



**INNOVATIVE
ECO DESIGNS**

Your Home Your Style

STATEMENT OF ENVIRONMENTAL EFFECTS

PROPOSED STUDIO

AT

9 WALSHAW STREET, PENRITH, 2750



PREPARED FOR

A.SINGH AND P.AHLUWALIA

CONTENTS

1. INTRODUCTION
2. THE PROPERTY
3. PROPOSED DEVELOPMENT
4. PENRITH LOCAL ENVIRONMENT PLAN 2015 NSW
5. BUILDING SUSTAINABILITY INDEX (BASIX)
6. SITE COVERAGE
7. SIDE SETBACKS
8. DRAINAGE
9. FENCING
10. PRIVATE OPEN SPACE
11. SOLAR ACCESS
12. COLOR SCHEDULE AND MATERIALS
13. WASTE MANAGEMENT
14. VISUAL PRIVACY AND OVERLOOKING.
15. EROSION AND SEDIMENT CONTROL
16. LANDSCAPE
17. CONCLUSION

1. INTRODUCTION

This Statement of Environmental Effects (SEE) has been prepared for the applicant seeking an approval for construction of a Studio dwelling over an existing Garage in the rear of the property-No. **9 Walshaw Street, Penrith, 2750**. The site is legally described as **Lot 2350 D.P. 1184497** and has an area of 290 sqm.

The proposal comprises a Living/Dining Space, Kitchen, a Bedroom and a Bathroom. The site is within zone R1-General Residential pursuant to the provisions of Penrith Local Environment Plan (2010).

This Statement accompanies architectural plans prepared by **Innovative Eco Designs**, Project Number **1902 167**, Issue A, dated 18th February, 2019, and supporting documentation as required by Council.

This report assesses the proposed development against the relevant matters for consideration under Section 4.15 of the Environmental Planning and Assessment Act, 1979 and includes the following planning controls:-

- Penrith Local Environment Plan (2010) NSW
- Penrith Development Control Plan 2014-E11 North Penrith

2. THE PROPERTY

The subject allotment is known as No. 9 Walshaw Street, Penrith, NSW 2750 and is legally described as Lot 2350 D.P. 1184497. The site has an area of 290 sqm. The site is zoned R1 – General Residential under the Penrith Local Environment Plan(2010). The property is neither in a heritage conservation area or heritage listed and nor is it located within close proximity to any such items.



3. PROPOSED DEVELOPMENT

The proposed development involves construction of a Studio above an existing Garage at the rear of the property. The Studio dwelling comprises of a living and dining Space, a kitchen and a single bedroom and bathroom. The total Floor area of the proposal is 35 SQM.

4. COMPLIANCE WITH PENRITH LOCAL ENVIRONMENTAL PLAN (2015) NSW

2.1 LAND USE ZONES

The proposed Secondary Dwelling is in R1 –General Residential Zone. The proposal meets the objectives of Zone R1 i.e.

- to provide housing needs of the community
- to provide for variety of housing types and densities.

5. COMPLIANCE WITH NORTH PENRITH DEVELOPMENT CONTROL PLAN-E11-NORTH PENRITH.

CLAUSE	DESCRIPTION	COMPLIANCE
11.8.3.3-B.4 BUILDING ENVELOPES	Development adjacent to a laneway (i.e. ancillary dwelling) is to be no more than 2 storeys.	YES (2 Storeys)
11.8.3.3-B.6	The maximum depth of an ancillary dwelling (exclusive of roofs and privacy screens etc.) from the rear boundary is 8m.	YES (5.9m)
TABLE 11.5 SETBACKS	Ancillary Dwellings-0m on both sides 0m to rear lane	YES
11.8.3.11-B TABLE 11.9 PRIVATE OPEN SPACE	The private open space required for a studio or a one bedroom is 4m ² .	YES

6. BUILDING SUSTAINABILITY INDEX (BASIX)

A Basix certificate is attached, Certificate No **993216S, Monday, 4th February, 2019.**

7. SITE COVERAGE

The existing site coverage was 154 sqm and the new site coverage has increased to 163.77 sqm.

8. SIDE SETBACKS

The proposed Studio does not affect the existing southern side setback. The new Northern side setback from the proposal is 2.1m. The Rear of the existing Structure is accessed from the Cleveland Lane.

9. DRAINAGE

The Stormwater of the proposed dwelling is connected to the existing Stormwater. The Stormwater is directed to the kerb at the front of the property.

10. FENCING

The 1.8m Boundary fence already exists on the site.

11. PRIVATE OPEN SPACE

The Studio has a shared POS with the existing house.

12. SOLAR ACCESS

The solar access to the existing house and neighborhood is not majorly impacted. The site will still receive adequate sunlight for minimum 3 hours a day.

13. COLOR SCHEDULE AND MATERIALS

External building materials to be used are solid construction, tiles roof and powder coated aluminum windows.

A schedule of external finishes is attached.

External building materials to be used are solid construction, tiles roof and powder coated aluminum windows.

14. WASTE MANAGEMENT

Bins have been provided for dwelling. They will be located towards the rear of the site. This will allow easy access to the front of the road for pick up by council contractors.

15. VISUAL PRIVACY AND OVERLOOKING

No large expanses of glass have been positioned in area that will adversely affect the adjoining neighbours; therefore, minimal loss of privacy is experienced.

16. EROSION AND SEDIMENT CONTROL

Erosion and sediment control plan is attached.

17. LANDSCAPE

A large percentage of the site remains turfed. Additional species of plants will be introduced, as a means of trying to better obscure the proposed dwelling from the street and provide maximum privacy to neighbours. The landscaped area meets council requirements.

CONCLUSION

The proposed development has been designed to meet all of the objectives and requirements of the planning instructions, code and guidelines. This we believe has been achieved both in spirit and intent. The development as proposed will assist toward fulfilling all perceived requirements within the site. It is believed the proposed development is in keeping with stated objectives.

- For the orderly, economic and optimum utilization of urban land, whilst preserving and enhancing the amenity and environmental character in the municipality.
- Widen the range of its use in the area.
- To promote the more efficient use of existing services.

We feel that this proposal will have no adverse effects to the character of the area in the immediate vicinity and seek council to consider this application.

BHAVNA SHARMA