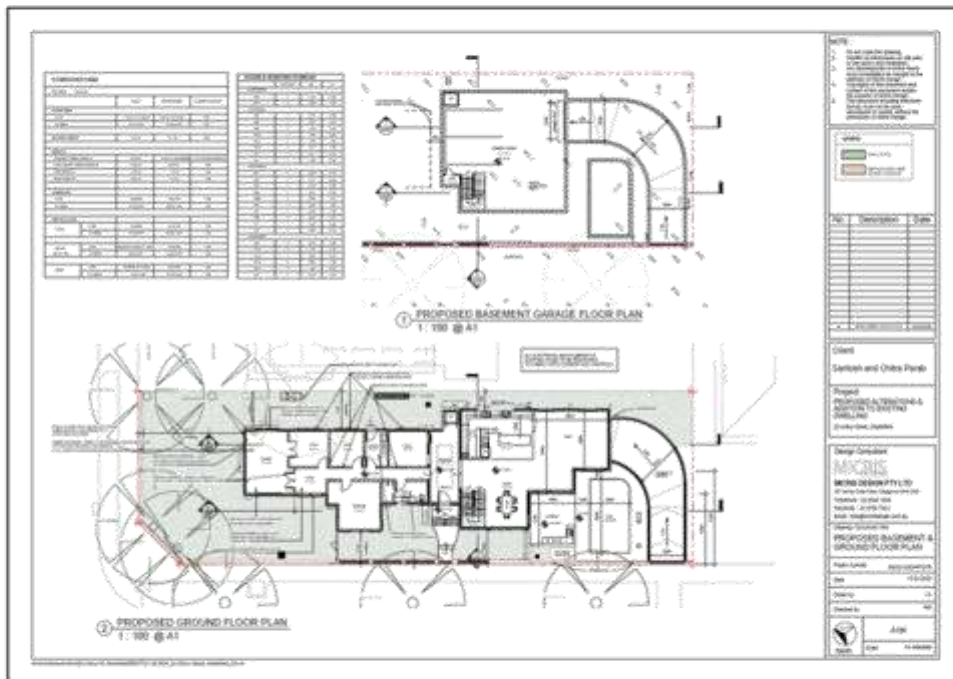


Figure 39. Proposed basement and ground floor plans (received by Heritage 21 on 7 October 2020).

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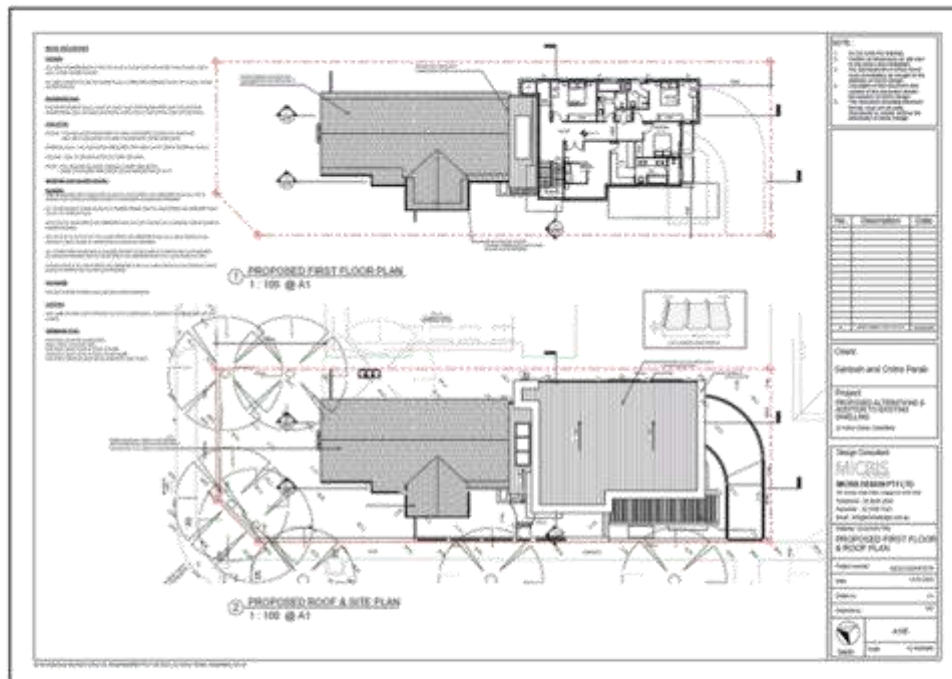


Figure 40. Proposed first floor and roof and site plans (received by Heritage 21 on 7 October 2020).

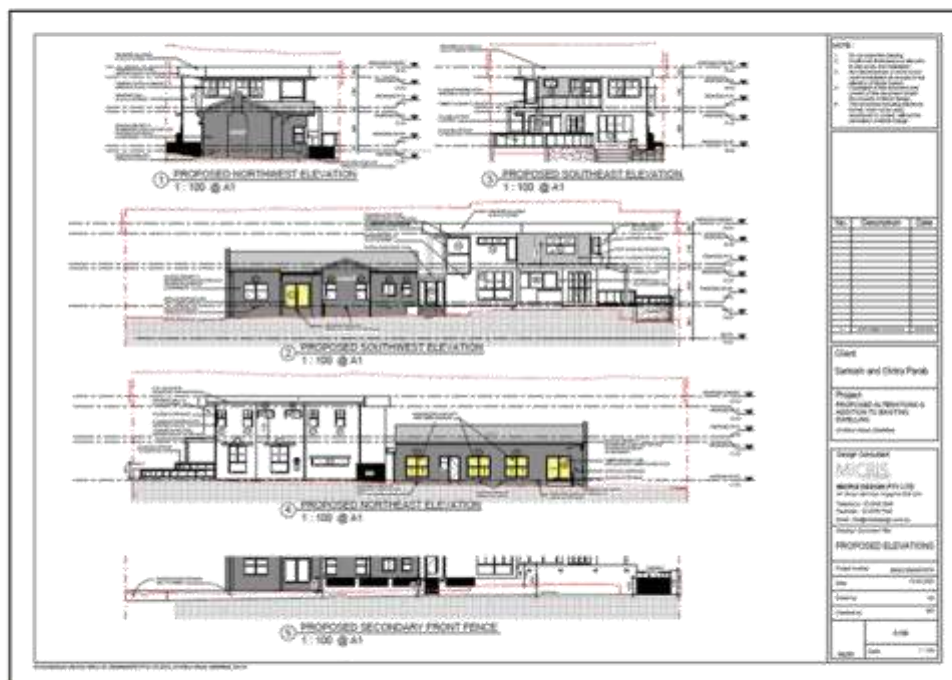


Figure 41. Proposed elevations (received by Heritage 21 on 11 September 2020).

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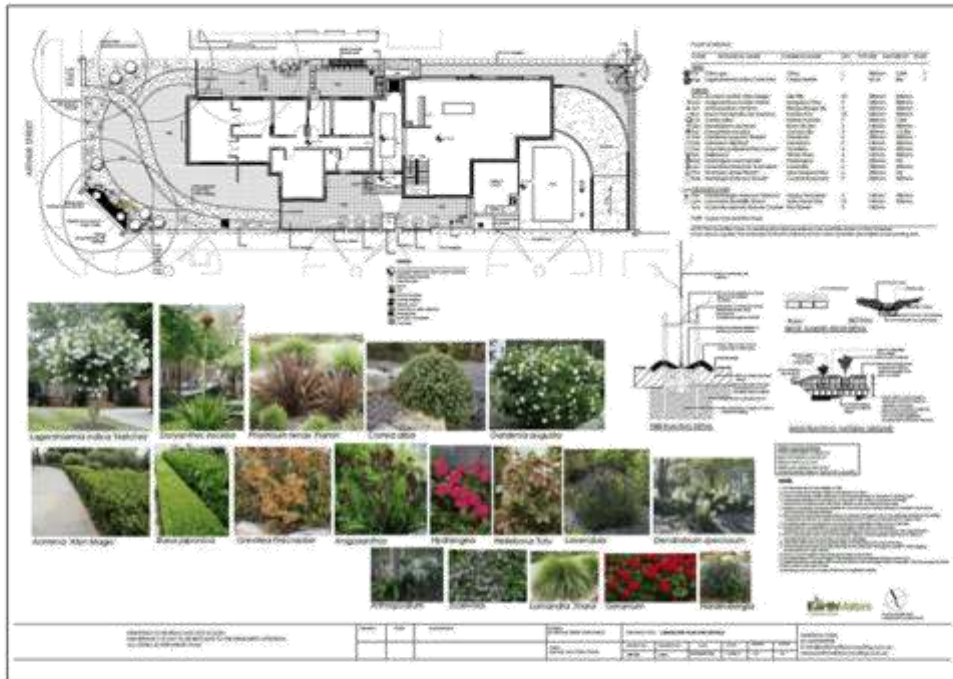


Figure 44. Proposed landscape plan.

6.0 ASSESSMENT OF HERITAGE IMPACT

6.1 Heritage Management Framework

Below we outline the heritage-related statutory and non-statutory constraints applicable to the subject site including the objectives, controls and considerations which are relevant to the proposed development as described in Section 5.0 above. These constraints and requirements form the basis of this Heritage Impact Assessment.

6.1.1 Strathfield Local Environmental Plan 2012

The statutory heritage conservation requirements contained in Section 5.10 of the Strathfield LEP 2012 are pertinent to any heritage impact assessment for future development on the subject site. The relevant clauses for the site and proposal are outlined below:

- (1) Objectives
- (2) Requirement for consent
- (4) Effect of proposed development on heritage significance
- (5) Heritage assessment

6.1.2 Strathfield Consolidated Development Control Plan 2005

Our assessment of heritage impact also considers the heritage-related sections of the Strathfield Consolidated Development Control Plan (SDCP) 2005, that are pertinent to the subject site and proposed development. These include:

Part P: Heritage

6.1.3 NSW Office of Environment & Heritage guidelines

In its guidelines for the preparation of Statements of Heritage Impact, the NSW Office of Environment & Heritage provides a list of considerations in the form of questions aiming at directing and triggering heritage impact assessments.¹⁴ These are divided in sections to match the different types of proposal that may occur on a heritage item, item in a heritage conservation area or in the vicinity of heritage. Below are listed the considerations which are most relevant to the proposed development as outlined in Section 5.0 of this report.

