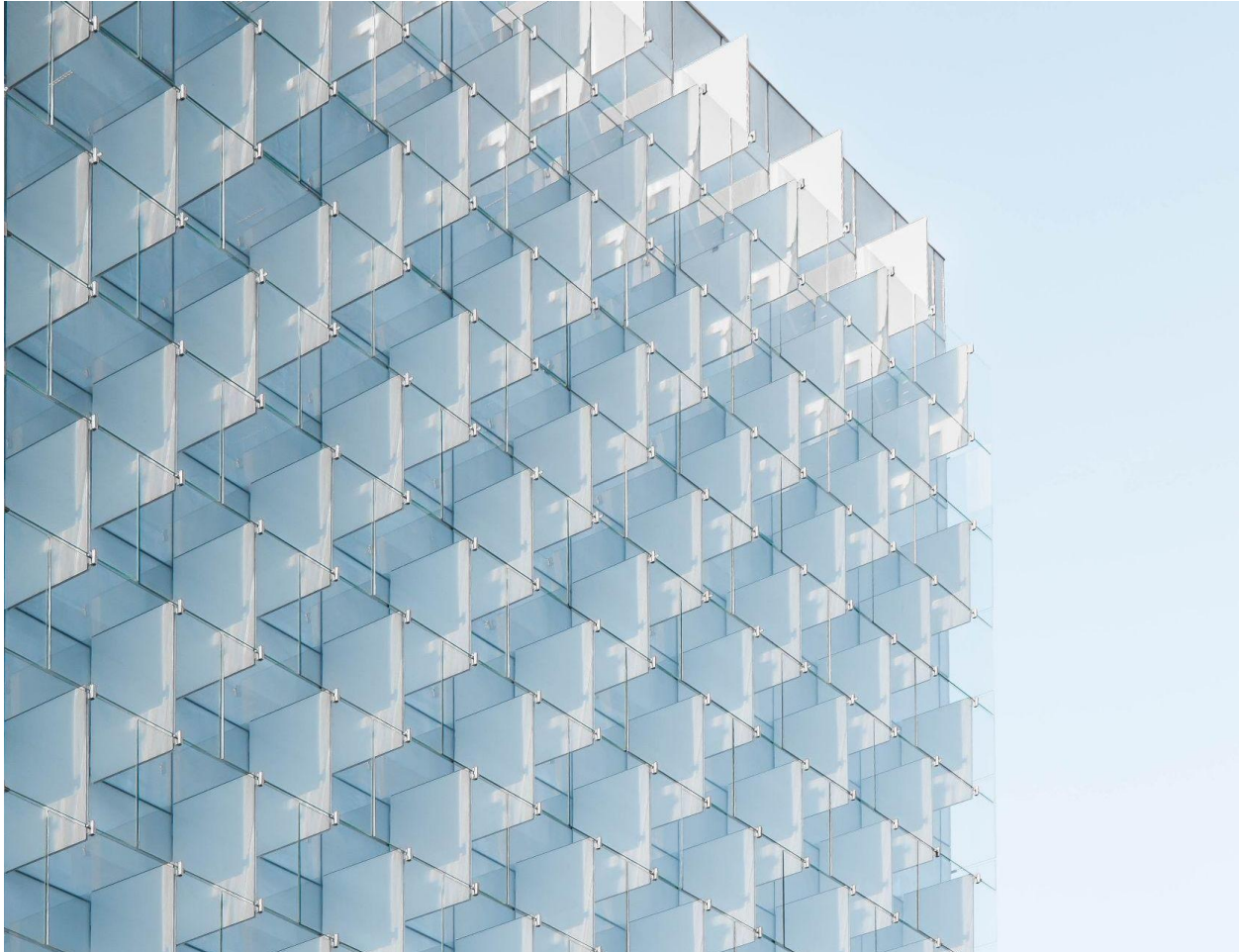


WILLOWTREE PLANNING



18 August 2022

Ref: WTJ21-589
Contact: Macy Fenn



STATEMENT OF ENVIRONMENTAL EFFECTS:

Construction of a Dwelling

4 Stringer Place, Oatlands
Lot 18 DP 206883

Prepared by Willowtree Planning Pty Ltd
on behalf of Group Architects

ACN: 146 035 707 ABN: 54 146 035 707
Suite 4, Level 7, 100 Walker Street
North Sydney, NSW 2060

enquiries@willowtp.com.au
willowtreeplanning.com.au
02 992 9 6974



Statement of Environmental Effects

Proposed Construction of a Dwelling
4 Stringer Place, Oatlands (Lot 18 DP206883)



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Statement of Environmental Effects

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APPENDICES

Appendix	Document	Prepared by
1	PLEP2011 Maps	Willowtree Planning
2	Architectural Plans	Group Architects
3	Clause 4.6	Willowtree Planning
4	Parramatta Development Control Plan (PDCP2011) Assessment	Willowtree Planning
5	Arborist Report	Urban Arbor Pty Ltd
6	Erosion and Sediment Control Plan	Group Architects
7	Stormwater Management Plan	Stellen Consulting
8	Waste Management Plan	Group Architects
9	BASIX Certificate	Energy Lab
10	Bushfire Assessment Report	Blackash Bushfire Consulting

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PART A PRELIMINARY

1.4 INTRODUCTION

This Statement of Environmental Effects (SEE) has been prepared by Willowtree Planning Pty Ltd (Willowtree Planning) on behalf of Group Architects (the Applicant) and is submitted to Parramatta City Council (Council) in support of a Development Application (DA) at 4 Stringer Place, Oatlands (subject site), which captures the following land parcels:

- Lot 18 DP206883

This DA seeks development consent for the construction of a new dwelling at the subject site, including other necessary works, as described in **PART C** of this SEE.

The subject site is zoned R2 Low Density Residential zone, pursuant to The Parramatta Local Environmental Plan 2011 (PLEP2011), which is intended to:

- *To provide for the housing needs of the community within a low density residential environment.*
- *To enable other land uses that provide facilities or services to meet the day to day needs of residents.*
- *To ensure that non-residential land uses are located in a context and setting that minimises impacts on the amenity of a low density residential environment.*
- *To allow for a range of community facilities to be provided to serve the needs of residents, workers and visitors in residential neighbourhoods.*

The proposal seeks to construct a new dwelling, which is permitted within the R2 Low Density Residential zone and aligns with the zone objectives.

This SEE has been prepared pursuant to Section 4.12 of the *Environmental Planning and Assessment Act 1979* (EP&A Act) and Clause 50 and Part 1 of Schedule 1 of the *Environmental Planning and Assessment Regulation 2021* (EP&A Regulation). Assessment against the relevant matters for consideration under Section 4.15(1) of the EP&A Act has also been carried out under **PART D** of this SEE.

This SEE describes the subject site and proposed development, provides relevant background information and responds to the proposed development in terms of the relevant matters set out in relevant legislation, environmental planning instruments and planning policies.

The structure of the SEE is as follows:

- **PART A SUMMARY**
- **PART B SITE ANALYSIS**
- **PART C PROPOSED DEVELOPMENT**
- **PART D LEGISLATIVE AND POLICY FRAMEWORK**
- **PART E ENVIRONMENTAL ASSESSMENT**
- **PART F CONCLUSION**

Based on the assessment undertaken, it is recommended that favourable consideration to the approval of the DA be given.



Statement of Environmental Effects

Proposed Construction of a Dwelling
4 Stringer Place, Oatlands (Lot 18 DP206883)



PART B SITE ANALYSIS

2.1 SITE LOCATION AND CHARACTERISTICS

The subject site is identified as 4 Stringer Place, Oatlands containing the following land holdings:

TABLE 1. SITE IDENTIFICATION		
Site Address	Legal Description(s)	Land Area (approx.)
4 Stringer Place, Oatlands	Lot 18 DP206883	1296m ²

The Site subject to this application is identified as 4 Stringer Place, Oatlands legally described as Lot 18 DP206883.

The site exhibits an irregular-shaped block with an area of approximately 1296m² and affords a driveway to the cul-de-sac head of Stringer Place.

The Site is located within an established urban area characterised predominately by low density residential development. The site adjoins the Oatlands Golf Club to the north and is located in proximity to the Vineyard Creek. In its existing state, the site comprises a dwelling house with an outbuilding at the rear of the site. Existing trees and vegetation are also identified within the site.

The Site is serviced by road infrastructure and is also reasonably accessible via public transport given that the Site is located within a 3-minute drive of the closest bus stop of Prince Street.

