

**Development Application – Integrated Housing
Development for Semi-Detached Dwellings
with Torrens Title Subdivision**

Lot 2246 Woodman Street, North Penrith
Submitted to Penrith City Council
On Behalf of Landcom

Contents

1.0	Introduction	1
1.1	Planning Background	1
1.2	Project Background	3
2.0	Site Analysis	4
2.1	Site Location and Context	4
2.2	Site Description	5
2.3	Surrounding Development	6
3.0	Description of Proposed Development	7
3.1	Integrated Housing	7
3.2	Development Principles	7
3.3	Dwelling Form and Orientation	8
3.4	External Materials and Finishes	8
3.5	Landscape and Open Space	8
3.6	Access and Parking for Dwellings	8
3.7	Subdivision	8
3.8	Easements	9
3.9	Stormwater	9
3.10	Utility Services	9
3.11	Erosion and Sediment Control	9
4.0	Assessment of Planning Issues	10
4.1	Compliance with Relevant Strategic and Statutory Plans and Policies	11
4.2	Consistency with the Concept Plan	12
4.3	Urban Design and Built Form	13
4.4	Landscape Design	15
4.5	Construction and waste management	15
4.6	Stormwater management	16
4.7	Contamination	16
4.8	Social and Economic Impacts	16
4.9	Site Suitability	17
4.10	Public Interest	17
5.0	Conclusion	18
6.0	DA Deliverables Checklist	19

Figures

1	Figure 1 – Location of North Penrith site	4
2	Figure 2 – Location plan	5
3	Figure 3 – Location of Integrated Housing development throughout North Penrith site	6

Tables

4	Table 1 - Key development information	7
5	Table 2 – Summary of consistency with key strategic and statutory plans and policies	11

Appendices

- A** Site Survey – Craig & Rhodes Surveyors
- B** Architectural Drawings - Champion Homes Pty Ltd
- C** Subdivision Plan - Craig & Rhodes Surveyors
- D** BASIX Certificates – Residential Logistics Pty Ltd
- E** Landscape Plans – Ecodesign Pty Ltd
- F** Signed DA Form & Owners Consent
- G** Notification Plan
- H** Waste Management Plan
- I** Table of Compliance

1.0 Introduction

This Statement of Environmental Effects (SEE) is submitted to Penrith City Council in support of a Development Application (DA) for integrated housing as part of Stage 2 of the North Penrith project.

This DA seeks approval for:

- subdivision of Lot 2246 in Unregistered DP to create 2 Torrens Title lots;
- construction of 2 semi-detached dwellings and associated landscaping and parking.

Note: Penrith City Centre Local Environmental Plan 2008 defines residential accommodation as follows:

residential accommodation means a building or place used predominantly as a place of residence, but does not include tourist and visitor accommodation.

To avoid any confusion, the proposed integrated housing development will be referred to as 'semi-detached dwellings' to be consistent with the Standard Instrument.

The SEE has been prepared by D-Plan Urban Planning Consultants Pty Ltd on behalf of Landcom, and is based on the Architectural Drawings provided by Champion Homes (see **Appendix B**) and other supporting technical information appended to the report (see Table of Contents).

This report describes the site, its environs, the proposed development, and provides an assessment of the proposal in terms of the matters for consideration under Section 79C(1) of the *Environmental Planning and Assessment Act 1979* (EP&A Act).

1.1 Planning Background

On 9 November 2011, the Minister for Planning approved a concurrent Concept Plan (MP 09-04536) and Project Application (MP 10-0078), and gazetted an amendment to Schedule 3 of the State Environmental Planning Policy (Major Development) 2005 for the redevelopment of the North Penrith site.

1.1.1 Concept Plan and State Significant Site Listing

The Concept Plan and the Schedule 3 amendment were intended to facilitate the development of a transit oriented and cohesive mixed uses development incorporating residential, retail, commercial, business, civic, community, industrial and recreation uses.

The statutory elements of the approved Concept Plan are contained in the Instrument of Approval and the amendment to Schedule 3 of State Environmental Planning Policy (Major Development) 2005.

The Schedule 3 amendment replaced the former local environmental planning instruments applying to the land and rezoned the land to R1 General Residential, B2 Local Centre, B4 Mixed Use, IN2 Light Industrial, RE1 Public Recreation and R2 Low Density Residential (Thornton Hall and curtilage).

