

# Statement of Environmental Effects.



Proposed Dual Occupancy.

No 14.  
Glenbrook Street.  
Jamisontown.

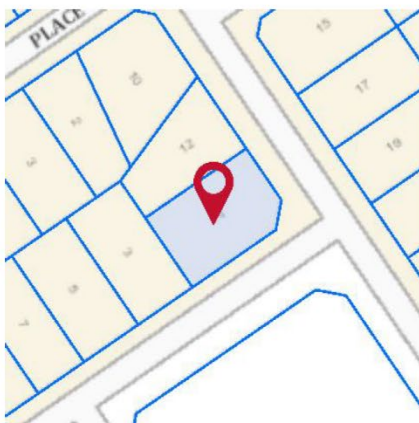
prepared by  
Descon Design  
Pioneer\_43@hotmail.com

# 1. Introduction.

Descon Design has been engaged to prepare this Statement of Environmental Effects to accompany a Development Application to be submitted on the subject site.

This statement of environmental effects describes the proposed development and subject site and undertakes an assessment of the proposal against the relevant aims, objectives and development provisions of Councils planning policies.

# 2. The Subject Site.



## Property Details

Address: 14 GLENBROOK STREET JAMISONTOWN  
2750  
Lot/Section /Plan No: 8/-/DP262175  
Council: PENRITH CITY COUNCIL

## Summary of planning controls

Planning controls held within the Planning Database are summarised below. The property may be affected by additional planning controls not outlined in this report. Please contact your council for more information.

Local Environmental Plans	Penrith Local Environmental Plan 2010 (pub. 18-12-2020)
Land Zoning	R2 - Low Density Residential: (pub. 27-9-2019)
Height Of Building	8.5 m
Floor Space Ratio	NA
Minimum Lot Size	550 m <sup>2</sup>
Heritage	NA
Land Reservation Acquisition	NA
Foreshore Building Line	NA
Local Provisions	Wildlife Buffer Zone Wind Turbine Buffer Zone
Obstacle Limitation Surface	230.5-230.5

No 14. Glenbrook Street. Jamisontown.

(Lot No 8, Deposited Plan No 262175).

The subject site zoning is : R2 Low Density Residential.

The subject site has a total site area of approximately 790.8 square metres.

The site has a frontage to Glenbrook Street of 17.49m. and a depth along Warragamba Cr of 34.4m.

The site has a fall from Glenbrook St to the rear boundary. Refer to Survey Plan.

Neighbouring properties in the locality are a mix of single and two storey residential dwellings.