Refer to **Figure 1** and **Figure 2**



Statement of Environmental Effects

Proposed Construction of a Dwelling
4 Stringer Place, Oatlands (Lot 18 DP206883)



Figure 1. Cadastral Map (SIX Maps, 2022)



Statement of Environmental Effects

Proposed Construction of a Dwelling
4 Stringer Place, Oatlands (Lot 18 DP206883)

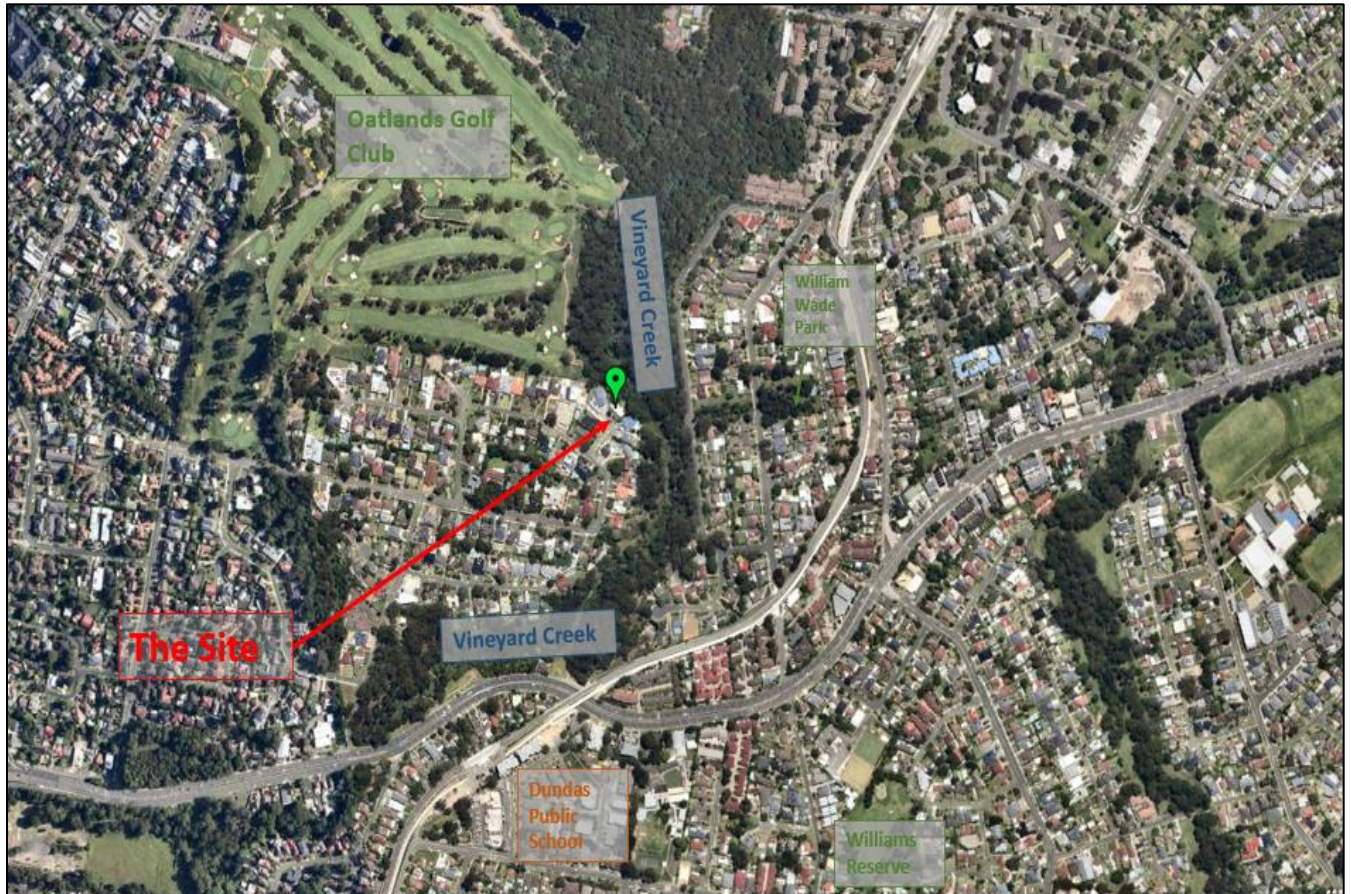


Figure 2. Aerial Map (Near Map, 2022)

4.2 DEVELOPMENT HISTORY

A comprehensive search of the Parramatta City Council online DA tracker has been undertaken to which no previous DA documentation has been uncovered. It is noted that a GIPA request has been submitted to Parramatta City Council in order to obtain previous development approvals for the Site, a response is yet to be received at the time of writing this SEE.



Statement of Environmental Effects

Proposed Construction of a Dwelling
4 Stringer Place, Oatlands (Lot 18 DP206883)



PART C PROPOSED DEVELOPMENT

5.1 OVERVIEW

The proposal seeks development consent for the proposed construction of a dwelling house. The proposal has been designed to complement the residential streetscape of the Oatlands locality. Specifically, the proposal entails the following:

- Construction a new dwelling house; and
- Associated landscaping.

This DA seeks to provide low-impact residential development within an area with ecological and aesthetic values. The proposal aims to deliver a dwelling house within a low density setting which is compatible with the existing streetscapes of the Oatlands locality. The proposal also will not result in any adverse environmental or amenity impacts on the surrounding context.

5.2 DEVELOPMENT STATISTICS

The proposed construction of a dwelling includes those works as identified in **TABLE 1** below.

TABLE 2. DEVELOPMENT STATISTICS	
Component	Proposed
Site Area	1296m ²
Building Type	Detached dwelling
Gross Floor Area	484.5m ²
Floor Space Ratio	0.37:1
Building Height	10.7m
Number of Storeys	3 storeys
Landscaping	659m ² landscaped area - 51%
Roads / Driveways	Proposed modification of existing driveway
Car Parking	Garage on level 2 for two (2) car spaces
Tree Removal / Planting	Remove three (3) trees, three (3) trees will require sensitive tree construction methods and twenty three (23) trees will be retained,
Cost of works	



Statement of Environmental Effects

Proposed Construction of a Dwelling
4 Stringer Place, Oatlands (Lot 18 DP206883)



- Demolition of all existing structures on site includes double storey house and driveway
- Replace existing vehicle crossover
- Tree removal
- Construction of a two (2) storey detached dwelling house
- The dwelling would provide two (2) garage car parking spaces integrated within the front of the dwelling
- The proposed dwelling comprises of five (5) bedrooms, five (5) bathrooms/ensuites, W.I.R's, kitchen, gym, rumpus, storage, study, various living rooms, a lift, and an alfresco area; and
- Level 2 comprises of the garage and a lobby area
- A swimming pool at the rear of the dwelling with an associated terrace area.

The proposed development will improve the amenity of the Site, increase the capacity of the Site and complement the existing and desired future character of the locality.

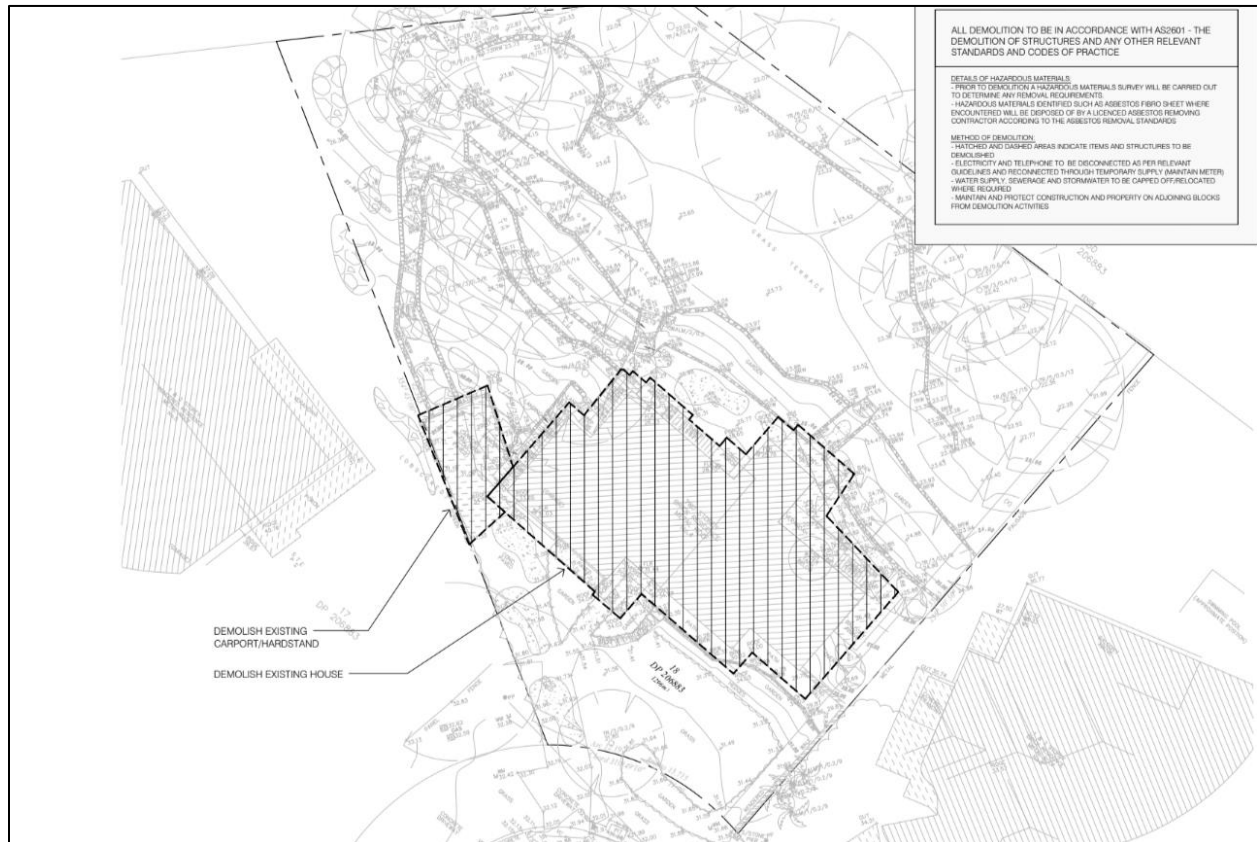


Figure 3. Demolition Plan (Group Architects, 2022)



Statement of Environmental Effects
 Proposed Construction of a Dwelling
 4 Stringer Place, Oatlands (Lot 18 DP206883)