The Amendment also identified:

- principal development standards that broadly guide yield and density of future development across the site;
- heritage items and nominated matters for consideration for future development to, on or within the vicinity of the heritage items must address; and
- the future consent role and approvals requirements/responsibilities.

The Concept Plan Approval included the following:

- land use type and distribution;
- approximately 900 – 1,000 dwellings, comprising a minimum of:
 - 100 seniors living/aged care dwellings;
 - 44 affordable/social housing dwellings; and
 - 44 adaptable dwellings;
- a range of dwelling typologies, building heights and densities;
- a Village Centre located adjacent to the Penrith Railway Station and centred around a public square;
- up to approximately 13,500m² of retail, business and commercial floor space;
- the retention and protection of land for Thornton Hall, a 19th Century homestead building and its associated curtilage;
- appropriate interpretation of the European and Aboriginal heritage values of the site including retention of Thornton Hall;
- an open space network (including water bodies) of approximately 7ha including the general location, level of embellishment and function of passive and active areas to serve the future residential and worker population;
- a road network and hierarchy for the site and a pedestrian, cycle and public transport network;
- a water cycle management strategy for the development; and
- strategies for the provision of other associated infrastructure including water and sewer (including a new sewer pumping station), power, telecommunications and gas.

1.1.2 Project Application

The Stage 1 Project Application granted approval for:

- subdivision to create 108 lots comprising:
 - 84 future residential lots;
 - 1 Village Centre lot;
 - 16 super lots;
 - 3 future open space lots, including 1 lot to accommodate the community centre;
 - 1 future industrial lot;
 - 1 sewer pumping station lot; and
 - 2 residue lots;
- site establishment and perimeter security measures;
- establishment of environmental and safety controls and traffic control measures;
- preparatory works, including small building demolition, trees/shrub removal, topsoil stripping and stockpiling for later reuse and the disposal of unsuitable topsoil material, and taking up and stockpiling existing concrete and asphalt hardstands and roads for later reuse in other stages of the construction works;
- bulk earthworks – cut and fill, including the importation of material to raise levels;
- sections of the retaining wall next to the Penrith Training Depot;

- roads and road intersections;
- drainage and stormwater management infrastructure;
- utilities servicing infrastructure, viz electrical, sewerage (including a sewer pumping station), telecommunications, potable water and gas;
- lots formation;
- minor works external to the site, such as footpaths;
- construction of the community pavilion;
- landscaping;
- erecting informative signage; and
- site de-establishment and handover.

Subsequent Stage Applications creating future residential allotments followed, including the subject allotment/site on which the proposed development will be situated (Stage 2).

1.2 Project Background

Each proposed development is subject to pre-assessment by Landcom before it is submitted to Penrith Council for DA assessment.

2.0 Site Analysis

2.1 Site Location and Context

The North Penrith site is located approximately 50 km to the west of Sydney CBD on the northern side the Penrith CBD. The North Penrith site's southern boundary adjoins the Penrith Railway Station. The North Penrith site is between Lemongrove Road to the east and Castlereagh Road to the west both of which are accessible via Coreen Avenue to the north – see **Figure 1**.