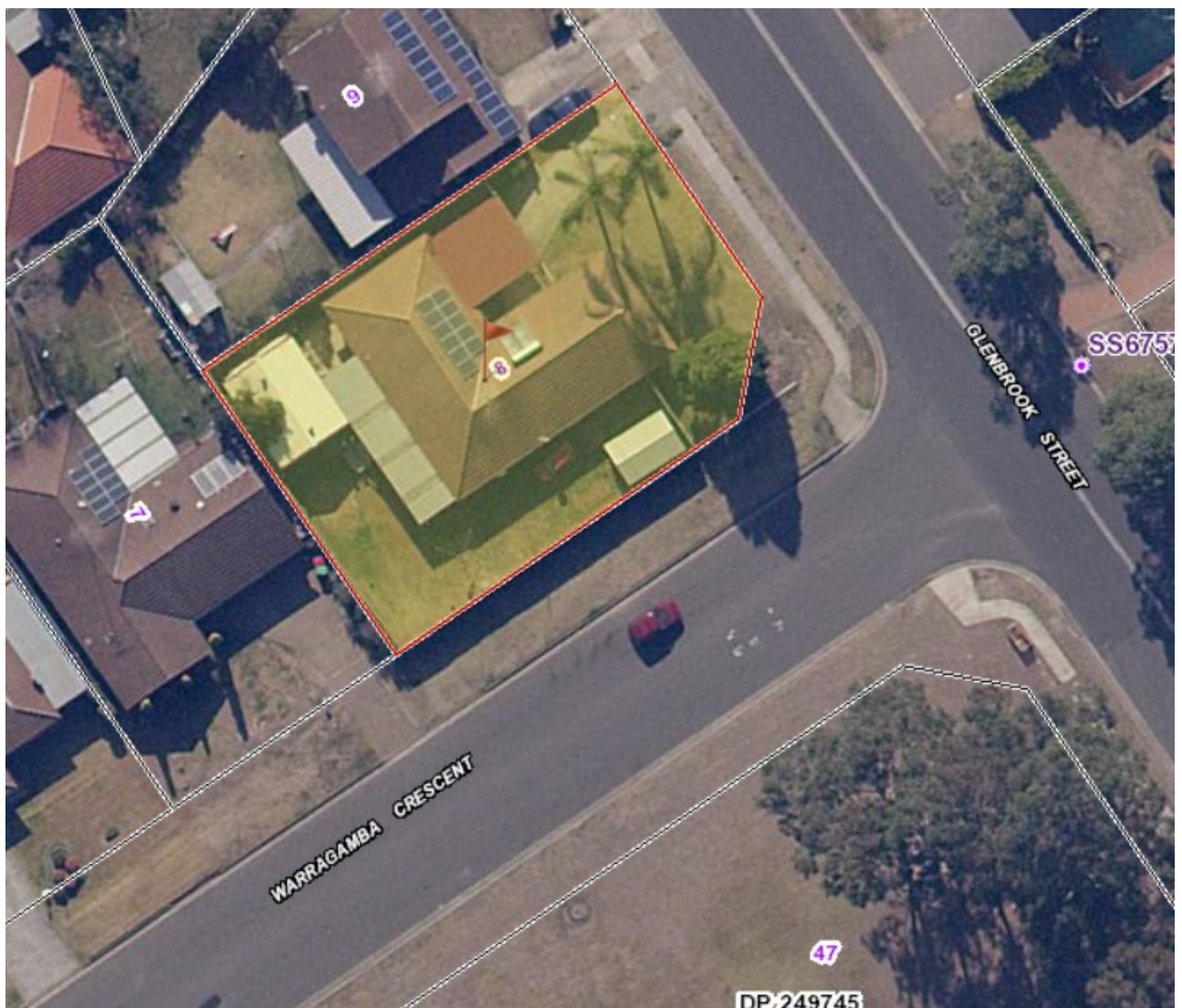
The site has an existing single storey brick veneer dwelling facing Glenbrook St. which is on the North side with a vacant portion of the site (backyard) on the southern side.

The site does not include vegetation of any significance. The building area is clear of any existing vegetation.

### 3. The Development Proposal.

The proposal seeks Council's approval for the following:-

- \* Dual Occupancy Development.
- \* The existing residence to remain on the northern side of the lot.
- \* Proposed single storey residence to be located on the Southern side of the lot which has currently shed which will be demolished.





## 4. Permissibility.

### Penrith Local Environmental Plan 2010

Zone R2 Low Density Residential.

#### Objectives of 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 promote the desired future character by ensuring that development reflects features or qualities of traditional detached dwelling houses that are surrounded by private gardens.
- To enhance the essential character and identity of established residential areas.
- To ensure a high level of residential amenity is achieved and maintained.

#### Permitted with consent

Bed and breakfast accommodation; Boarding houses; Building identification signs; Business identification signs; Child care centres; Community facilities; Dual occupancies; Dwelling houses; Emergency services facilities; Environmental protection works; Exhibition homes; Flood mitigation works; Group homes; Health consulting rooms; Home-based child care; Home businesses; Home industries; Information and education facilities; Neighbourhood shops; Places of public worship; Recreation areas; Residential care facilities; Respite day care centres; Roads; Secondary dwellings; Shop top housing

## 5. Penrith Development Control Plan 2014

Zone No. R2 Low Density Residential.