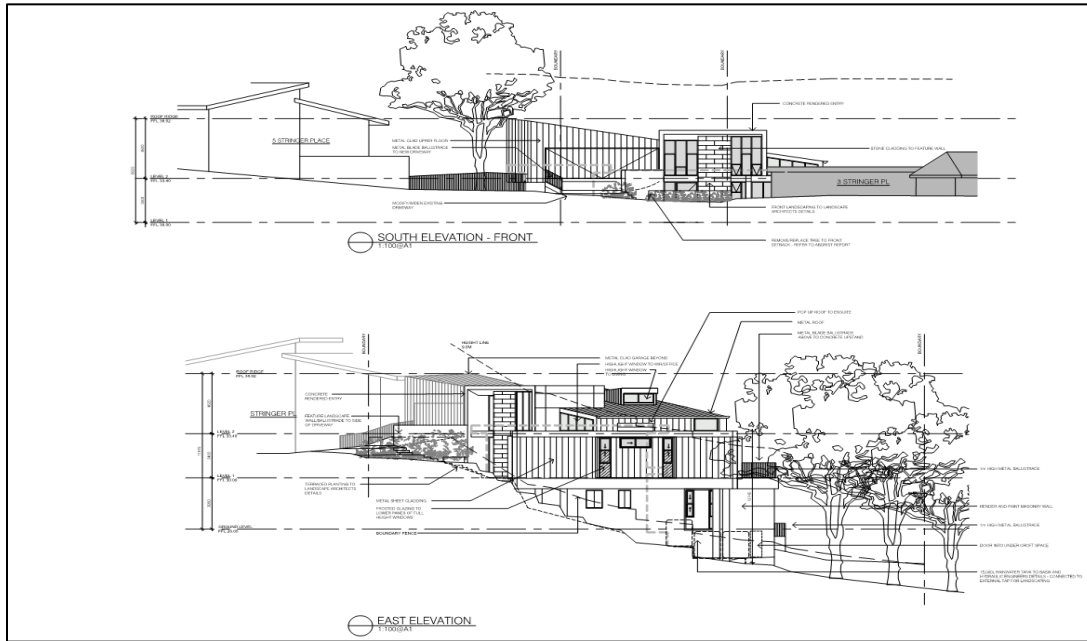


Figure 4. Elevations (Group Architects, 2022)

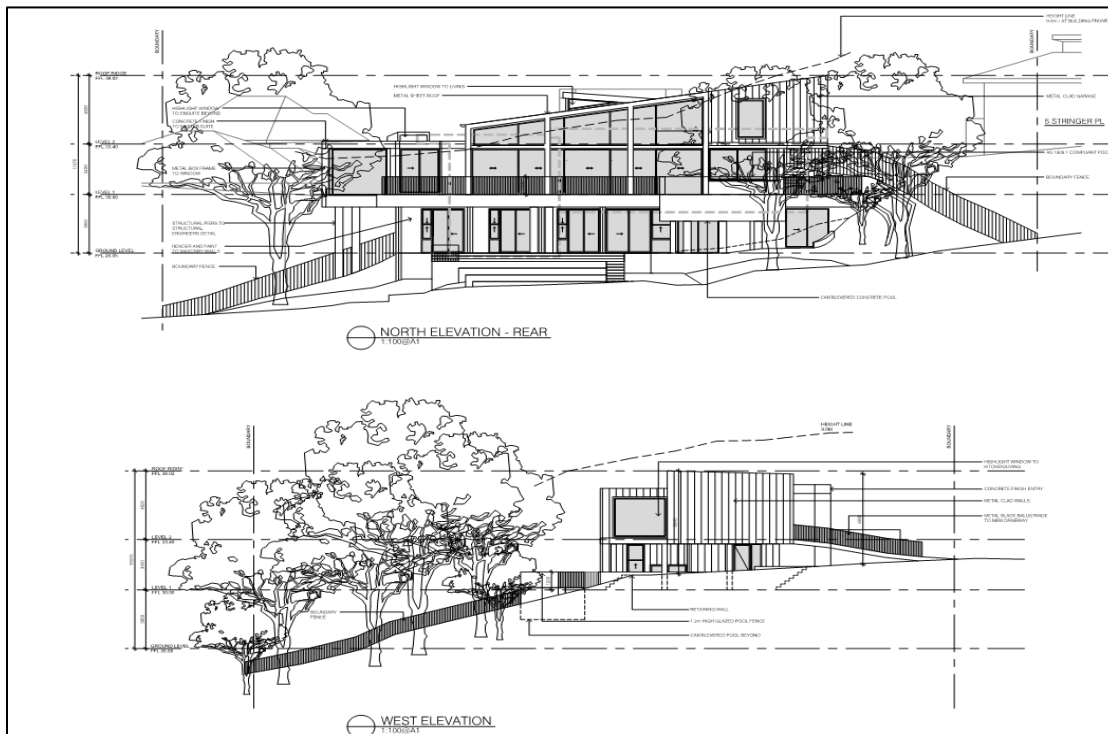


Figure 5. Elevations (Group Architects, 2022)



Statement of Environmental Effects

Proposed Construction of a Dwelling
4 Stringer Place, Oatlands (Lot 18 DP206883)



PART D LEGISLATIVE AND POLICY FRAMEWORK

6.1 CONTROLS AND POLICY OVERVIEW

This Part of the SEE addresses and responds to the legislative and policy requirements relevant to the proposed development at the subject site in accordance with the EP&A Act.

The following current and draft Commonwealth, State, Regional and Local planning controls and policies have been considered in the preparation of this DA.

Commonwealth Planning Context

- Commonwealth Environment Protection and Biodiversity Conservation Act 1999

State Planning Context

- *Environmental Planning and Assessment Act 1979;*
- *Environmental Planning and Assessment Regulation 2001;*
- *State Environmental Planning Policy No 55 – Remediation of Land;*
- *State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004;*

Local Planning Context

- *Parramatta Local Environmental Plan 2011;*
- *Parramatta Development Control Plan 2011;*
- City of Parramatta (outside CBD) Development Contributions Plan 2021

6.2 COMMONWEALTH PLANNING CONTEXT

4.2.1 ENVIRONMENT PROTECTION AND BIODIVERSITY CONSERVATION ACT 1999

Under the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act), any action (which includes a development, project or activity) that is considered likely to have a significant impact on Matters of National Environmental Significance (MNES) (including nationally threatened ecological communities and species and listed migratory species) must be referred to the Commonwealth Minister for the Environment. The purpose of the referral is to allow a decision to be made about whether an action requires approval on a Commonwealth level. If an action is considered likely to have significant impact on MNES, it is declared a “controlled action” and formal Commonwealth approval is required.

The proposal does not warrant significant impacts on MNES, therefore no further consideration of the EPBC Act is required.



Statement of Environmental Effects

Proposed Construction of a Dwelling
4 Stringer Place, Oatlands (Lot 18 DP206883)



6.3 STATE PLANNING CONTEXT

4.3.1 ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979

The EP&A Act is the principle planning and development legislation in New South Wales. Pursuant to Part 4, the proposal is considered local development.

6.3.1.1 Section 4.15(1) of the EP&A Act - Considerations

Section 4.15(1) of the EP&A Act specifies the matters which a consent authority must consider when determining a DA. The relevant matters for consideration under Section 4.15(1) of the EP&A Act are provided in **TABLE 3** below.

TABLE 3. SECTION 4.15(1)(A) CONSIDERATIONS	
Section	Response
Section 4.15(1)(a)(i) any environmental planning instrument, and	The PLEP2011 is the relevant Environmental Planning Instrument (EPI) applying to the subject site, which is assessed in Section 4.5 of this SEE.
Section 4.15(1)(a)(ii) any proposed instrument that is or has been the subject of public consultation under this Act and that has been notified to the consent authority (unless the Planning Secretary has notified the consent authority that the making of the proposed instrument has been deferred indefinitely or has not been approved), and	No draft instruments are applicable to this site.
Section 4.15(1)(a)(iii) any development control plan, and	The Parramatta Development Control Plan 2011 (PDCP2011) applies to the site and is addressed in Appendix 4 of this report.
Section 4.15(1)(a)(iia) any planning agreement that has been entered into under section 7.4, or any draft planning agreement that a developer has offered to enter into under section 7.4, and	There are no voluntary planning agreements (VPA) applicable to the site.
Section 4.15(1)(a)(iv) the regulations (to the extent that they prescribe matters for the purposes of this paragraph),	The EP&A Regulation is addressed in Part D of this report.
Section 4.15(1)(b)-(c)	These matters are addressed in Part E of this report.

Pursuant to Section 4.5 of the EP&A Act, the consent authority for the proposed development is Parramatta Council.

6.3.1.2 Section 4.46 of EP&A Act - Integrated Development

Section 4.46 of the EP&A Act defines 'integrated development' as matters that require consent from the consent authority and one or more authorities under related legislation. In these circumstances, prior to



Statement of Environmental Effects

Proposed Construction of a Dwelling
4 Stringer Place, Oatlands (Lot 18 DP206883)



granting consent, the consent authority must obtain from each relevant approval body their General Terms of Approval (GTA) in relation to the development, pursuant to Clause 42 of the EP&A Regulation.

The proposed dwelling house does not require consent from the listed approvals under Clause 4.46. Therefore, the DA is not classified as integrated development.