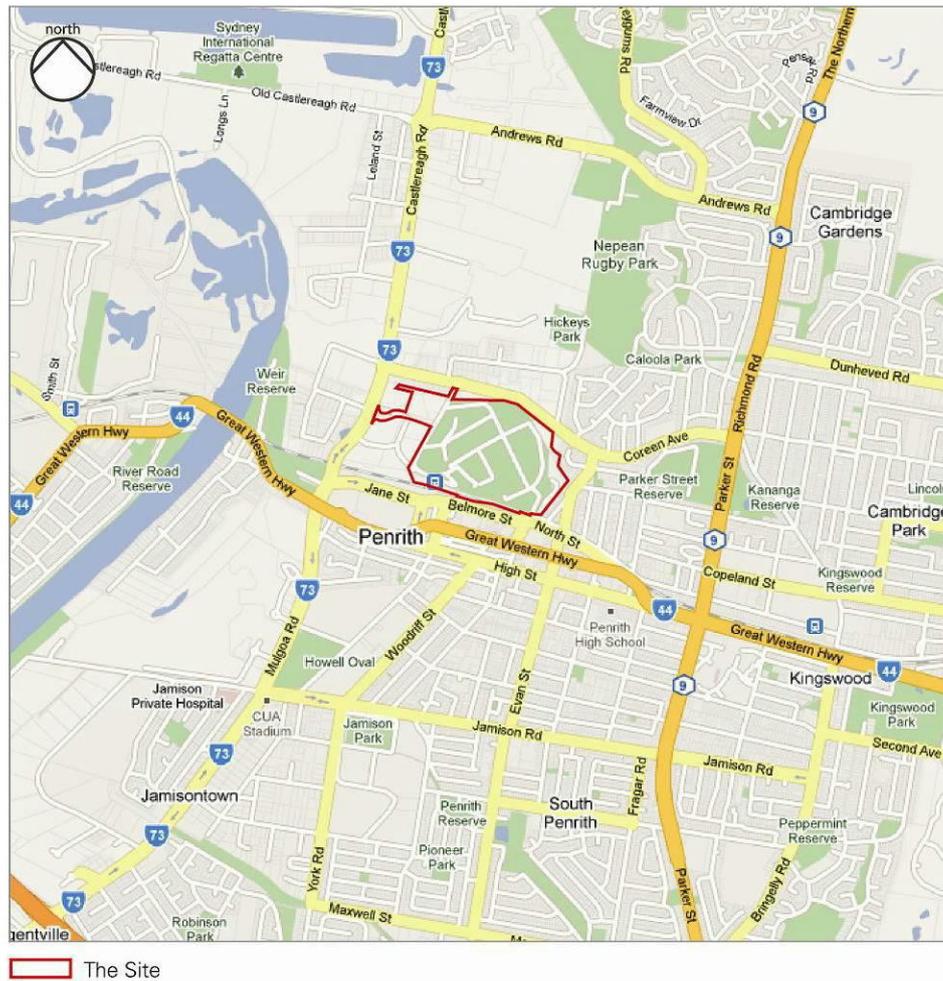


Figure 1 – Location of North Penrith site

2.2 Site Description

The subject land is known as Proposed Lot 2246 in Unregistered DP Woodman Street, North Penrith, which is located on the northern western corner of Woodman Street and Empire Circuit, having direct frontage to both streets. The site is irregular in shape with a primary frontage of 31.9m (excluding splay) along Woodman Street and 14.4m (excluding splay) along Empire Circuit, comprising a site area of 589m².

The location of the site of the proposed development is within residential precinct **B4** as established within the Concept Plan and shown in **Figure 2**. The site is shown on the Location Plan in **Figure 3**.

The site's levels have been prepared as part of the Stage 2 Project Application earth works. Once completed, the site will have a gradual fall to from the southern boundary to the northern boundary of the site. The site is cleared of existing vegetation and does not contain any existing structures.