Demolition of a building or structure

- *Have all options for retention and adaptive re-use been explored?*
- *Can all of the significant elements of the heritage item be kept and any new development be located elsewhere on the site?*

¹⁴ *ibid.*

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- *Is demolition essential at this time or can it be postponed in case future circumstances make its retention and conservation more feasible?*
- *Has the advice of a heritage consultant been sought? Have the consultant's recommendations been implemented? If not, why not?*

Major partial demolition (including internal elements)

- *Is the demolition essential for the heritage item to function?*
- *Are particular features of the item affected by the demolition (e.g. fireplaces in buildings)?*
- *Is the detailing of the partial demolition sympathetic to the heritage significance of the item (e.g. creating large square openings in internal walls rather than removing the wall altogether)?*
- *If the partial demolition is a result of the condition of the fabric, is it certain that the fabric cannot be repaired?*

Major additions (see also major partial demolition)

- *How is the impact of the addition on the heritage significance of the item to be minimised?*
- *Can the additional area be located within an existing structure? If not, why not?*
- *Will the additions tend to visually dominate the heritage item?*
- *Are the additions sited on any known, or potentially significant archaeological deposits? If so, have alternative positions for the additions been considered?*
- *Are the additions sympathetic to the heritage item? In what way (e.g. form, proportions, design)?*

New landscape works and features (including carparks and fences)

- *How has the impact of the new work on the heritage significance of the existing landscape been minimised?*
- *Has evidence (archival and physical) of previous landscape work been investigated? Are previous works being reinstated?*
- *Has the advice of a consultant skilled in the conservation of heritage landscapes been sought? If so, have their recommendations been implemented?*
- *Are any known or potential archaeological deposits affected by the landscape works? If so, what alternatives have been considered?*
- *How does the work impact on views to, and from, adjacent heritage items?*

Tree removal or replacement

- *Does the tree contribute to the heritage significance of the item or landscape?*
- *Why is the tree being removed?*
- *Has the advice of a tree surgeon or horticultural specialist been obtained?*
- *Is the tree being replaced? Why? With the same or a different species?*

6.1.4 Other Heritage Considerations

Other general heritage matters which may not have been addressed in heritage controls or requirements by the local Council or the NSW Office of Environment & Heritage are likely to include considerations as to whether:

- The historical use of the site would be maintained and if not, if the proposed new use would be suitable to the heritage significance;
- The historical setbacks and boundaries of the site would be retained as existing; and
- Any significant views to and from significant buildings or elements, or across significant areas would be impacted.

6.2 Heritage Impact Assessment

Below we assess the impact that the proposed development would have upon the subject site. This assessment is based upon the Historical Context (refer to Section 2.0), the Physical Evidence (refer to Section 3.0), Heritage Significance (refer to Section 4.0) the Proposal (refer to Section 5.0) and a review of the Heritage Management Framework (refer to Section 6.1).

6.2.1 Impact Summary

The proposal includes works to a heritage-listed dwelling listed under Schedule 5 of the Strathfield LEP. The proposed works include the demolition of the rear two rooms, carport and garage, the removal of a tree, minor internal demolition and additions, the addition of a two storey addition to the rear with an underground parking, conservation works to the heritage-listed building itself, and landscaping works throughout the site. Heritage 21 has been highly involved during the design process to ensure that the works would be sympathetic to the heritage significance of the site in terms of character, height, scale, form, materials and detailing.

The proposed works to the original built form itself would include demolition of the rear two rooms, alterations to the openings along the north-eastern (side) elevation, the relocation of the entry along the side south-western elevation, the removal of the non-original porch along this same elevation, and some minor works to the interiors of the dwelling to improve functionality. The proposed works to the side south-western façade would be minor in nature, concealed from view and would incorporate traditional materials – timber. As such, these works would not in our opinion engender a negative impact on the significance of the building. The rear two rooms and the porch along the south-western elevation are not original. As such, their removal would not negatively impact the significance of the dwelling. While the existing entry may be original, its relocation to the centre of the proposed dwelling would improve its functionality and would not engender a drastic impact on the original built form. All other openings along this elevation of the original built form would be retained, specifically the modernist corner windows. Further, the demolition of non-original works would not bear any impact on the original built form. The infilling of existing openings and the creation of new openings would be mitigated through the reuse of the existing original doors. Further, these works would be located to the rear of the original built form, and would retain the front two rooms, and the internal layout of the building. As a result, they would not engender a negative impact on the significance of the site. The proposal also includes some conservation works comprising the removal of the non-original render to expose the original brickwork, and conservation works to the roofing and internal elements where necessary. Where damaged fabric is beyond repair, it would be replaced like for like, matching the original in all aspects. These works would in our opinion enhance the significance of the original built form.

The proposal seeks to introduce a contemporary double storey rear extension with a basement parking level below. The new extension would be attached to the rear of the original built form via a low-level link located below the eaves of the dwelling. This would ensure the retention of the original built form and would minimise the prominence of the extension as viewed from the public

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domain. The rear extension would incorporate sympathetic scale and would be one storey higher than the existing dwelling. However, the difference in height would not be substantial. Although contemporary in form, the extension would reference the modernist corner windows of the original built form by incorporating them in the contemporary rear addition. The proposed material palette – the use of a combination of traditional and contemporary materials in a muted colour scheme – would be considered sympathetic to the heritage item. It would also be effective in creating a design that would not dominate the existing surrounding built forms. Consequently, it is our assessment that the addition of recessive and clearly identifiable contemporary addition that blends into the surrounding streetscape and built forms would minimise the impact of the works, ensure the retention of the heritage significance of the site and allow it to stand out.

The proposal would also include the demolition of the existing carport and garage and some landscaping works throughout the site. The existing carport and garage do not contain any fabric of significance and their demolition would not negatively impact the heritage significance of the site. The original sandstone fence along the north-western and part of the south-western boundary would be retained. However, the non-original timber fence located along the southern part of the south-western boundary would be replaced with a new sympathetic fence. The proposal would also include the removal of two trees. However, all other mature trees would be retained, and the additional landscaping works would be provided throughout the site. This would in our opinion assist in the retention of the significance of the site.

6.2.2 Impact Assessment Against the Strathfield DCP

PART P: HERITAGE	
2 Development of Heritage Items	
2.1 General Objectives	
Objectives/Controls	Assessment
<p>Objectives</p> <p>A. To ensure that additions to a heritage item and new buildings on the site of a heritage item are of a scale, mass, bulk, orientation, setback and character consistent with the heritage item.</p> <p>B. To ensure that new development respects the contribution of a heritage item to the streetscape and/or townscape, and allows an ongoing application of its heritage significance.</p> <p>C. To retain or reinstate missing original details that contribute to the aesthetic quality and/or significance of a heritage item and to encourage the removal of inappropriate alterations and additions.</p> <p>D. To ensure that important elements of the form or fabric of a heritage item are not</p>	<p>A. The proposed rear addition would in our opinion be sympathetic to the existing dwelling in terms of scale, mass, bulk, orientation, setback and character. The new addition would be connected to the rear of the original built form via a low-level link located below the eaves of the dwelling. This would ensure that it would be easily identifiable as new. It would incorporate appropriate set backs from all boundaries and the original built form. Although the new structure would be higher than the existing dwelling, the difference in height would not be drastic. It would be contemporary in form and materials, blending into the surrounding context while allowing the original built form to stand out. The existing modernist corner windows would be referenced in the new addition in a contemporary context, ensuring that the new building fits in with the existing character of the site. The new addition would also incorporate a sympathetic materials palette – incorporating a combination of</p>