4.3.2 ENVIRONMENTAL PLANNING AND ASSESSMENT REGULATION 2000

The proposal has been prepared in accordance with the provisions of the EP&A Regulation. Division 1 of Part 3 of the EP&A Regulation stipulates how a DA must be “made”. This DA satisfies the relevant criteria of the Regulation as follows:

TABLE 4. HOW THE DA IS MADE	
Considerations	Response
Division 1 - Making development applications	
<i>Section 23 - Persons who may make development applications</i>	
(1) A development application may be made by— (a) the owner of the land to which the development application relates, or (b) another person, with the consent of the owner of the land.	This DA is made by Group Architects. The owner of the land has provided consent in accordance with Clause 23(1) of the EP&A Regulation to allow for the DA to be made.
<i>Section 24 - Content of development applications</i>	
(1) A development application must— (a) be in the approved form, and (b) contain all the information and documents required by— (i) the approved form, and (ii) the Act or this Regulation, and (c) be submitted on the NSW planning portal.	The DA includes all relevant information including details of the development, address and formal particulars, estimated cost of development, owner’s consent, supporting documents including detailed plans and SEE. This DA is submitted via the NSW planning portal.
<i>Section 25 - Information about concurrence or approvals</i>	
A development application must contain the following information— (a) a list of the authorities — (i) from which concurrence must be obtained before the development may lawfully be carried out, and (ii) from which concurrence would have been required but for the Act, section 4.13(2A) or 4.41, (b) a list of the approvals of the kind referred to in the Act, section 4.46(1) that must be	



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4 Stringer Place, Oatlands (Lot 18 DP206883)



<i>obtained before the development may lawfully be carried out.</i>	
---	--

6.4 STATE ENVIRONMENTAL PLANNING POLICY (RESILIENCE AND HAZARDS) 2021

The State Environmental Planning Policy (Resilience and Hazards) 2021 (Resilience and Hazards SEPP) contains planning provisions relating to:

- land use planning within the coastal zone, in a manner consistent with the objects of the Coastal Management Act 2016.
- management of hazardous and offensive development.
- remediation of contaminated land and to minimise the risk of harm.

In relation to the subject site, the following matters are highlighted.

Chapter 4 – Remediation of land

Under the provisions of Chapter 4 of the Resilience and Hazards SEPP, where a DA is made concerning land that is contaminated, the consent authority must not grant consent unless (as stipulated by Clause 4.6 of the SEPP):

- a) it has considered whether the land is contaminated, and*
- b) if the land is contaminated, it is satisfied that the land is suitable in its contaminated state (or will be suitable, after remediation) for the purpose for which the development is proposed to be carried out, and*
- c) if the land requires remediation to be made suitable for the purpose for which the development is proposed to be carried out, it is satisfied that the land will be remediated before the land is used for that purpose.*

Given the site has historically been used for residential purposes, the site is suitable for the proposed development and hence further assessment against SEPP Resilience and Hazards is not warranted.

6.5 STATE ENVIRONMENTAL PLANNING POLICY (BUILDING SUSTAINABILITY INDEX BASIX) 2004

State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004 (BASIX SEPP) aims to ensure consistency in the implementation of the BASIX scheme throughout NSW.

Clause 6 of the BASIX SEPP required a submission of a BASIX Certificate to accompany an application for development consent for any “BASIX affected building” as defined by the Regulations. Pursuant to the EP&A Regulation 2000, a “BASIX affected building” is defined as follows”

BASIX affected building means any building that contains one or more dwellings but does not include a hotel or motel.’



Statement of Environmental Effects

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This DA has been prepared for the proposed construction of a dwelling house which is a form of residential development involving one or more dwellings. As such a BASIX Certificate has been provided at **Appendix 9**.

6.6 PARRAMATTA LOCAL ENVIRONMENTAL PLAN 2011

The PLEP2011 is the primary environmental planning instrument that applies to the site.

The relevant provisions of PLEP2011 as they relate to the subject site are considered below:

4.7.1 Zoning and Permissibility

The Site is identified within the R2 Low Density Residential zone pursuant to PLEP2011 (**Figure 6**).

The objectives of the R2 zone:

- *To provide for the housing needs of the community within a low density residential environment.*
- *To enable other land uses that provide facilities or services to meet the day to day needs of residents.*
- *To ensure that non-residential land uses are located in a context and setting that minimises impacts on the amenity of a low density residential environment*
- *To allow for a range of community facilities to be provided to serve the needs of residents, workers and visitors in residential neighbourhoods.*

The proposal achieves the objectives of the R2 Low Density Residential zone as it will provide for a newly renovated dwelling house within a low density residential environment. The proposal is also consistent with the objectives as it is considered to be sympathetic in scale to the landform and landscape of the subject site and its immediate vicinity.

The following development is permitted with consent in the R2 zone:

Bed and breakfast accommodation; Boarding houses; Building identification signs; Business identification signs; Centre-based child care facilities; Community facilities; Dual occupancies; **Dwelling houses**; Educational establishments; Emergency services facilities; Environmental facilities; Environmental protection works; Exhibition homes; Exhibition villages; Flood mitigation works; Group homes; Health consulting rooms; Home-based child care; Home businesses; Home industries; Hospitals; Hostels; Neighbourhood shops; Oyster aquaculture; Pond-based aquaculture; Public administration buildings; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Respite day care centres; Roads; Seniors housing; Tank-based aquaculture; Water recycling facilities

The proposed development is defined as 'Dwelling house', a use that is permissible with consent within the R2 zone. Notwithstanding the land zoning and land use pursuant to PLEP2011 as outlined above.



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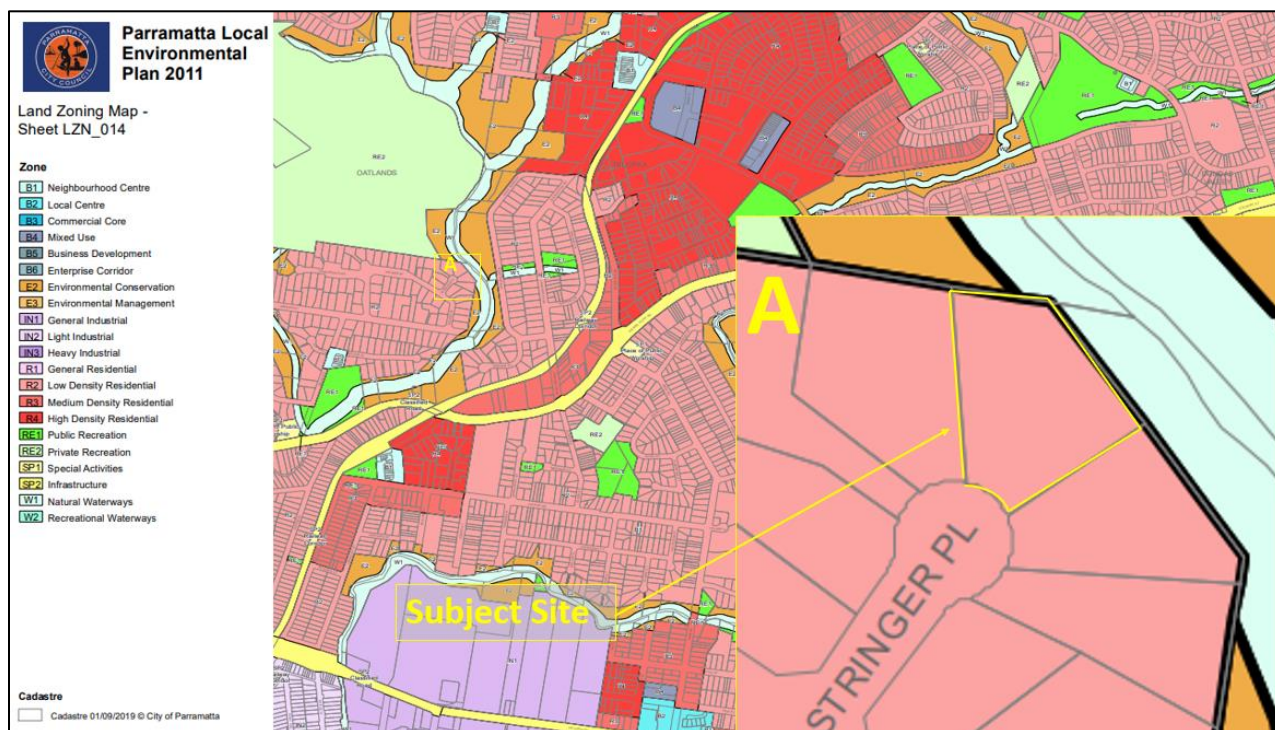


Figure 6. PLEP2011 Zoning Map (NSW Legislation, 2021)

TABLE 5 outlines the developments consistency and compliance with the relevant development standards and controls under PLEP2011.

