

STATEMENT OF ENVIRONMENTAL EFFECTS

PROPOSED DEVELOPMENT

Construction of a Work Shed,

SUBJECT PREMISES

No

Lot 26 No.4 Bredon Place, Jamisontown NSW DP.248482

COUNCIL Penrith City Council

1.0 EXISTING SITE FEATURES

The development site is known as 4 Bredon Place, Jamisontown is located on the street frontage. The site is an Irregular lot, with access from Bredon Place.

2.0 PROPOSED DEVELOPMENT

The proposal is for the erection of a new work shed.

3.0 SOLAR ACCESS

The height, setback and location of the proposed shed will not adversely impact on the level of solar access currently enjoyed by the neighbouring properties.

4.0 PRIVACY

The proposed setbacks will result in a negligible impact on the current level of privacy enjoyed by the neighbouring properties.

5.0 CONCLUSION

The proposal being for the construction of a two storey dwelling and is considered to be permissible within the Residential Zone under the Cumberland Local Environmental Plan. The development proposal has demonstrated compliance with the Local Environmental Plan, achieving the outlined requirements in relation to floor space ratio controls, minimum allotment size and heritage provisions. It is considered that the development proposal achieves the objectives of the Exempt & Complying SEPP.

The size and scale of development compliments the existing character of the area without having an adverse impact on the amenity, privacy currently enjoyed by the neighbouring properties. The front setback is consistent with adjoining development

Accordingly, it is recommended that the development is consistent with all the SEPP provisions.

PENRITH COMPLYING DEVELOPMENT CONTROL TABLE			
CONTROLS	REQ'D	PROPOSED	COMPLIES
TOTAL SITE AREA - existing 235m²	N/A	326m ²	YES
FLOOR AREA SHED max 228m ²	N/A	91m ²	YES
REAR SETBACKS	1m	1m	YES
STREET SETBACKS front setback 4.5m or average	N/A	N/A	N/A
LANDSCAPED AREA 50% of lot area 927m ²	463.5m ²	601m ²	YES
HEIGHT max. building height	8.5m	3.6m	YES
SIDE SETBACKS 0.9m	900mm	1000mm	YES