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<p><i>obscured or destroyed by alterations and additions.</i></p> <p><i>E. To ensure that materials and colours used on both the original heritage item and any alterations and additions are consistent with the significance of the heritage item.</i></p> <p><i>F. To provide an appropriate visual setting for heritage items, including landscaping, fencing and car parking.</i></p>	<p>traditional and contemporary materials and a muted colour scheme – to ensure that it would not visually dominate the original building.</p> <p>B. The proposed addition to the existing dwelling would respect the contribution of the heritage item to the streetscape through appropriate set backs, scale, height and material palette. The new addition would be located to the rear of the original built form, substantially set back from Arthur Street. Further, it would not be located forward of the building line of the original built form. We note that the difference in height between the new addition and the original dwelling would be minor. The incorporation of contemporary materials in a muted colour palette would ensure that the new addition would blend into the surrounding context while allowing the heritage item to stand out.</p> <p>C. The proposal includes the removal of the non-original render to the dwelling to expose the original brickwork. In addition, the non-original porch to the south-western elevation would be removed and conservation works to the roof, and the interiors of the dwelling would also be carried out where necessary.</p> <p>D. The proposed works would not in our opinion obscure or destroy important elements of the form and fabric of the heritage item. The demolition works include the removal of the two rooms to the rear of the dwelling, infilling of internal openings, creation of new internal openings, changes to the openings along the north-eastern elevation and the removal of the entry and porch along the south-western elevation. The entry along the south-western elevation and the rear rooms are not original. Where internal openings are proposed to be infilled, the existing doors would be reused within new openings. The changes to the openings along the north-eastern elevation would not be visible from the primary façade. Further, the creation of new internal openings and the removal of the entry along the south-western façade would be considered minor and would not in our opinion obscure the important elements of the item. All other original fabric would be retained, the front two rooms and the internal layout of the item would be retained, locating changes to the rear of the building, in areas of less significance.</p> <p>E. Any new doors and windows to the original built form would be timber framed. This would ensure that the</p>
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	<p>significance of the building would be retained. The materials and colour palette of the new addition would be a combination of contemporary and traditional materials in a muted colour scheme. This would be in line with Article 22 of the Burra Charter. It would also allow the new built form to blend into the surrounding context, while allowing the heritage item to stand out.</p> <p>F. The proposal would retain the visual setting of the original built form by locating the majority of the works to the rear, in areas that would not be visible from the primary façade along Arthur Street. The proposal also includes additional landscaping throughout the site. Such measures would ensure that an appropriate visual setting would be provided for the original built form.</p>
2.2 Setting	
Objectives/Controls	Assessment
<p>Objectives</p> <p>A. To provide an appropriate visual setting for heritage items, including landscaping, fencing and car parking; and</p> <p>B. To ensure that new development respects the contribution of a heritage item to the streetscape and/or townscape and retains the significance of the item.</p>	<p>A. The proposal would retain the visual setting of the original built form by locating the majority of the works to the rear, in areas of less significance that would not be visible from the primary façade along Arthur Street. The proposal also includes additional landscaping throughout the site. Such measures would ensure that an appropriate visual setting would be provided for the original built form.</p> <p>B. The proposed addition to the existing dwelling would respect the contribution of the heritage item to the streetscape through appropriate set backs, scale, height and material palette. The new addition would be located to the rear of the original built form, substantially set back from Arthur Street. Further, it would not be located forward of the building line of the original built form. We note that the difference in height between the new addition and the original dwelling would be minor. The incorporation of sympathetic materials in a muted colour palette would ensure that the new addition would blend into the surrounding context while allowing the heritage item to stand out.</p>
<p>Controls</p> <p>(i) Original elements that contribute to the setting of a heritage item such as landscaping, fences and gates, driveways, seawalls etc. should not be removed and, traditional garden designs should be reinstated where possible.</p>	<p>The existing landscaping is not of significance and appears to have been modified throughout the years. We note that the proposal includes the removal of two trees. However, all other mature trees would be retained. The existing sandstone fence along the north-western and a part of the south-western boundary would be retained. The proposal also includes additional landscaping throughout the site, which would respect the heritage significance and the visual setting of the site.</p>

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<i>(ii) New structures on land on which a heritage item is located such as swimming pools and outbuildings should be located so that they do not adversely impact on the significance of the heritage item.</i>	The new swimming pool would be located to the rear of the site, away from the original built form. This would ensure that it would not adversely impact the significance of the item.
<i>(iii) The natural landform and character of the area within which a Heritage Item is located, should be maintained, avoiding any cut and fill to land when constructing new buildings and landscaping grounds.</i>	The proposal would retain the natural landform and character of the area.
<i>(iv) Applications that propose basement additions may be required to provide a Structural Report from a practicing structural engineer with experience in heritage buildings to confirm that the proposed excavation will not adversely affect the building or adjoining properties. This report should be provided as part of the development application.</i>	We recommend the engagement of a structural engineer to ensure that the new basement parking would not result in any damage to the original built form.
<i>(v) The placement of the basement entrance should not detract from the street presentation of the item of the streetscape. Placement of basement entries toward the rear of the property and parallel to the side boundary is encouraged.</i>	The basement entrance would be located away from the original built form, to the rear of the site to the side boundary along Bates Street. This would ensure that it would not be visible from Arthur Street.
2.3 Scale	
Objectives/Controls	Assessment
Objective <i>A. To ensure that alterations and additions to a heritage item and new buildings on the site of a heritage item are of a scale consistent with the heritage item so as not to detract from the significance of the item.</i>	The new addition would be of a sympathetic scale, only one storey higher than the original built form and would be sited to the rear, attached to the original built form via a low-level link. Such measures would ensure that the new addition would not visually dominate the heritage item.
Controls <i>(i) Development on the site of a heritage item must not dominate the item or detract from its significance.</i>	The siting of the new addition to the rear, substantially set back from the primary facade would ensure that it would not obstruct significant views to the site.
<i>(ii) Development shall not obstruct significant views to and from the item of significance.</i>	
2.4 Form	
Objectives/Controls	Assessment
Objectives <i>A. To ensure that important elements of the form of a heritage item are not obscured or destroyed by alterations and additions.</i> <i>B. To ensure that the form of a heritage item retains its importance in the streetscape and/or townscape.</i>	The new extension would be located to the rear of the building, connected to it via a low-level link. This would ensure that the original built form would be retained and the form of the heritage item would not be obscured or destroyed.
Controls <i>(i) Important elements of the form of a heritage item such as main roof forms, chimneys, parapet walls, verandahs etc.</i>	The siting of the new extension to the rear, substantially set back from the primary facade would ensure that the original building retains its importance in the streetscape.

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<p><i>should not be demolished or obscured by alterations and additions.</i></p> <p><i>(ii) Development of a heritage item must seek to reconstruct missing architectural detailing of a Heritage Item where possible, including gables, finial trims, front verandahs or bays.</i></p> <p><i>(iv) Additions and alterations to a heritage item should not detract from important aspects of the form of the heritage item.</i></p> <p><i>(v) The original shape of the roof of a Heritage Item should not be altered.</i></p>	<p>The proposal would not include the removal of the original roof, chimneys, or other significant elements. We note however that the roof of the original built form would be inspected and repaired where necessary. As discussed in Section 3.2.1 above, the roof appears to be sagging in some areas. The proposal seeks to repair the roof where necessary. Where the roofing or roof structure is beyond repair, it would be replaced like for like, matching the original in all aspects.</p> <p>The proposal would reinstate the end gable with a bargeboard to the rear of the dwelling. It would also remove the non-original render to expose the original brickwork.</p>
<p>2.5 Materials and Colours</p>	
<p>Objectives/Controls</p> <p>Objectives</p> <p>A. To ensure that original materials that contribute to the significance of heritage items are not obscured.</p> <p>B. To ensure that colours of paintwork on heritage items are consistent with the significance of the heritage item.</p> <p>C. To ensure that materials on alterations and additions to heritage items are consistent with the materials of the heritage item.</p> <p>Controls</p> <p>(i) The original wall treatment of a Heritage Item must be retained where possible. Unpainted brick or stone on a Heritage Item should not be painted or rendered.</p> <p>(ii) Original materials of heritage items should not be replaced with different materials or materials of different colour.</p> <p>(iii) Non-original materials of heritage items that are being replaced shall, if possible, be replaced with material that matches the original material as closely as possible.</p> <p>(iv) Painting, rendering or bagging of original face brickwork and/or stonework is not permitted.</p> <p>(v) The texture of original rendered finishes should not be changed.</p> <p>(vi) Materials for additions and alterations to heritage items should be compatible with the original materials of the heritage item.</p>	<p>Assessment</p> <p>The proposal would not obscure original materials that contribute to the significance of the item.</p> <p>The new extension to the rear would incorporate a contradistinctive combination of contemporary and traditional materials. This would ensure that it would be sympathetic to the heritage item, while being easily identifiable as new.</p> <p>The dwelling has been unsympathetically rendered. As a result, the proposal seeks to remove the render to expose the original brickwork.</p> <p>Where existing openings are to be removed and/or replaced, the new materials would match the existing.</p> <p>Noted. The proposal does not include the painting, rendering or bagging of any brickwork.</p> <p>The rendered finish does not appear to be original. The proposal seeks to remove the non-original render to expose the original brickwork underneath.</p> <p>The rear extension would incorporate a contradistinctive combination of contemporary and traditional materials – rendered walls, timber, aluminium framed openings and doors. This would allow the new works to blend into the existing heritage context, while being identifiable as new.</p>

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<i>(vii) Colour schemes for heritage items should have a hue and tonal relationship with traditional colour schemes for the period and style of the heritage item.</i>	The proposed new extension to the rear would incorporate a muted colour scheme so that it would not visually stand out.
<i>(viii) The use of fluorescent paint on heritage items is not permitted.</i>	The proposal does not include the use of fluorescent paint.
<i>(ix) The façade of a heritage item is not to be painted in a corporate colour scheme.</i>	The proposal does not include the painting of the façade of the heritage item.
<i>(x) The use of modern finishes including stencilled concrete for driveways associated with heritage items is not permitted.</i>	Noted. The proposal does not include stencilled concrete.
<i>(xi) The original roof cladding of a heritage item (slate, tiles or corrugated iron) should not be changed if it is in good repair.</i>	The proposal does not include the removal of the existing roofing. Where necessary, the roof tiles would be repaired.
<i>(xii) Sandblasting to remove paint from brick or stone should not be undertaken on a heritage item as it exposes it to weathering and may change its appearance.</i>	The proposal does not include the removal of paint.
2.6 Alterations and Additions	
Controls/Objectives	Assessment
<p>Objectives</p> <p>A. To support the retention of heritage properties and maintain their heritage significance.</p> <p>B. To allow changes to the rear of heritage items where the new work does not impact the heritage significance of the heritage item.</p> <p>C. To ensure that alterations or additions to heritage properties are sympathetic to the item and reflect the predominant scale, height, proportion, character and setbacks of the existing property, and surrounding development.</p>	<p>A. The proposal would retain the original built form.</p> <p>B. The majority of the changes would be to the rear of the heritage item in areas of less significance. The front two rooms would be retained without any modifications. However, we note some minor changes to the original built form itself, to improve the amenity and functionality of the dwelling for its users. In our opinion, these minor works would not engender a negative impact on the significance of the item.</p>
<p>Controls</p> <p>(i) Alterations and additions must not adversely impact the significance of a heritage item.</p>	<p>The proposed alterations and additions to the original built form itself would not adversely impact the significance of the item. The removal of the rear two rooms and the porch along the south-western elevation would not negatively impact the dwelling as these elements are not original. The impact of the minor internal demolition works would be mitigated through the reuse of the internal doors and their location to the rear in areas of less significance. Further, the internal layout would continue to be retained. The modifications to the fenestration along the north-eastern elevation would incorporate traditional materials and respect the significance of the building in terms of materials. Further, it would not be visible from the public domain. The proposal would also remove the non-original render to expose the original brickwork underneath and would entail some conservation works to the fabric of the building where</p>