TABLE 5. DEVELOPMENT STANDARDS	
Clause	Comment
Clause 4.1 - Minimum Lot Size	The Site is subject to a minimum lot size 550m ² pursuant to Clause 4.1. As the proposal does not involve land subdivision, further consideration is not warranted.
Clause 4.3 - Height of Buildings	The Site is subject to a maximum building height of 9m pursuant to Clause 4.3. As shown in the Architectural Plans (Appendix 2), the height of the proposed dwelling house is 10.7m resulting in a maximum exceedance of 1.2m or 17.3% A Clause 4.6 Variation (Appendix 3), has been prepared to address the proposed height.
Clause 4.4 - Floor Space Ratio	The site is subject to a maximum Floor Space Ratio (FSR) of 0.5:1 (Appendix 1). The proposed dwelling house would provide a total



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	gross floor area (GFA) of 484.5m ² , which exhibits an FSR of 0.37:1 Hence the proposed FSR of the dwelling is compliant with Clause 4.4.
Clause 4.6 - Exceptions to development standards	The proposal seeks variation to the maximum building height limit under Clause 4.3. A Clause 4.6 Variation has been prepared and is provided at Appendix 3 .
Clause 5.10 - Heritage	The site contains a small portion of I613 being <i>Vineyard Creek and vegetated banks (natural area)</i> that is classified as local heritage significance. Given that the proposal is limited to the proposed dwelling is not anticipated to impact on the heritage significance of the item.
Clause 6.1 - Acid Sulfate Soils	<p>The subject site is identified as containing Class 5 acid sulfate soils pursuant to Clause 6.1 of PLEP2011 (refer to Appendix 1 for PLEP2011 Map). For Class 5 land development consent is required for <i>works within 500 metres of adjacent Class 1, 2, 3 or 4 land that is below 5 metres Australian Height Datum and by which the watertable is likely to be lowered below 1 metre Australian Height Datum on adjacent Class 1, 2, 3 or 4 land.</i></p> <p>It is noted that the site is not located within 500m of adjacent Class 1, 2, 3 or 4 land. While the proposal involves excavation works, the proposed works would be undertaken in accordance with the relevant Australian Standards to ensure that the proposed works would not disturb, expose or drain acid sulfate soils, or cause any adverse environmental damage.</p>

6.7 DRAFT ENVIRONMENTAL PLANNING INSTRUMENTS

No Draft Environmental Planning Instruments apply to the Site.

6.8 PARRAMATTA DEVELOPMENT CONTROL PLAN 2011

The PDCP2011 provides detailed planning and design guidelines to support the planning controls of the PLEP2011.

An assessment of the proposal against the relevant sections of the PDCP2011 is provided at **Appendix 4**.



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6.9 CITY OF PARRAMATTA (OUTSIDE CBD) DEVELOPMENT CONTRIBUTIONS PLAN 2021

The Site and residential development is subject to City of Parramatta (outside CBD) Development Contributions Plan 2021. City of Parramatta Council will calculate the contribution using the following formula (refer to **Figure 7**).

$$\begin{aligned} & \text{\$ Contribution =} \\ & \text{Net increase in residents X per resident \$ contribution rate} \\ & \quad + \\ & \text{Net increase in workers X per worker \$ contribution rate} \\ & \quad + \\ & \text{Net increase in visitors X per visitor \$ contribution rate} \end{aligned}$$

Figure 7. City of Parramatta (Outside CBD) Calculating Contribution



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PART E LIKELY IMPACTS OF THE DEVELOPMENT

This section identifies and assesses the impacts of the development with specific reference to the heads of consideration under Section 4.15(1) of the EP&A Act.

5.1 CONTEXT AND SETTING

The proposed development is situated in an established residential area, on a lot that has been used historically for residential purposes. The proposal is permitted with consent in the R2 Residential Zone, pursuant to PLEP2011. The proposal is consistent with the existing and desired future character of the locality and is compatible with the land uses within the locality as a high-quality design will be adopted for the proposal which will enhance the aesthetic of the existing streetscape. The proposal does not exhibit any significant environmental impacts, nor does it adversely impact on the amenity and character of the surrounding locality. The design and scale of the development is consistent with the surrounding dwellings.

In light of the above, the proposed construction of the dwelling house will not adversely impact on the amenity or character of the adjoining Sites, as well as being wholly compatible within the wider context of the Site.

5.2 BUILT FORM

The proposed development exhibits a new modern dwelling design that will enhance the overall residential interface in the Oatlands locality. The existing site characteristics and natural environment of the vicinity have been taken into consideration during the design of the development.

5.3 TRAFFIC & TRANSPORT

Vehicular access to the site will be facilitated via the modified driveway off cul-de-sac head of Stringer Place. The proposal also entails a garage providing two (2) parking spaces. The proposed parking is considered to be adequate for the dwelling house. The proposed development is not anticipated to generate any traffic.

5.3.1 Parking

Vehicular access to the site will be facilitated via the existing driveway off cul-de-sac head of Stringer Place. The proposal also entails a garage on level 2 providing two car parking spaces. The proposed parking is considered to be adequate for the dwelling house.

5.4 STORMWATER & EROSION & SEDIMENT CONTROL

A set of Stormwater Management Plans has been prepared by Stellen Consulting. The engineering details of the proposed stormwater drainage measures are provided within the Stormwater Management Plans at **Appendix 7**.



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5.5 VISUAL AMENITY

The proposed development has been designed to complement the streetscape of Stringer Place, Oatlands. The façade does not have features that dominate the streetscape. The choice of design, building materials, and the size of structure all relate to the residences in area. The selection of materials and painted finish is consistent with other homes in Oatlands.

5.6 NOISE

All proposed work will be undertaken during hours specified within the development consent and/or normal construction hours. Rooms are appropriately arranged to maintain acoustic privacy internally and will not result in any conflicts with surrounding neighbors.

5.7 WASTE

A Waste Management Plan is included as part of this DA (refer to **Appendix 8**). The proposal will not alter existing arrangements for waste storage and removal from the Site.

Where practical and feasible, all construction materials would be recycled either onsite, through reuse or offsite at a licensed facility. Waste would be transported and disposed of off-site by a licensed contractor to a licensed landfill facility in line with the Waste Management Plan (WMP) provided at **Appendix 8**.

5.8 NATIONAL CODE OF CONSTRUCTION

It is anticipated that conditions of consent may be imposed to ensure works are carried out in accordance with the National Construction Code.

5.9 SUITABILITY OF SITE FOR DEVELOPMENT

The proposal seeks to provide a dwelling house within a low density residential environment, in order to cater for the housing needs of the residents. The site is therefore considered suitable for the proposed development, as it is compatible and consistent with the intended use of the site and does not adversely impact on surrounding property. The proposal presents a resourceful outcome for the site through the provision of a modern dwelling house.

5.10 SUBMISSIONS

The applicant will address any submissions if required, should they be received by Council.



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5.11 THE PUBLIC INTEREST

No significant environmental impacts are considered to result from the proposal. Rather an improvement in the level of residential amenity for the benefit of the residents. As such, the development is considered to be in public interest.



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PART F CONCLUSION

The purpose of this SEE has been to present the proposed dwelling house for 4 Stringer Place, Oatlands and to assess its potential impacts having regards to Section 4.15(1) of the EP&A Act

The proposal has been prepared after taking into consideration the following key issues:

- The development history of the site;
- The context of the site and locality;
- The relevant heads of consideration under Section 4.15(1) of the EP&A Act; and
- The aims, objectives and provisions of the relevant statutory and non-statutory planning instruments.

The proposal is considered to warrant a favourable determination for the following reasons:

- The proposed works are consistent with the existing land use and the existing buildings surrounding the site;
- The proposal provides for an optimal and positive architectural/streetscape outcome;
- The works will not result in intensification of the site use;
- The works are contained within the lot boundaries resulting in minimal environmental impact;
- The proposal has appropriately considered and been designed in accordance with the localities;
- The works will not adversely impact the streetscape amenity, but rather improve the streetscape aesthetic of Stringer Place; and
- The proposal is commensurate to the surrounding land use.

The proposed development is permissible within the zone and is compatible with the zone objectives. As stipulated previously in this Report, the matters for consideration under Section 4.15(1) of the *Environmental Planning and Assessment Act 1979* have been satisfactorily addressed.

In light of the merits of the proposed development and in absence of any significant environmental impact, the proposed development warrants support by Council.



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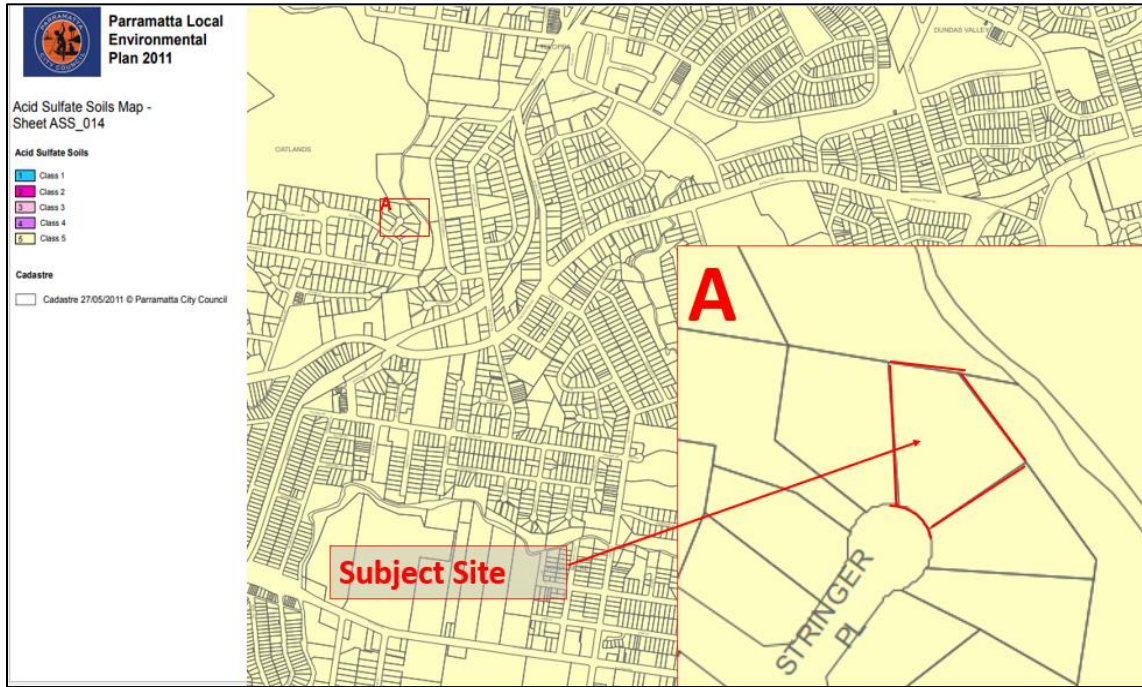
Appendix 1
PLEP2011 Maps