D2 Residential Development.

Development Controls.	Comment.
-----------------------	----------

<p>2.2.4 Urban form</p> <p>A. Objective</p> <p>New buildings should show characteristics of traditional suburban development: dwellings oriented to face the street, building forms stepped or articulated, and integrated with the shape of surrounding garden areas.</p>	<p>Comply.</p>
--	----------------

<p>2.2.5 Front and Rear Setbacks</p> <p>B. Controls</p> <p>A. Objective</p> <p>Setbacks are to reflect the character of established garden suburbs, and provide for development of flora and fauna corridors.</p> <p>1) Development must be within the development footprint which is determined by the maximum development footprint for your site by:</p> <p>a) The minimum rear setback for a single storey building (or any single storey component of a building) is 4m.</p>	<p>Comply.</p>
<p>d) Adopting a front setback that matches the neighbourhood character.</p>	<p>Comply.</p>
<p>2) Within the rear boundary setback:</p> <p>a) there shall be no building encroachments either above or below ground (eaves excepted);</p>	<p>Comply.</p>
<p>b) maximise the amount of undisturbed soil, encouraging rapid growth of healthy trees and shrubs;</p>	<p>Comply.</p>

<p>3) Determine an appropriate front setback:</p> <p>a) either average the setbacks of</p> <p>b) the immediate neighbours; or</p> <p>c) adopt a 5.5m minimum whichever is the greater dimension;</p> <p>d) and provide extensive landscaping within the front setback area.</p>	<p>Comply. Proposed Front setback is 5.5metres. Landscaping will be provided. Refer Corner Sites.</p>
<p>5) The proposal comprises of attached garages for covered parking spaces as required in council DCP.</p>	<p>Comply.</p>
<p>2.2.6 Building Envelope and Side Setbacks</p> <p>A. Objective</p> <p>Comply with building envelope controls, minimise disturbance to existing topography and natural soil-profiles, and provide for reasonable landscaped separation between neighbouring buildings. B. Controls</p> <p>1) Development is to comply with the building envelope for the site. The building envelope means a height plane over the site at</p>	<p>Comply.</p>
<p>45 degrees from a specified height above natural ground level at the side boundaries of the site.</p>	
<p>2.1.2 Setbacks and Building Envelope.</p> <p>b) Front setbacks for corner sites are;</p> <p>ii) Secondary street frontage is 3m to external walls and 5.5m to garage entrances. verandahs and pergolas are permitted to encroach 1.5 m beyond the adopted setback.</p>	<p>Comply.</p>

<p>2.2.7 Driveways and Parking Areas</p> <p>A. Objective Provide on-site parking at a level that encourages use of public transport. Minimise the area required for parking, encourage efficient land use and maximise the area available for landscaping and gardens.</p> <p>B. Controls</p> <p>1) Provide onsite parking in accordance with parking section of this DCP.</p> <p>2) Garages for attached dwellings should:</p> <p>a) occupy not more than 50% of any street frontage;</p> <p>b) flanked by at least one principal living room that faces the street with secondary windows facing the side boundary for light and ventilation.</p>	<p>Comply.</p> <p>Garages occupy less than 50% of street frontage.</p> <p>Principal living rooms on either side of garages.</p>
<p>2.2.8 Landscaped Area</p> <p>A. Objective Retain a reasonable proportion of each site for landscaped garden areas, conserve significant existing vegetation, and provide reasonable separation between neighbouring dwellings.</p> <p>B. Controls</p> <p>1) Landscaped areas should be: R2 Low Density Residential 50% of the site.</p> <p>2) Landscaped areas should provide:</p> <p>a) effective separation between neighbouring dwellings; and</p> <p>b) healthy growth of new trees and shrubs; and</p> <p>c) long-term survival of existing vegetation required by Council to be preserved (both onsite and on neighbouring properties);</p> <p>d) private courtyards for all dwellings and a green outlook; and</p> <p>e) civic gardens along street frontages.</p>	<p>Comply.</p> <p>Landscaped Area provided is 50 %.</p>
<p>3) Landscaped areas are required to:</p> <p>a) have a minimum width of 2m and serve as functional spaces;</p>	<p>Comply.</p>
<p>b) should include private courtyards measuring a minimum of 30m<sup>2</sup>;</p>	<p>Comply.</p>