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	necessary. As a result, the works would in our opinion not adversely impact the significance of the item.
<i>(ii) Any alterations and additions must be consistent with the scale, form, proportion, details and materials of the heritage item.</i>	<p>The proposed alterations and additions to the original built form would be consistent with the original built form in terms of materials – timber framed doors and windows – and detailing – matching the design of the original windows. In addition, internal doors would be reused within new openings, ensuring the retention of the significance of the item.</p> <p>The new addition to the rear would be of a sympathetic scale, only one storey higher than the original built form and would be sited to the rear, attached to the original built form via a low-level link. Such measures would ensure that the new addition would not visually dominate the heritage item. The siting of the new addition to the rear, substantially set back from the primary facade would ensure that it would not obstruct significant views to the site. Further, it would incorporate a combination of traditional and contemporary materials in a muted colour scheme to ensure that it would blend into the existing heritage context while being easily identifiable as new. Further, the muted colour scheme would ensure that it would not dominate the original built form.</p>
<i>(iii) Alterations and additions to heritage items must be located so as to minimise their visibility and prominence from the street or adjoining streets, and the height must not be seen above the main ridgeline of the building. Refer to Figure 1.</i>	The internal modifications to the dwelling would not be visible from the public domain. The works along the north-eastern elevation (side elevation) would also be concealed from view. The new extension to the rear would be substantially set back from the primary elevation and would be of a sympathetic scale and height. This would ensure that its visibility and prominence would be minimised from Arthur Street.
2.7 Doors and Windows	
Objectives/Controls	Assessment
<p>Objectives</p> <p>A. To retain original windows and doors that contribute to the aesthetic quality and/or significance of a heritage item.</p> <p>B. To reinstate lost details that contributed to the aesthetic qualities and/or significance of a heritage item.</p> <p>C. To retain the proportions of walls and openings that contribute to the aesthetic quality of a heritage item.</p>	<p>A. The modernist corner windows of the original built form contribute to the aesthetic significance of the item. These windows which are located along the south-western elevation of the dwelling would be retained.</p> <p>B. To our knowledge, the dwelling has not lost any original doors or windows of significance.</p> <p>C. The proportions of walls and openings of the original built form would be retained. Some existing windows and/or doors of the original built form would be replaced with new windows and doors. However, the new windows would match the design of the existing and be timber framed. This</p>

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	would ensure the heritage significance of the item would be retained.
<p>Controls</p> <p>(i) Original window and door openings in a heritage item should be retained. If the original doors or windows have been lost, they are to be replaced with one of similar size, type and material for the age and style of the item.</p>	The entry along the south-western elevation would be relocated to the new rear extension. The relocation of the entry would not adversely impact the significance of the item, as the significant modernist corner windows would be retained. The changes to the openings along the north-eastern elevation would not drastically alter this elevation. Further, it would not be visible from the public domain. As a result, it would not in our opinion engender a negative impact on the heritage significance of the site.
<p>(v) Extensive areas of glazing visible from the Public Domain are not permitted unless this was a feature of the original design of the building.</p>	The proposal would not include any extensive areas of glazing to the original built form.
<p>(vi) New skylights are not permitted in roof slopes visible from the Public Domain.</p>	The new skylight would be located to the roof of the low-level link connecting the original built form to the rear extension. As a result, it would not engender any impact on the original building itself.
<p>(vii) New skylights that involve the removal of significant fabric (e.g. decorative plaster ceilings) are generally not supported.</p>	
<p>2.8 Car Parking</p>	
<p>Objectives/Controls</p>	<p>Assessment</p>
<p>Objectives</p> <p>A. To ensure that garages and carports are designed to minimise the visual impact on views of heritage items.</p> <p>B. To ensure that car parking does not compromise the structural integrity of heritage items.</p>	<p>Carparking would be provided within the basement level. This would in our opinion minimise any visual impact on the heritage item.</p> <p>In addition, the new basement carpark would be located to the rear of the item, below the proposed rear extension, to ensure the retention of the structural integrity of the item. Nonetheless, we recommend the engagement of a structural engineer to ensure the protection of the original building.</p>
<p>Controls</p> <p>(i) Garages and carports must be located behind the front building line.</p>	The new garage would be located below ground at basement level. As a result, it would not be incorporated into the front façade of the item.
<p>(ii) Garages should not be incorporated into the front façade of a heritage item.</p>	
<p>(iv) Applications that propose basement additions are required to provide a Structural Report from a practicing structural and geotechnical engineer with experience in heritage buildings to confirm that the proposed excavation will not adversely affect the building as part of the development application.</p>	We recommend the engagement of a structural engineer to ensure that the new basement parking would not result in any damage to the original built form.
<p>(v) The placement of the basement entrance should not detract from the street presentation of the item of the streetscape. Placement of basement entries toward the rear of the property and parallel to the side boundary is encouraged.</p>	The basement entrance would be located away from the original built form, to the rear of the site to the side boundary along Bates Street. This would ensure that it would not be visible from Arthur Street.

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2.9 Fencing	
Objectives/Controls	Assessment
<p>Objectives</p> <p>A. To conserve gates and fences that are contemporary with heritage items.</p> <p>B. To ensure that new fences and gates are in keeping with the character of the heritage item.</p> <p>C. To ensure that the significance of the heritage item is not diminished by inappropriate fencing.</p>	<p>The existing fence along the north-western and a part of the south-western boundaries of the site would be retained.</p> <p>The new fence would be of a sympathetic material and form, ensuring that it would be in keeping with the character of the heritage item.</p>
<p>Controls</p> <p>(i) Original fencing styles and materials on a heritage item should be repaired and retained where possible.</p>	<p>The existing sandstone fence along the north-western and a part of the south-western boundaries of the site would be retained.</p>
<p>(ii) New fencing and gates to a heritage item should be of a style and scale that is consistent with the style of the building.</p>	<p>The new fence along the southern part of the south-western boundary would be of a sympathetic style and scale, ensuring that it would be in keeping with the character of the heritage item while also blending into the existing contemporary context.</p>
<p>(v) Original face brick or sandstone fencing to a heritage item should not be painted.</p>	<p>The existing fence along the north-western and a part of the south-western boundaries of the site would not be painted.</p>
2.10 Landscape elements including paving and driveways	
Objectives/Controls	Assessment
<p>Objectives</p> <p>A. To retain and protect heritage listed landscape elements.</p> <p>B. To retain important landscape elements that contribute to the significance of heritage items.</p> <p>C. To reinforce the significance of the heritage item through appropriate landscaping.</p>	<p>The proposal would retain the existing fence along the north-western and a part of the south-western boundary. All other landscape elements are not of heritage significance.</p> <p>The proposal would include the removal of two trees and additional landscaping throughout. We note that all other mature trees would be retained. The proposal also seeks to introduce new landscaping throughout the site. The proposed new landscaping would in our opinion reinforce the significance of the heritage item.</p>
<p>Controls</p> <p>(i) Original driveways and footpath crossings that relate to a heritage item should not be relocated.</p>	<p>To our knowledge, the subject site does not include any original driveways and footpath crossings of significance.</p>
<p>(ii) Double driveways and footpath crossings will generally not be permitted for houses listed as heritage items.</p>	<p>The proposal does not include any double driveways and footpaths.</p>
<p>(iii) Original or early garden layouts that contribute to the significance of the heritage item should not be altered.</p>	<p>Any original or early garden layouts have been removed and/or altered. The proposal would however include new landscaping throughout the site, to ensure the retention of the significance of the site.</p>

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<i>(iv) Established trees and shrubs that contribute to the significance of the heritage item should not be removed unless it can be established by an arborist that the health of the tree or shrub is such that it must be removed.</i>	The proposal includes the removal of two trees. An arborist report has been prepared by Naturally Trees, dated 18 September 2020.
<i>(v) Proposals involving substantial works should consider landscaping the front setback in a manner appropriate to the age and style of the dwelling.</i>	The proposal includes additional landscaping to the front setback of the site to ensure that the heritage significance of the dwelling would be retained.
2.13 Demolition	
Objectives/Controls	Assessment
Objective <i>A. To retain buildings that are of heritage significance or contribute to the significance of a heritage item.</i>	The proposal would retain the original built form. Demolition works would be limited to the rear in areas of less significance. We note that some internal fabric of the dwelling is not in good condition and may need repairs. The proposal would seek to repair the roof and the internal fabric of the original built form where necessary. Where the fabric is beyond repair, it would be replaced like for like, matching the original in all aspects.
Controls <i>(i) Buildings that are listed as heritage items or contribute to the significance of a heritage item shall not be demolished.</i>	The proposal does not include the demolition of the heritage item.
<i>(iii) Partial demolition of heritage items may be possible subject to the merits of the proposal. Partial demolition of a heritage item may only be allowed when it can be established in a Statement of Heritage Impact that the partial demolition will not have an impact on the significance of the heritage item.</i>	The partial demolition works include the demolition of the non-original rear two rooms and porch along the south-western elevation and the removal of the entry along the south-western elevation, and some minor internal works. As discussed above, it is our assessment that these works would not adversely impact the significance of the building as the front two rooms and the internal layout would be retained, locating the minor changes to the rear, in areas of less significance.
<i>(iv) Outbuildings associated with heritage items can only be demolished where a Statement of Heritage Impact has established that the outbuilding does not contribute to the heritage significance of the place and the demolition does not impact on the significance of the heritage item.</i>	In our opinion, the existing garage and carport do not contribute to the heritage significance of the item. As a result, their demolition would not drastically impact the significance of the site.
<i>(v) Where demolition is allowed, a photographic record of the building must be prepared for the site and submitted to Council prior to the commencement of the demolition works.</i>	Note. We recommend the preparation of a Photographic Archival Recording prior to any demolition works.