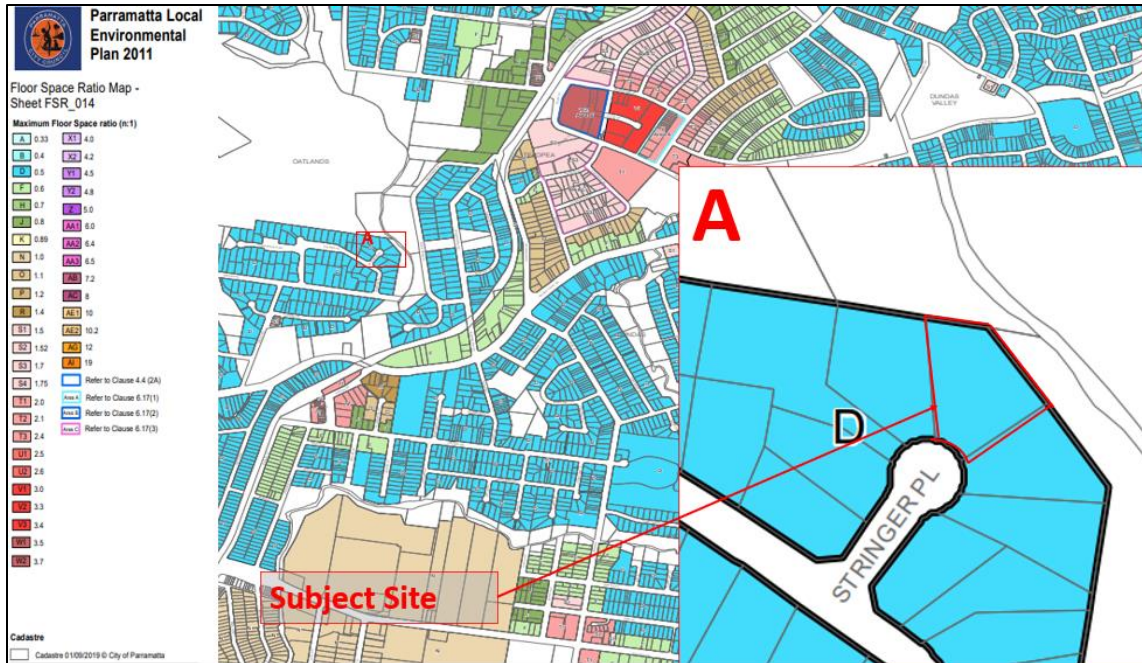
Statement of Environmental Effects

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PLEP2011 Acid Sulfate Soils Map - ASS_014 (Source: Legislation NSW, 2022)



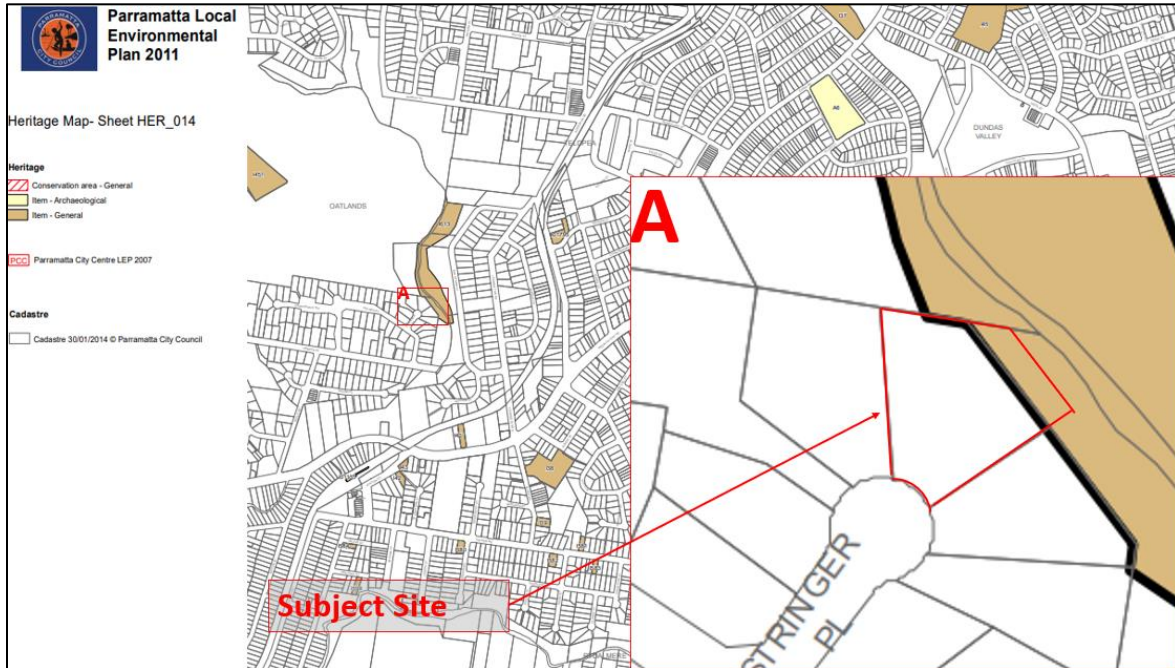
PLEP2011 Floor Space Map - FSR_014 (Source: Legislation NSW, 2022)



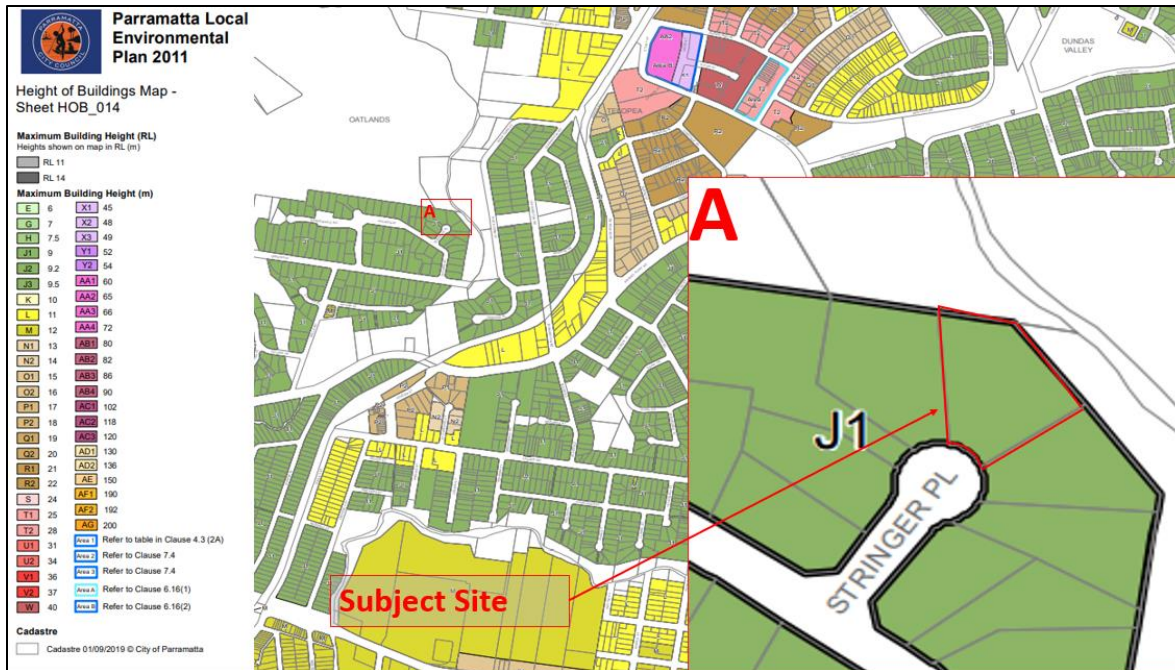
Statement of Environmental Effects

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PLEP2011 Heritage Map - HER_014 (Source: Legislation NSW, 2022)

