**Statement of Environmental Effects**

**Project:** Modification of Cladding Material

**Location:** 57 Third Street, Ashbury 2193

**Applicant:** Ben & Claire O’Donnell

**Date:** 3rd April 2025

**Introduction:** This statement of environmental effects is submitted to the Council to support the proposed modification of the current Colorbond Basalt vertical cladding to hardwood vertical cladding. The modification aims to enhance the aesthetic appeal and environmental sustainability of the building.

**Reason for Modification:** The primary reason for the modification is to utilize a more sustainable and environmentally friendly material. Hardwood cladding offers several benefits, including improved thermal insulation, reduced carbon footprint, and a natural aesthetic that blends well with the surrounding environment.

**Environmental Planning and Assessment Act 1979:** The proposed modification complies with the Environmental Planning and Assessment Act 1979, which requires consideration of the environmental impact of development proposals. The use of hardwood cladding aligns with the Act's objectives to promote sustainable development and environmental protection.

**State Environmental Planning Policy (Exempt and Complying Development Codes) 2008:** The modification is consistent with the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008, which allows for certain types of development to be carried out without the need for a development application, provided they meet specific criteria. The proposed hardwood cladding meets these criteria, ensuring minimal environmental impact.

**Building Code of Australia (BCA):** The proposed hardwood cladding will comply with the relevant provisions of the Building Code of Australia (BCA), ensuring that the building remains safe and structurally sound. The BCA sets out the performance requirements for building materials, including cladding, to ensure they are fit for purpose and do not pose a fire hazard.

**Combustible Cladding Regulation:** The modification will adhere to the Combustible Cladding Regulation, which was introduced to address the risks associated with combustible cladding materials. Hardwood cladding is a non-combustible material, reducing the risk of fire and enhancing the safety of the building occupants[[1]](https://www.planning.nsw.gov.au/policy-and-legislation/buildings/combustible-cladding)[[2]](https://www.nsw.gov.au/sites/default/files/2020-03/DCS-Cladding-Taskforce-Guide-for-the-assessment-of-buildings-with-combustible-cladding.pdf).

**Conclusion:** The proposed modification from Colorbond Basalt vertical cladding to hardwood vertical cladding is a positive step towards achieving a more sustainable and aesthetically pleasing building. The modification complies with all relevant New South Wales controls and legislation, ensuring minimal environmental impact and enhanced safety. **References**

[1] [Combustible cladding - Planning](https://www.planning.nsw.gov.au/policy-and-legislation/buildings/combustible-cladding)

[2] [Guide for the Assessment of Buildings with Combustible Cladding](https://www.nsw.gov.au/sites/default/files/2020-03/DCS-Cladding-Taskforce-Guide-for-the-assessment-of-buildings-with-combustible-cladding.pdf)

[Strata property cladding legislation in New South Wales](https://picagroup.com.au/article/nsw-strata-property-cladding-legislation/)