7.0 CONCLUSION & RECOMMENDATIONS

7.1 Impact Summary

The NSW Office of Environment & Heritage's guidelines require the following aspects of the proposal to be summarised.¹⁵

7.1.1 Aspects of the proposal which respect or enhance heritage significance

In our view, the following aspects of the proposal would respect the heritage significance of the subject site:

- The proposal would retain the original heritage-listed built form, locating new works to the rear, in areas of less significance;
- The proposed conservation works and reinstatement of the exposed brick envelope would enhance the significance of the site;
- Due to the location of the subject site, the proposed works would not negatively impact on significant view lines between heritage-listed items in the vicinity;
- The proposal would not alter the historic front setback from Arthur Street;
- The proposal would ensure the continued residential use of the site; and
- The rear extension would incorporate a sympathetic scale, height, form, siting, design and detailing, ensuring the retention of the heritage significance of the site.

7.1.2 Aspects of the proposal which could have detrimental impact on heritage significance

In our view, there are no aspects of the proposal which could be detrimental to the significance of the subject site. The neutral impacts of the proposal have been addressed above in Section 7.1.1. Recommendations are provided in Section 7.2 below as further mitigation measures.

7.1.3 Sympathetic alternative solutions which have been considered and discounted

Heritage 21 provided heritage advice to the applicant which has been incorporated in the final proposal as described in Section 5.0 and which includes:

- Retain original windows along the south-western elevation;
- Retain original external walls;
- Do not include a first floor addition directly above the original built form. Instead remove the first floor addition off the roof, and introduce a rear extension connected to the original building via a low level link;
- Retain original internal layout;
- Where infilling existing openings to the interiors, reuse existing doors in the new openings;

¹⁵ NSW Office of Environment and Heritage, 'Statements of Heritage Impact' (Heritage Office and Department of Urban Affairs & Planning, 1996), <http://www.environment.nsw.gov.au/resources/heritagebranch/heritage/hmstatementsofhi.pdf>.

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- Do not include skylights to the front roof pane of the original built form;
- Reference the modernist corner windows of the original built form in the rear extension; and
- Incorporate contemporary form to the rear extension in line with Article 22 of the Burra Charter.

Mitigation measures are provided for consideration in Section 7.2 of this report which are based on our initial recommendations.

7.2 Recommendations

To ensure maximum conservation of significance of the subject site, Heritage 21 also recommends the following:

7.2.1 Consultation with a Heritage Architect/Consultant

Where any works are to be carried out involving the heritage fabric of the heritage item, a heritage architect/consultant should be engaged and informed prior to the commencement of the works, to ensure that the heritage significance of the item would be retained.

7.2.2 Engagement of Suitably Qualified Tradesmen

Any works to the heritage fabric of the subject site should be carried out by suitably qualified professionals and tradesmen with experience dealing with heritage buildings.

7.2.3 Engagement of a Structural Engineer

A structural engineer should be engaged to identify potential risks and outline methodologies to negate any physical impact on significant fabric of the site, as a result of the proposed new basement level.

7.2.4 Photographic Archival Recording

A Photographic Archival Recording (PAR) should be prepared by a suitably qualified Heritage Consultant prior to any development being carried out on the site.

The report must consist of an archival standard photographic record of the site and buildings externally and internally including the existing character of the streetscape and the views to and from the subject site.

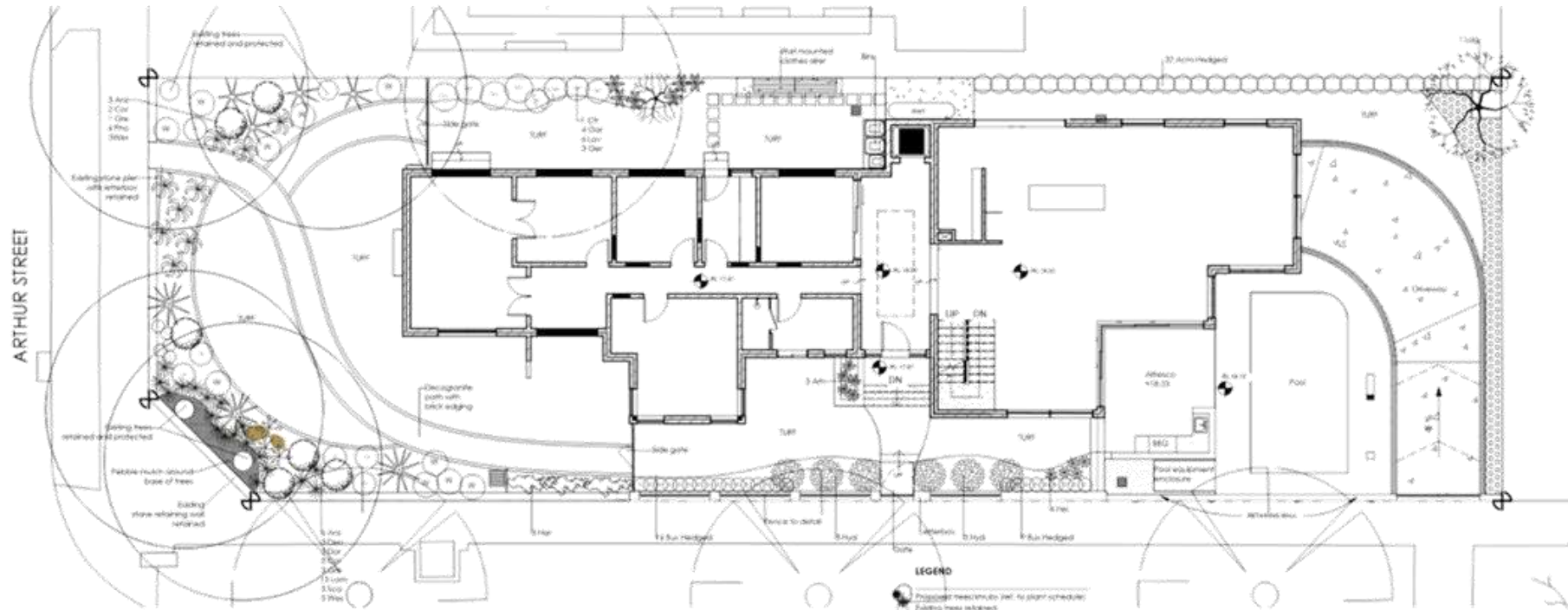
The recording shall be undertaken in accordance with the guidelines for Photographic Recording of Heritage Items Using Film or Digital Capture (2006) prepared by Heritage NSW and copies should be retained in Council's Archives and Local Studies collection.

7.3 General Conclusion

Heritage 21 is therefore confident that the proposed development complies with pertinent heritage controls and would engender minimal impact on the heritage significance of the subject site. We therefore recommend that Strathfield Council view the application favourably on heritage grounds.

8.0 SOURCES

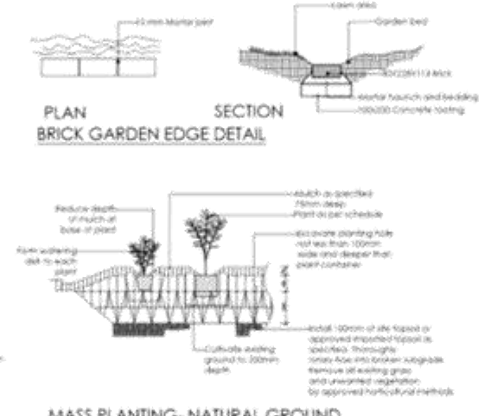
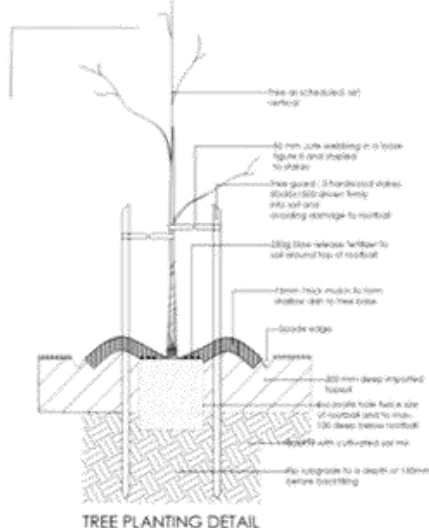
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PLANT SCHEDULE:

CODE	BOTANICAL NAME	COMMON NAME	QTY	POT SIZE	MATURE HT	STAKE
TREES						
CS	Citrus spp	Citrus	1	300mm	2.5M	Y
Lag	Lagerstroemia indica 'Natchez'	Crape Myrtle	1	45 Lit	8M	Y
SHRUBS						
Acn	Acmena smithii 'Alym Magic'	Lilly Pilly	32	200mm	600mm	
Anz	Anigozanthos Amber Velvet	Kangaroo Paw	9	200mm	800mm	
Art	Arthropodium caratum	Renga Renga Lily	5	200mm	400mm	
Bux	Buxus microphylla var koreana	Korean Box	25	200mm	500mm	
Cor	Correa alba	Native Fuchsia	7	200mm	1.2M	
Den	Dendrobium speciosum	Rock Orchid	3	140mm	300mm	
Dor	Doryanthes excelsa	Gymea Lily	3	300mm	1.5-2M	
Gar	Gardenia augusta 'Florida'	Gardenia	4	200mm	500mm	
Ger	Geranium 'Big Red'	Geranium	3	140mm	400mm	
Gre	Grevillea juniperina 'Firecracker'	Grevillea	4	200mm	500mm	
Hel	Helleborus	Winter Rose	4	140mm	300mm	
Hyd	Hydrangea macrophylla	Hydrangea	6	200mm	1M	
Lav	Lavandula stoechas 'Avonview'	Lavender	6	200mm	500mm	
Pho	Phormium tenax 'Flamin'	New Zealand Flax	4	200mm	1M	
Wes	Westringia fruticosa 'Mundil'	Coastal Rosemary	9	200mm	500mm	
GROUND COVER						
Har	Hardenbergia violacea 'Meemal'	Happy Wanderer	3	140mm	500mm	
Lom	Lomandra fluvialis 'Shara'	Spry Head Flax	15	140mm	550mm	
Scs	Scaevola aemula 'Maui-Cluster'	Fan Flower	5	140mm		
TURF <i>Zoysia macrantha</i> Nara						

NOTE: Plant quantities shown on planting plan take precedence over quantities shown on Plant Schedule. To be used as a guide. The landscape contractor shall ensure that correct quantities are installed as per planting plan.