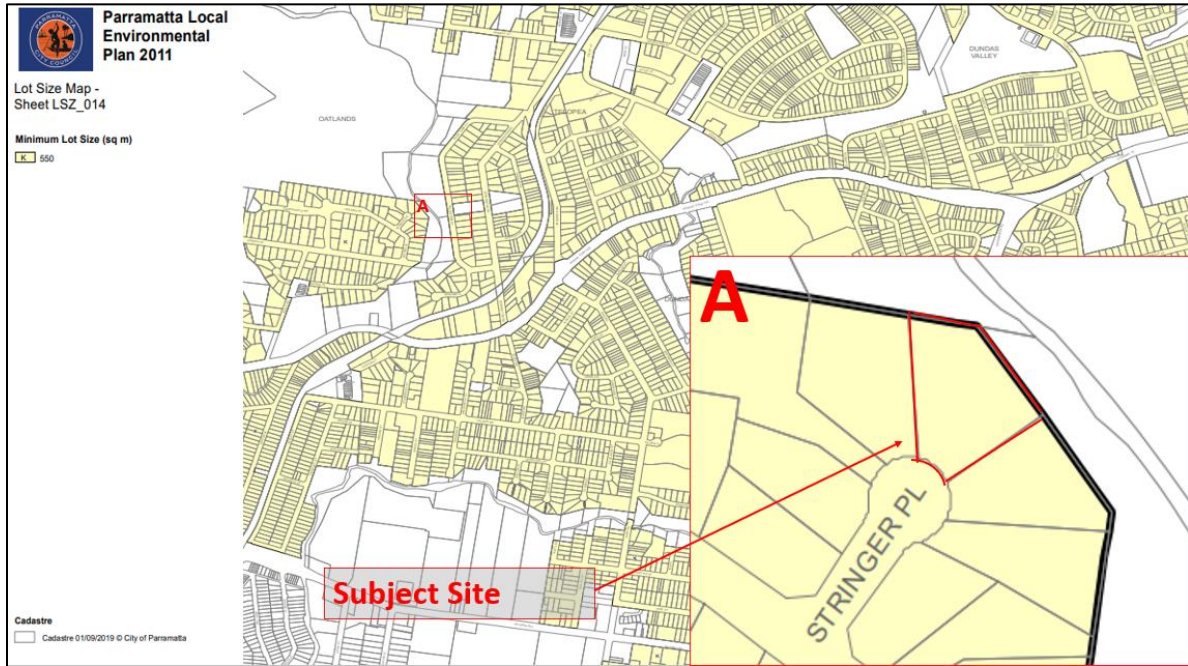


PLEP2011 Height of Buildings Map - HOB_014 (Source: Legislation NSW, 2022)



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PLEP2011 Lot Size Map - LSZ_014 (Source: Legislation NSW, 2022)



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Appendix 2 Architectural Plans



Statement of Environmental Effects

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Appendix 3
Clause 4.6



Statement of Environmental Effects

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Appendix 4

PDCP2011 Assessment



Parramatta Development Control Plan 2011		
Control	Compliance	Comment
Part 3 Development Principles		
3.1 Preliminary Building Envelope		
3.1.3 Preliminary Building Envelope Tables		
<p>Height</p> <ul style="list-style-type: none"> i) Maximum Building Height 9m; max 2 storeys ii) On battle-axe allotments; 4.5m; 1 storey, with attic rooms permitted 	<p>YES - ON MERIT</p>	<p>The proposed dwelling house exhibits a maximum building height of 10.7m. A Clause 4.6 Variation has been prepared as provided in Appendix 3.</p> <p>It is noted that the proposal is located on an irregular shape allotment and is located at the end of a cul-de-sac, but does not constitute a battle-axe.</p> <p>Based on the above, it is considered 3.1.3(i) is applicable to the proposal. Therefore, a two-storey dwelling is permitted under PDCP2011.</p> <p>The proposed dwelling may present as a part two and part three storey building, it should be noted that the proposed dwelling is predominantly a two storey building with a part three storey portion that is relatively minor in natural resulting from the sloping topography of the site. It should be noted from Stringer Place the dwelling presents itself as a 1 to 2 storeys. Additionally, restricting the dwelling house to a two-storey building will not deliver any identifiable public benefit.</p> <p>As discussed in Appendix 3 the proposed height is in a manner that enhances neighbourhood amenity, site characteristics and environmental constraints, while providing for the housing</p>



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Parramatta Development Control Plan 2011		
Control	Compliance	Comment
		needs within a low-density residential environment. The building height will not result in unreasonable loss of amenity to adjacent properties, open space or the public domain.
Site frontage	YES	As the Site is connected to Stringer Place via the modified driveway, the site exhibits a frontage of 7.8m to the cul-de-sac head of Stringer Place.
Front Setback		
<ul style="list-style-type: none"> i) Minimum 15m 		
Front Setback		
<ul style="list-style-type: none"> i) Primary setback frontage 5-9m, consistent with the prevailing setback along the street ii) Secondary street frontage (corner allotments): 3m iii) Small lot (<550m²): consistent with prevailing street setback and not less than 3m 	YES	The proposed development is consistent with the prevailing primary setback frontage setback along Stringer Place.
Side Setbacks		
<ul style="list-style-type: none"> i) Minimum 900mm 	YES	The proposed dwelling does exceed the minimum 900mm side setbacks. The western side includes a side setback of 1.5m. The eastern side proposed a 1.5m minimum setback on Level 2, 2.35m minimum setback on Level 1 and 2.265m minimum setback on the ground level.
Rear setbacks		
<ul style="list-style-type: none"> i) Generally: minimum 30% site length ii) Small lot (<550m²): minimum 6m or consistent with the prevailing rear setback 	YES	The proposed development contains a rear setback that exceeds 30% of the site length.
Deep soil zone		
<ul style="list-style-type: none"> i) Minimum 30%, including at least 50% at the rear of the site and 15% at the front of the site ii) Dimensions not less than 4m x 4m 	YES	The proposed development comprises an overall deep soil 659m ² (100% of proposed landscaping), front deep soil 74m ² (100% of proposed landscaping) and rear deep soil 586m ² (100% of rear landscaping). The dimensions exceed 4m x 4m, thus the proposal complies with the deep soil zone requirements.
Landscaped area:		



Parramatta Development Control Plan 2011		
Control	Compliance	Comment
<i>i) Minimum 40% (including deep soil zone)</i>	YES	The proposal includes a landscaped area that is at least 40% of the Site area.
3.2 Building Elements		
3.2.2 Building facades and articulation		
Balconies and Eaves		
<i>i) Balconies and eaves are not to project more than 800mm beyond the building envelope. Juliet balconies and bay windows are not to project more than 600mm outside the building envelope.</i>	YES - ON MERIT	The proposed balcony terraces do project more than 800mm beyond the building envelope. However, the terraces are designed to minimise overlooking living areas and are designed to maximise visual and acoustic privacy between buildings.
Dwelling Houses, Dual occupancies and multi dwelling housing		
<i>ii) Where dwellings do not face the street, they are to have recognisable entries and a sense of address as they would if they faced the street.</i>	YES	Recognisable entries are provided in the proposal. The proposed garage entry would be orientated to face the existing driveway, addressing the entry point of the site.
<i>iii) A mix of building materials and/or colours should be used to reduce the appearance of bulk and to integrate the building within the materials and colour palettes of the local area.</i>	YES	The proposal includes a mix of building materials and colours that will reduce the appearance of bulk and integrate the building within the materials and colour palettes of the local area.
<i>iv) Large areas of blank, minimally or poorly articulated walls are not acceptable. Measures to avoid this may include windows, awnings, sun shading devices, pergolas, or a recognisable increased setback to the upper storey.</i>	YES	The proposed development has been designed to avoid blank or poorly articulated walls. Instead, the proposal will ensure building mass and form reinforces, complements, and enhances the visual character of the street.
3.2.5 Streetscape		
Dwelling houses		
<i>i) Garages are to be a maximum of 6.3m wide or 50% of the width of the street elevation whichever is the lesser.</i>	YES - ON MERIT	The proposed garage on level 2 presents to the street as 8.2mm wide. The garage is designed as a simple, useful structure to



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Parramatta Development Control Plan 2011		
Control	Compliance	Comment
		shelter the dwelling owner's cars. Decorative detail has been avoided so that the garage does not compete with the house.
ii) <i>At grade garages and carports are to be located a minimum of 300mm behind the front wall of the building, or recessed behind the second storey front wall.</i>	YES	The proposed garage is located more than 300mm behind the front wall of the dwelling.
iii) <i>Carports and garages associated with dwelling houses should be located at the rear of the property where this is the prevailing pattern of development in the street and the garage does not compromise other controls such as soft soil requirements.</i>	YES	The prevailing pattern of development on Stringer Place consists of garages and carports located at grade, in front of the building. The proposed garage is consistent with the other residential garages on Stringer Place. The proposed garage does not compromise other controls.
iv) <i>Where there is no rear lane and no capacity to access to rear yard by car from a street, a carport can be developed in front of the building line but only where an acceptable setback is provided, and where the design of the carport acceptable integrates with the design of the existing dwelling (such as matching roof pitch, materials), and responds to the existing street character of the area. No flat roof carport structures will be permitted.</i>	YES	The Site has no capacity to access to rear yard by car from Stringer Place. The proposal includes a garage proposed in front of the building line with an acceptable setback that integrates with the surrounding area.
3.3 Environmental Amenity		
3.3.1 Landscaping		
Basement Carparking i) <i>Where basement carparking extends beyond the building envelope, a minimum soil depth of 1.0m is to be provided, measured from the top of the slab</i>	N/A	The proposal does not involve basement carparking that extends beyond the building envelope.