c) may include verandahs or patios that open directly to private courtyards;	Comply.
d) do not include substantially-paved areas such as buildings, driveways and covered garages;	Comply.
<p>2.2.11 Corner Sites and Park Frontages.</p> <p>A. Objective For allotments facing two streets or adjoining a public park, apply traditional principles of orientation and articulation to both of the public frontages.</p> <p>B. Controls 1) measure the building envelope relative to the longest common residential boundary; and</p>	Comply. Building Envelope shown on Site Plan.
2) the rear setback and the averaged front setback may be measured relative to the shortest residential boundary;	Comply.
3) minimum setbacks from the secondary street frontage to external walls is to be no less than 3m	Comply.
4) minimum setbacks from the secondary street frontage to garage entrances is to be 5.5m;	Comply.
5) minimum setbacks from the secondary street frontage to verandahs is to be 3m;	Comply.
6) living rooms, dwelling entrances and verandahs may face either street frontage;	Comply.
7) garages should have an "open" design (similar to screened carports or verandahs), and should architecturally divide each development into two individual dwellings;	Comply.

8) development should appear as two buildings, with facades to both buildings not longer than 20m facing either street (excluding attached garages of an "open" design);	Comply.
9) dormer windows to attic rooms may face either street frontage, but should not overlook a side boundary,	N/A
10) the area of driveways visible from the street should be minimised, providing for maximum front garden areas;	Comply.
11) garden areas facing the street should be landscaped as private courtyards attached to dwellings.	Comply.
<p>2.2.14 Design of Dwellings and Private Courtyards</p> <p>A. Objective</p> <p>Dwellings and their private courtyards should achieve high levels of amenity, and demonstrate traditional practices of suburban design.</p> <p>B. Controls</p> <p>1) A reasonable area of private open space should be provided for each dwelling:</p> <p>a) a minimum of 30m<sup>2</sup>;</p> <p>b) including one area measuring at least 6m by 4m, suitable for outdoor dining; and</p> <p>c) located immediately next to, and level with, living or dining rooms; and</p> <p>d) also incorporating an area for outdoor clothes-drying at least 2m wide, exposed to sunlight and breeze, screened from view by a fence or wall at least 1.8m tall; and</p> <p>e) with access direct to the street or a common driveway through a courtyard at least 2m wide; or via a carport with an open design.</p>	<p>Comply.</p> <p>Private courtyards are as follows :</p> <p>Unit 1 94.50sqm.</p> <p>Unit 2 40.63sqm.</p>

<p>2) Landscaped areas should maximise the area available for private courtyards and gardens:</p> <p>a) the front and rear boundary setbacks should be used for private residential gardens;</p> <p>b) common open space should be restricted to the verges of any shared driveway.</p>	<p>Comply.</p>
<p>2.2.9 Solar Planning</p> <p>B. Controls</p> <p>1) The applicant must demonstrate that dwellings meet acceptable solar standards and that existing neighbouring and proposed private open spaces receive adequate solar access by:</p> <p>a. Providing shadow diagrams prepared by a qualified technician for all two-storey buildings and additions;</p>	<p>Comply. Shadow diagrams provided</p>