AREA CALCULATIONS:

TOTAL SITE AREA	733.9 m ²
BUILT UP AREA	418.22 m ²
FRONT PAVEN	5.3 m ²
DEEP SOIL AREA	320.31 m ²
LANDSCAPED AREA	320.31 m ² (43.62%)

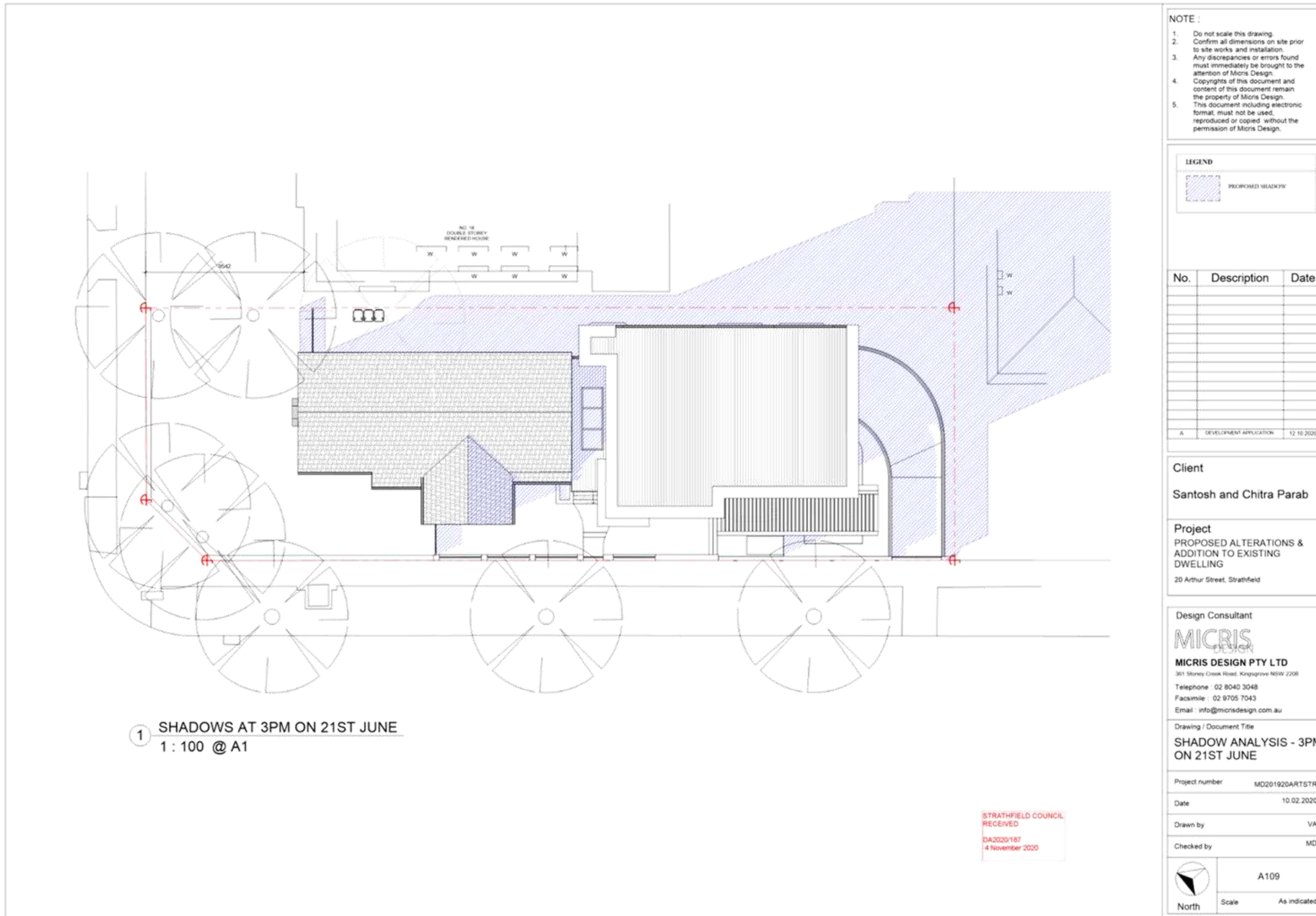
- NOTE:**
- All measurements to be verified on site.
 - Do not scale off drawings. Refer to dimensions on plan.
 - Check boundaries, levels, dimensions and locate services on site prior to starting work.
 - Landscape drawings to be read in conjunction with other consultants drawings.
 - Internal layout internal area allocation details as per architect's drawings.
 - Where an Australian Standard applies for any landscape material testing or installation technique, that standard must be followed.
 - The contractor shall take all precautions to prevent damage to all or any adjacent features by providing adequate protection to these surfaces/areas prior to the commencement of these works.
 - All existing trees to be retained and protected as specified unless otherwise stated.
 - Topsoil to be specified to be brought in prior to placement.
 - Imported top soil to be compatible with existing top soil and in accordance with specification.
 - Place no landscape works within 400mm of boundary, unless otherwise specified.
 - The only other deep soil area to be retained is to be noted on plan.
 - Draw up garden beds and have planting holes dug prior to placement.
 - 12.5m² on council verge to be made good after construction.
 - All trees on council verge to be retained and protected during construction.
 - Where retaining walls align with boundary fence, the total height shall not exceed 1.8M above ground level.
 - 150mm water to be used on site.
 - Retaining walls and concrete driveways to engineer's details.

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4 November 2020



DRAWINGS TO BE READ AND NOT SCALED
DISCREPANCY IF ANY TO BE BROUGHT TO THE DESIGNER'S ATTENTION
ALL LEVELS AS PER SURVEY PLAN

Revision	Date	Amendment	ADDRESS: 20 ARTHUR STREET STRATHFIELD	DRAWING TITLE: LANDSCAPE PLAN AND DETAILS	SANDHYA SUNIL M: 0439332998 E: info@earthmattersconsulting.com.au www.earthmattersconsulting.com.au				
			CLIENT: Sanjosh and Chitra Parth	PROJECT NO: ART20	DRAWING NO: LD01	DATE: SEPTEMBER 2020	SCALE: 1:1000 A1	DRAWN: SVC	STATUS: DA



Statement of Environmental Effects Development Application

20 Arthur St. Strathfield
Alterations and Addition to Existing Dwelling



Submitted to
Strathfield Council
On Behalf of Santosh & Chitra Parab

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4 November 2020

October 2020

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DESIGN

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Statement of Environmental Effects

20 Arthur Street, Strathfield - Proposed Alterations &
Addition to existing dwelling

Statement of Environmental Effects

Oct 2020

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Issue	Date	Description	By	Reviewed By
A	Oct 2020	Statement of Environmental Effects (SEE)	MD	SP

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1.0 INTRODUCTION

1.1 Preamble

This report constitutes a Statement of Environmental Effects and is submitted to Strathfield Council in support of a Development Application (DA) for the alteration and addition to a detached residence at 20 Arthur Street Strathfield.

The DA seeks consent for:

- Minor alterations to the existing dwelling ensuring that the significant fabric is conserved or repaired/replaced like for like where necessary;
- Demolition of existing swimming pool;
- Construction of a rear extension over the existing dwelling and proposed new in-ground pool; and
- Associated landscaping.

A more detailed description of the proposed works and uses are found at Section 3 of this report.

1.2 Purpose

The purpose of this report is to:

- Describe the components of the proposal;
- Discuss the potential environmental effects of the proposal;
- Draw conclusions as to the significance of any impacts; and
- Make a recommendation to Strathfield Council as to whether the development application should be approved.

The development proposal has been assessed based on the characteristics of the site and locality, Strathfield Local Environmental Plan 2012, Strathfield Development Control Plan 2005, other relevant local planning controls, and the requirements of section 79C of the Environmental Planning and Assessment Act, 1979.

This Statement of Environmental Effects report has been prepared by Micris Design Pty Ltd on behalf of the applicant, Santosh & Chitra Parab. It should be read in conjunction with the following relevant material:

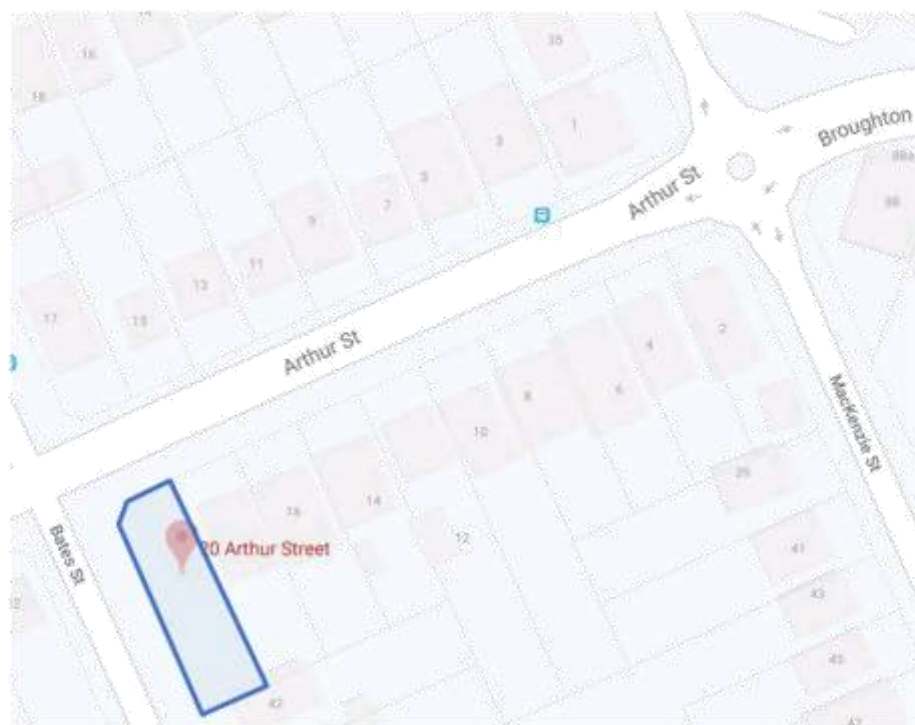
- Architectural Plans;
- Landscape Plan
- Stormwater Plan;
- Arborist Report;
- Basix Certificate;
- Waste Management Plan; and

- Heritage Impact Statement

2.0 SITE & LOCALITY DESCRIPTION

2.1 Site Location

The subject site is situated on the southern alignment of Arthur Street, approximately 500 meters west of Broughton Road. Strathfield is an inner west Sydney Suburb and is located approximately 12 kilometres west of the Sydney central business district. The site's locational context is shown at **Figure 1**.