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Control	Compliance	Comment
and will not be calculated as part of the deep soil zone.		
3.3.2 Private and Communal Open Space		
Dwelling Houses on large lots (>550m²) and Dual Occupancies		
i) A minimum of 100m ² of private open space is to be provided at ground level, with minimum dimensions of 6m.	YES	The proposed dwelling house is on a large lot with an area of 1296m ² . Private open space in excess of 100m ² is provided on ground level of the dwelling as terraces and landscaped area. The proposed open space allows residents to experience quality usable private outdoor living spaces.
Swimming Pools		
i) Ancillary development comprising a swimming pool for private use must be located on a lot: <ul style="list-style-type: none"> ▪ Behind the setback area from a primary road ▪ In the rear yard 	YES	The proposed swimming pool would be located behind the setback area from Stringer Place.
ii) The swimming pool water line must have a setback of at least 1m from a side or rear boundary	YES	A rear setback of approximately 16.8m and side setback of 7.1m would be provided for the proposed swimming pool.
iii) Decking around a swimming pool must not be more than 600mm above ground level (existing)	YES - ON MERIT	Decking around the pool will exceed 600mm above ground level. This exceedance is unavoidable due to the cantilevered nature of the pool and its positioning on level 2.
iv) Coping around a swimming pool must not be more than: <ul style="list-style-type: none"> ▪ 1.4m above ground level (existing), or ▪ 300mm wide if the coping is more than 600mm above ground level (existing) 	YES	The proposed coping around a swimming pool will exceed the development standards. This is due to family use of the swimming pool and the need to increase children's safety.
v) Water from a swimming pool must be discharged in accordance with an approval under the Local	YES	Water from the proposed swimming pool would be discharged in accordance with the relevant requirements.



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Control	Compliance	Comment
Government Act 1993 if the lot is not connected to a sewer main		
vi) A child-resistant barrier must be constructed or installed in accordance with the requirements of the Swimming Pools Act 1992.	YES	A child-resistant barrier is be constructed in accordance with the <i>Swimming Pools Act 1992</i> .
3.3.3 Visual and Acoustic Privacy		
<i>Residential flat buildings, multi dwelling housing, the residential component of mixed use development, dwelling houses, and dual occupancies</i>		
i) Rear Balconies are not permitted on dual occupancy development at upper floor levels	N/A	The proposal does not include dual occupancy development at upper floor levels.
ii) Balconies should face the street or another element of the public domain, such as a park.	YES	The proposed balconies are located so the dwelling supports visual and acoustic privacy.
iii) For Dwelling Houses, rear balconies are only permitted where they are indented into the building form and a setback of 12 metres is provided to the rear boundary/ adjoining backyard.	YES - ON MERIT	The proposed balcony terraces on Level 2 and 1 are integrated into the dwelling built form and a setback of at 8.8m from the rear is provided. This should be deemed acceptable as the placement of the proposed balcony ensures the dwelling does not cause unreasonable overlooking of habitable rooms.
iv) Building separation is to provide generous courtyard spaces for optimum visual and acoustic privacy, communal open space and significant landscaping.	YES	The proposal is for residential purposes and is not located within proximity to noise generating developments. The siting and design of the dwelling minimises the impacts of noise transmission between properties. Additionally, visual privacy is provided both within the proposed dwelling and between the proposed dwelling and its neighbours. Therefore, adequate building separation and landscaping have been implemented to facilitate visual and acoustic privacy.
v) Landscaping should be used along boundaries to obscure sight lines for optimum visual privacy.	YES	The proposal comprises of landscaping along the site boundaries. The proposed dwelling has been designed and orientated to avoid direct sightlines into the adjoining properties.
3.3.5 Solar Access and Cross Ventilation		



Parramatta Development Control Plan 2011		
Control	Compliance	Comment
<p><i>Dwelling Houses and Dual Occupancies</i></p> <p><i>i) The minimum floor to ceiling height is 2.7m on the ground floor and 2.4m on the first floor.</i></p>	YES - ON MERIT	<p>The ground floor includes a floor to ceiling height of 3m. Therefore, the ground floor is not less than the minimum floor to ceiling height, complying with this development control. Level 1 proposes a floor to ceiling height ranging from 4.5m-6.7m. At the highest point this exceeds the development control by 3.3m.</p>
<p><i>ii) The maximum floor to ceiling height is 3.0m.</i></p>	YES - ON MERIT	<p>Level 1 has a floor to ceiling height of 4.5m-6.7m, with an exceedance of 3.3m to this control. Level 2 proposes a ranging floor to ceiling height of 2.5-4.26m. The level 2 floor to ceiling height includes the garage roof.</p> <p>The two variations of this development control provides an increased amenity for the occupants of the dwelling without compromising the amenity of neighbouring dwellings.</p> <p>As shown in the Shadow Diagrams (Appendix 2), all habitable rooms on the subject site are provided with a window for direct light and ventilation and thermal comfort for the occupants can be provided.</p> <p>In this regard, the departure to this control should be deemed acceptable in this instance, the proposed ground to ceiling height is considered suitable for the proposed dwelling.</p>
<p><i>iii) Existing floor to ceiling heights may be continued for alterations and additions to existing dwellings.</i></p>	Noted	<p>Noted.</p>
<p>3.3.6 Water Sensitive Urban Design</p> <p>Stormwater Drainage</p>	YES	<p>A set of Stormwater Management Plans has been prepared by Stellen Consulting and is provided at Appendix 7.</p>



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<p>i) Where a Site Stormwater Management Plan (SSMP) incorporating water sensitive urban design measures is required, it must:</p> <ul style="list-style-type: none"> ▪ identify the potential impacts associated with stormwater run-off for a proposed development and provide a range of appropriate measures for water quantity, water quality and water efficiency and re-use; and ▪ be developed in accordance with Council's Stormwater Disposal Policy and current Design and Development Guidelines; and ▪ achieve pollution reduction targets identified in Table 3.3.6.1.1 and consider measures as identified in Table 3.3.6.1.2; and ▪ utilise the MUSIC modelling tool (or equivalent) to determine pollution load reduction as defined in Table 3.3.6.1.1; and ▪ address the requirements of Appendix 7 – Water Sensitive Urban Design Strategy Guide; and ▪ be prepared by a suitably qualified professional. <p>Water Efficiency</p>	YES	<p>A BASIX Certificate is provided at Appendix 9. The proposal has been designed in accordance with the commitments on the BASIX Certificate to demonstrate compliance with the BASIX principles.</p>
<p>3.4.4 Safety and Security</p> <p>i) Dwellings should be oriented toward the street with entrances clearly visible both day and night.</p>	YES	<p>The proposed dwelling is oriented toward the modified driveway which abuts the cul-de-sac head of Stringer Place. Additionally,</p>



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Control	Compliance	Comment
		the entrances are clearly visible in the day and night. The proposed dwelling will facilitate safety and encourage interaction and recognition between residents.
ii) Increase the level of casual surveillance of the street by positioning habitable rooms at the front of dwellings.	YES - ON MERIT	Given the topography of the Site sloping away from Stringer Place, habitable rooms can not be facilitated at the front of the dwelling.
iii) Avoid features, such as long blank walls which restrict opportunities for casual surveillance of street and dwellings.	YES	The proposed walls have been articulated to avoid long blank walls for the dwellings. The proposed windows and walls have been designed to have maximum casual surveillance of the surrounding area.
iv) Principal entries to dwellings should not be provided off rear lanes except where: <ul style="list-style-type: none"> ▪ the lane is well lit; ▪ there is some natural surveillance of the lane from adjoining dwellings; ▪ the lane provides access to other dwellings; ▪ the lane is not regularly used by service vehicles 	YES	The proposal does not contribute to the provision of any increased opportunity for criminal or anti-social behaviour to occur. The front entry doors are articulated towards the street, promoting natural surveillance from within the dwellings to the front setback and public domain.
v) Roller shutters are not encouraged on window and door openings that have frontage to the street or are adjacent to public open space.	YES	In the case bushfire controls roller shutters will be integrated into the dwelling.
vi) Security grilles, where used, should complement the architectural features and materials of the dwelling.	N/A	The proposed dwelling does not include security grilles.
3.6.2 Parking and Vehicular Access		
Dwelling Houses and Dual Occupancies		
i) Garages should be a maximum of 6.3 metres wide, or 50% of the width of the street elevation of the building, whichever is the lesser.	YES - ON MERIT	The proposed garage presents to the street as 8.2m. The modified driveway is designed so the movement of motor vehicles are efficient, safe and convenient. Additionally, the garage has been



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Control	Compliance	Comment
		integrated into the design of the dwelling house to minimise their visual impact.
ii) At grade garages and carports are to be located a minimum of 300mm behind the front building line, or recessed behind the second storey front wall.	YES	The proposed garage on level 2 is located more than 300mm behind the building front line.
iii) Carports and garages should be located at the rear of the property where this is the prevailing pattern of development in the street.	YES	The proposed garage is located on level 2, this location is suitable with the garages on Stringer Place.
iv) Where slope conditions require a basement, in such cases the area of the basement should not significantly exceed the area required to meet the carparking requirements for the development. Additional basement area to that required to satisfy parking requirements may be included as floorspace area when calculating floorspace ratio.	N/A	Basement carparking is not included in the proposal.
Car Parking Rates		
Type of building Dwelling houses and Dual occupancies		
		Minimum number of parking spaces required 1 space for dwellings less than or equal to 125m ² 2 spaces for dwellings equal to or greater than 125 m ²
	YES	As shown on the Architectural Plans, the proposed parking provision is compliant with the parking requirements of PDCP2011. Two (2) car parking spaces are to be included in the development since the dwelling is greater than 125m ² .



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Appendix 5

Arborist Report



Statement of Environmental Effects

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Appendix 6

Erosion and Sediment Control Plan



Statement of Environmental Effects

Proposed Construction of a Dwelling
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Appendix 7

Stormwater Management Plan



Statement of Environmental Effects

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Appendix 8

Waste Management Plan



Statement of Environmental Effects

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Appendix 9
BASIX Certificate



Statement of Environmental Effects

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Appendix 10

Bushfire Report