b. Illustrating the impacts of proposed development upon existing neighbouring dwellings and their open space areas;	Comply. No Impacts.
c. Demonstrating shadows cast by neighbouring buildings;	Comply.
d. Maximising potential for solar gain by placing windows in all exterior walls that are exposed to northern sun;	Comply
e. Ensuring that the proposed development provides a minimum of 3 hours sunlight between 9am and 3pm on 21 June, to living zones (ie areas other than bedrooms, bathrooms, kitchen and laundry) of each dwelling, and the living zones of any adjoining dwellings;	Comply
f. Ensuring that the proposed development provides a minimum of 3 hours sunlight between 9am and 3pm on 21 June, to 40% of the main private open spaces of the dwelling and main private open spaces of any adjoining dwellings;	Comply

Hoping this meets with your approval.

## **6. Site Suitability.**

The site is in close proximity to shops, community and recreation facilities.

The site is compatible with adjoining development.

The site is compatible with visual setting.

The proposal meets and satisfies Local planning objectives.

The size and shape of the subject allotment is compatible with the proposed addition.

## **7. Current and previous uses.**

Previous and existing use of the site is residential.

Residential use commenced since subdivision.

Present use of adjoining land is also residential.

The site is NOT potentially contaminated.

## **8. Operational details.**

Type of business. – N/A.

Number of staff. – N/A.

Hours and days of operation. – N/A.

Plant and machinery. – N/A.

Production processes. – N/A.

Type and quantity of raw materials. finished products and waste products. – N/A.

Identify any proposed hazardous materials or processes. – N/A.

## **9. Access and traffic.**

Access to the site for people with disability is possible.

Access to the site for pedestrians is possible.

Bicycle facilities can be provided.

The existing residence already includes a parking area which will be maintained.

Vehicular access to the development will be from Glenbrook Street and Warragamba Street. The proposal will not contribute to any significant additional traffic movements.

## 10. Air and noise.

The existing and proposed building are to be used for residential purposes only. Impacts with regard to air quality and noise generated will be consistent with typical residential living.

## 11. Privacy and views.

The proposal will not adversely impact on the adjoining properties with regard to privacy.

Due to the orientation of adjoining developments, the proposed height and scale of the subject development, there will be no loss of view to the neighbouring developments.

## 12. Visual privacy.

The proposal will not adversely impact on the adjoining properties with regard to privacy.

## 13. Acoustic privacy.

The existing and proposed building are to be used for residential purposes only. Impacts with regard to noise generated will be consistent with typical residential living.

## 14. Views.

Due to the orientation of adjoining developments, the proposed height and scale of the subject development, there will be no loss of view to the neighbouring developments.

## 15. Overshadowing.

The proposal will cast shadows on the 21st June predominantly towards the southern areas.

Adjoining properties are well clear and will not be significantly affected.

## 16. Soil and water.

Water supply is available from the existing residence.

Sewage disposal is available to the site.

Stormwater drainage is available to the site.

The land is not subject to any land slip, soil erosion or similar risks.

The proposal will not adversely impact on the existing natural environment.

The proposal will not adversely affect the amenity of the neighbourhood.

Erosion and sediment control will be provided during construction.

## 17. Heritage.

The site is not listed as a heritage item or heritage conservation area.

## 18. Flora and fauna.

It is proposed to landscape the proposed development in a manner which will add to the indigenous species in the surrounding areas. With this in mind the visual integrity and character of the landscape and scenic quality within the area will be preserved.

## 19. Waste.

All services such as water, sewer and electricity currently service the site.

## 20. Energy.

A Basix Certificate has been prepared for the proposed development.

The BASIX assessment tool assesses a single-home project by looking at the three components of sustainable building design:

- Water use.
- Greenhouse gas emissions due to energy consumption.
- Thermal comfort.



## 21. Conclusion.

The proposal for the Dual-Occupancy building is worthy of Council's favourable consideration.

The proposal satisfies the objective standard of Council's policy, as well as having planning and architectural merit.

We would consider it reasonable for Council to grant development consent.