The Subject Site 



Figure 1 – Locality Plan

2.2 Site Description

The subject site comprises of a single corner allotment situated on the southern alignment of Arthur Street. The subject site is known as 20 Arthur Street, Strathfield. The subject site is legally identified as Lot 3 in DP 17446.

The site falls moderately to the front from the rear boundary. The site contains five matured trees and plantings along front boundary but is largely cleared in the location of the proposed dwelling

The subject site has a primary street frontage of 11.58 meters, a secondary street frontage of 45.11 meters, an eastern side boundary dimension of 48.77 meters and a rear boundary dimension of 15.24 meters. The overall site area is 733.5 square meters.

The site currently contains a single storey masonry rendered dwelling that has been altered and repaired over the years. The existing dwelling on the subject site is identified as a heritage item.

An aerial photo of the site is shown at **Figure 2**.



The Subject Site 

Figure 2 – Site Plan



2.3 Neighbourhood Character

The subject site is situated within an established residential precinct, which is characterised by a range of low density residential forms consisting of detached housing of single and double storey occupancy development.

20 Arthur Street, Strathfield - Proposed Alterations &
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There have been significant changes in many of the original dwellings within this precinct either by extensions, alterations or redevelopment of the site by way of a completely new dwelling.

A diversity of building patterns is evident throughout Arthur Street and surrounding streets. The subdivision pattern surrounding the subject site showcase a variation in housing styles from federation brick houses to contemporary rendered houses with substantial rear courtyard, sheds and pool.

The streetscape within Arthur Street consists of grass verges on either side of the road, Arthur Street consisting of a variety of semi-mature to mature trees.

The following 9 photos show the site in its surrounding context including neighbouring properties:



Photo 1 – Subject Site – 20 Arthur Street, Strathfield



Photo 2 – Neighbouring property adjacent to subject site – 18 Arthur Street, Strathfield



Photo 3 – Neighbouring property to the east – 14 Arthur Street, Strathfield



Photo 4 – Neighbouring property directly across Bates Street – 22 Arthur Street, Strathfield



Photo 5 – Neighbouring property to the southwest – 7 Bates Street, Strathfield



Photo 6 – Neighbouring property to the south – 44 Bates Street, Strathfield



Photo 7 – Neighbouring property directly across the subject site – 17 Arthur Street, Strathfield

20 Arthur Street, Strathfield - Proposed Alterations & Addition to existing dwelling

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Photo 8 – Neighbouring property to the northeast – 9 Arthur Street, Strathfield



Photo 9 – Neighbouring property to the west – 26 Arthur Street, Strathfield

3.0 PROPOSED DEVELOPMENT

Consent is sought for the following development:

- Minor alterations to the existing dwelling ensuring that the significant fabric is conserved or repaired/replaced like for like where necessary;
- Construction of a contemporary double storey extension;
- Basement garage;
- In-ground pool; and
- Associated landscaping.

3.1 Details of Proposed Development

Proposed Dwelling	Description
<i>Alterations to Existing Dwelling</i>	Minor alterations to internal walls and doors (refer to architectural plans). Replacement of few windows (refer to architectural plans). Where necessary, existing fabric to be repaired and/or replaced like for like matching the original in all aspects.
<i>Demolition</i>	Demolition of existing in-ground pool and rear portion of existing dwelling.
<i>Earthworks</i>	Excavation for proposed basement garage and rear extension.
<i>Building</i>	Construction of a rear extension, comprising of: Breezeway, kitchen, living, dining, alfresco, bedrooms, bathroom, basement garage, lift and an in-ground pool. Height: Proposed building height from existing ground level is variable to maximum 8.1m to roof ridge.
<i>External Finishes</i>	New Rear Extension - Colorbond roof; Bulkhead, Acrylic rendered walls; Aluminium window frames
<i>Tree Removal</i>	One tree within the development located at the north eastern side of existing dwelling is proposed to be removed. Refer to Arborist report.

20 Arthur Street, Strathfield - Proposed Alterations & Addition to existing dwelling

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3.2 Development Statistics

Area calculation

Total site area	733.50m ²
Existing Ground Floor	110.82m ²
Proposed Ground Floor	120.16m ²
Proposed First Floor	122.73m ²
Balcony	5.20m ²
Alfresco	17.88m ²
Basement Garage	64.51m ²
Total Floor Area (excluding Balcony and Alfresco)	418.22m²

Compliance Table

	DCP Control	Proposed	Compliance
Building Height			
Dwelling	9.5m	8.1m	Yes
Setbacks			
Primary frontage (min)	9.0m	9.2m – as per existing	N/A
Secondary frontage (min)	3.0m	3.0m	Yes
Side	1.2m	1.5m	Yes
Rear	6.0m	6.2m	Yes
Floor Space			
FSR (58%)	421.76m ²	418.22m ² (57.02%)	Yes
Landscape			
Landscape Total (43%)	315.40m ²	320.31m ²	Yes

3.3 Building Design

The subject dwelling has been developed considering:

- The topography;
- Possible impact on the residential amenity for the future residents of immediate neighbouring properties in terms of privacy and overshadowing; and
- The expected future developments

The design of the proposed extension provides for modern living which fits well within current design concepts of the contemporary architecture.

3.4 Streetscape

The external façade of the new rear extension provides a modern design that contrast from the existing dwelling to retain its heritage features on display. The new extension also compliments the existing streetscape and the locality.

The proposed external finishes showcase a mixture of square edge, rendered wall, bulkhead finishes, powder coated framed glazing and appropriate colour scheme.

3.5 Technical Matters / Specialist Reports

This application is accompanied by the following documents:

- Heritage Impact Statement
- BASIX certificate
- Stormwater plan
- Landscape Plan

4.0 DEVELOPMENT ISSUES

4.1 Site Suitability

The subject site is deemed to be suitable for the proposed development being a development permissible within the zone adequately complying with the applicable planning controls.

The site is considered suitable for proposed development based on the following:

- a. The proposed development maintains the streetscape and local character.
- b. The proposed development is conveniently located on a street with similar land use and building profile.
- c. The architectural form and sitting of the proposed dwelling are compatible to adjoining and nearby developments, with regard to street setback, roof form, external materials and articulated façade.
- d. The proposed dwelling has no striking features and intended colours that stand out in the street.
- e. The development proposal does not have any impact on the neighbourhood lots and surroundings.

- f. The proposed development adheres to the zoning outlined in the Strathfield LEP 2012 and complied with the street setbacks and moreover maintains the configuration and features of the original building.

4.2 Present and Previous Uses

The subject site is presently used as a private residence. The site appears to have been used as residential since the original subdivision of this parcel of land. There is no evidence presently that would confirm the contamination status of site and subsoil.

4.3 Design Guidelines and Assessment

The relevant site planning and Development Control guidelines are clearly outlined in policies such as

- a. Part A and Part P of the Strathfield Development Control Plan 2005 (DCP)
- b. Strathfield Local Environmental Plan 2012 (LEP)

The following table is a summary of compliance of the proposed development to these policies.

Assessment against controls and guidelines:

Controls	Compliance	Comments
Streetscape	Yes	The development proposes a modern two storey dwelling extension and is of a form and style that will positively contribute to the cohesiveness and visual appreciation of the streetscape. The proposal is of an appropriate height, bulk, and scale and maintains appropriate setbacks in accordance with Council controls.
Roof Form	Yes	The proposal incorporates a contemporary roof design, providing articulation in the mass and not dominating the streetscape.
Building Materials	Yes	The proposed development will use appropriate materials and finishes to compliment the streetscape and be of suitable quality. All construction works will comply with the NCC and consideration will be given to environmentally friendly materials.
Floor Space Ratio (0.575:1)	Yes	The proposal has a floor space ratio of 0.57:1

Building Height	Yes	No portion of the building exceeds the 9.5m height control.
Setback Front (primary 9m) Side / Front (secondary 3m) Eastern side (1.2m) Southern side / Rear (6m)	Yes	The proposed development maintains the original front setback as there is no change to the front of existing dwelling. The secondary setback is proposed at 3.0 meters. The eastern setback is proposed at 1.5 meters. The rear setback is proposed at 6.2 meters.
Landscaped Area	Yes	The DCP requires a minimum of 43% in Landscape area which relates to a minimum of 315.40m ² , the proposal allows for 320.31m ² which provides 44%.
Private Open Space	Yes	The DCP requires a minimum width of atleast 3m for POS area, the proposal allows for 4 x 4.47m.

4.4 Heritage

The existing dwelling is identified as a heritage item. A Heritage Report is provided.

4.5 Solar Access

The proposed development will allow sunlight into the proposed living via elevated windows and large glass doors.

4.6 Privacy and Overshadowing

The issue of privacy has been taken into consideration from the initial design stage of the proposed development. The window positions have been appropriately used and positioned to avoid overlooking into private areas.

Based on the analysis shadows considered at 9:00am and 12:00pm has no overshadowing impact on the adjoining properties and will only slightly impact residential no. 42 at 3:00pm. The analysis confirms that the adjoining properties will continue to receive good mid-winter sunshine.

4.7 Access and Traffic

The proposed dwelling will provide a basement garage along the secondary frontage suitable for a double parking space.

The proposed development is not likely to adversely affect road safety or existing level of traffic.

5.0 CONCLUSION

The relevant facts, planning guidelines and issues that will assist council in its assessment of the proposal, have been highlighted in this report.

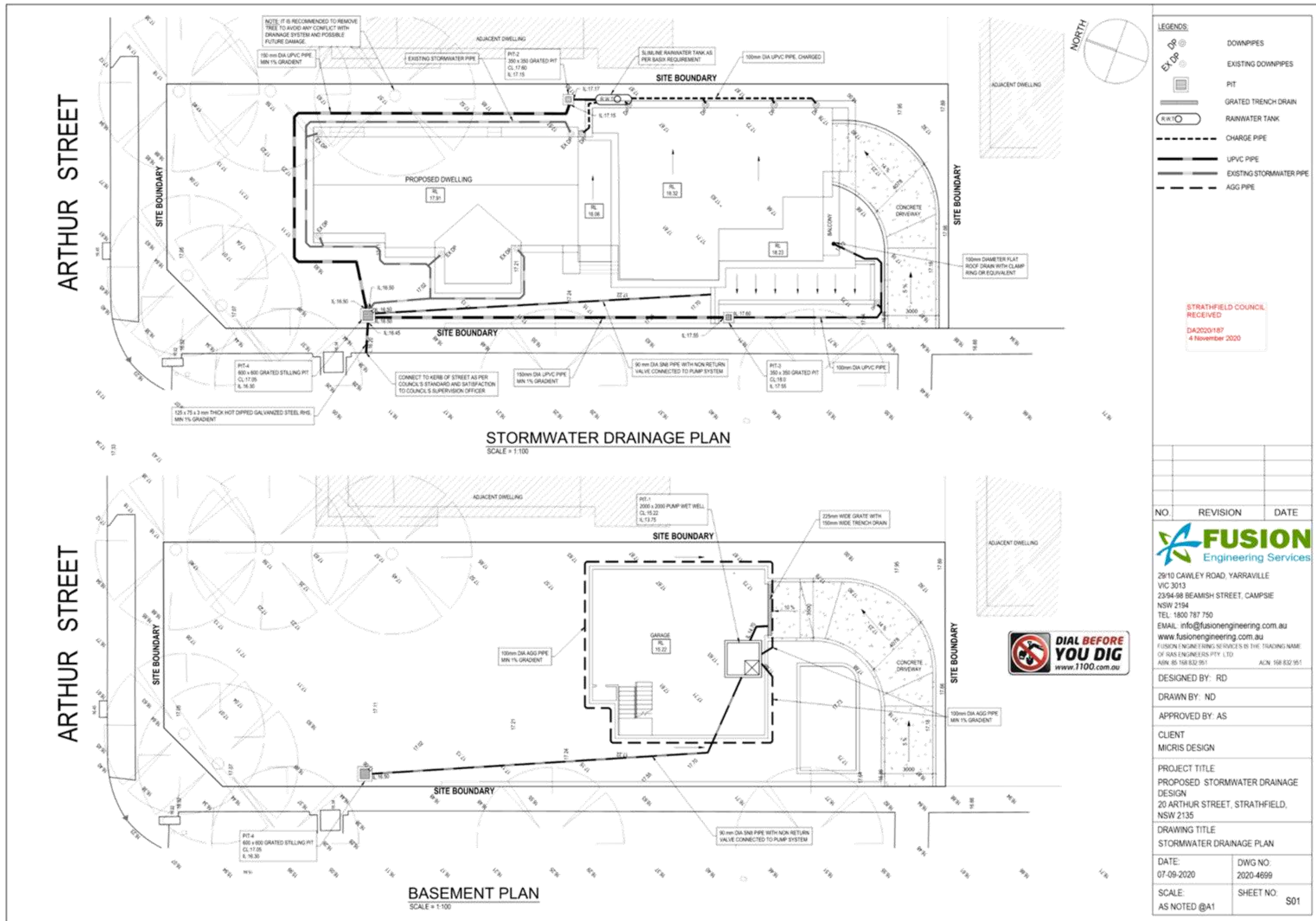
The proposed development showcase a heritage home with a modern side/rear extension. The exterior façade of the heritage building has been retained with minor alterations. A breezeway has been provided to ensure the flow between the original home and the new addition.

The proposal has been carefully designed to achieve a balance between maximising the natural light access and ventilation into habitable rooms and minimising the potential loss of privacy by introducing larger openings towards the street and courtyard.

The subject proposal has merit with regard to the provision of modern and well planned housing incorporating contemporary living spaces and design with high standards of amenity, located within a highly desirable locality. The extended development has been designed as a contemporary family home to meet contemporary residential aspirations.

Revitalising and enhancing streetscape qualities and adding to the stock of modern residential accommodation are objectives enhanced by Strathfield LEP. This proposed development meets these objectives.

Having regard to the above assessment it is concluded that the proposed development is appropriate on the site and within the locality, and should therefore be supported by Council.



- LEGENDS:**
- DOWNPIPES
 - EXISTING DOWNPIPES
 - PIT
 - GRATED TRENCH DRAIN
 - RAINWATER TANK
 - CHARGE PIPE
 - UPVC PIPE
 - EXISTING STORMWATER PIPE
 - AGG PIPE

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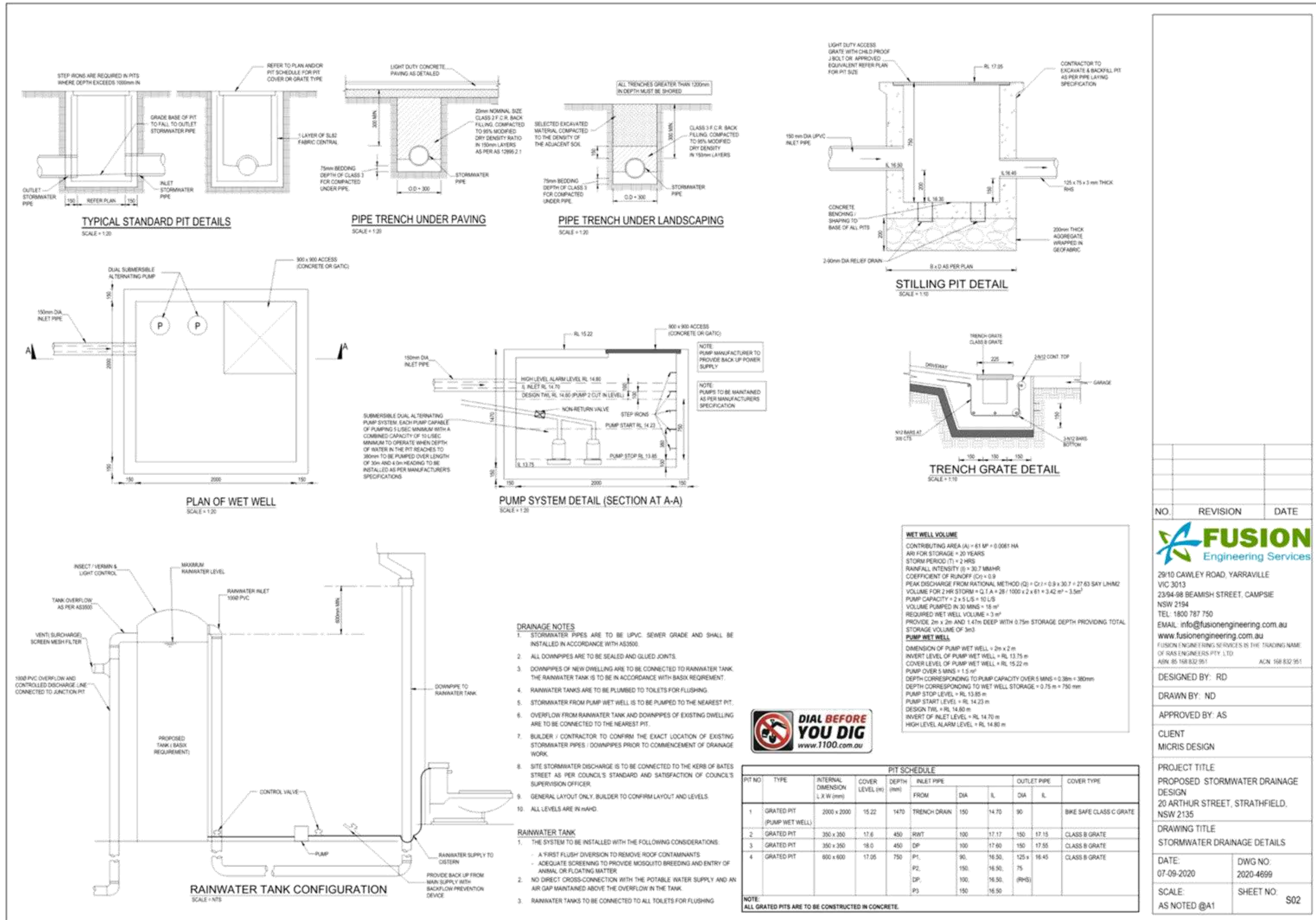


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PROPOSED STORMWATER DRAINAGE
DESIGN
20 ARTHUR STREET, STRATHFIELD,
NSW 2135
DRAWING TITLE
STORMWATER DRAINAGE PLAN

DATE: 07-09-2020	DWG NO: 2020-4699
SCALE: AS NOTED @A1	SHEET NO: S01





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20 ARTHUR STREET, STRATHFIELD, NSW 2135

DRAWING TITLE
STORMWATER DRAINAGE DETAILS

DATE: 07-09-2020	DWG NO: 2020-4699
SCALE: AS NOTED @A1	SHEET NO: S02