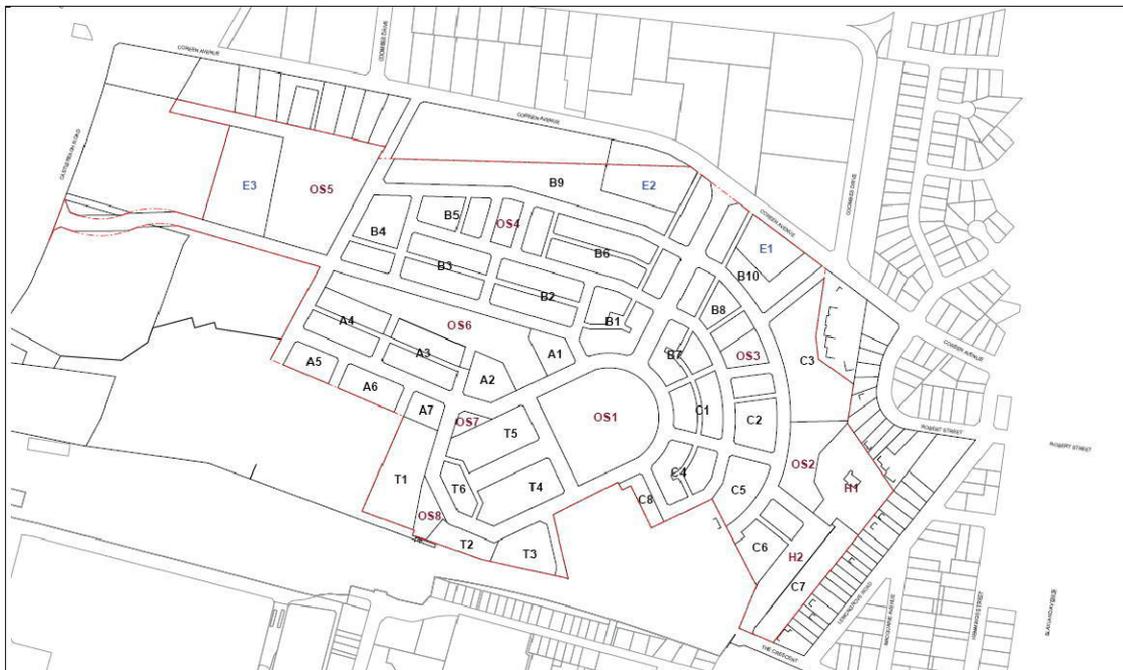


Figure 2 – Location plan

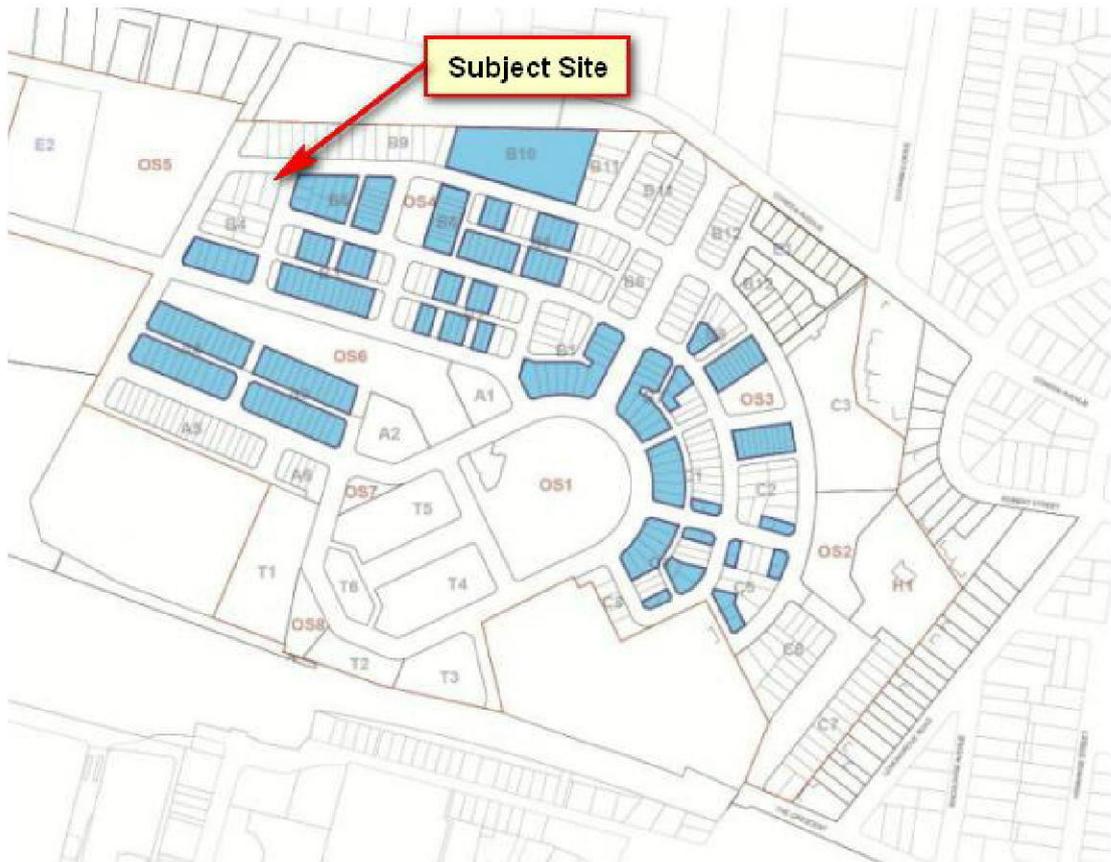


Figure 3 – Location of Integrated Housing development throughout North Penrith site

2.3 Surrounding Development

To the north and east of the site are roads with vacant allotments on the opposite side and to the south and west are vacant lots which in the future will comprise development of a similar style and scale as proposed.

The broader surrounding land uses to North Penrith as shown in **Figure 1** comprise residential, business and industrial uses including:

- industrial development north of Coreen Avenue and east ;
- the Penrith Railway Station and the Penrith Town Centre CBD to the south; and
- the existing residential suburb of Lemongrove to the east.

3.0 Description of Proposed Development

This chapter of the report provides a detailed description of the proposed development. Architectural and Landscape drawings are included at **Appendices B** and **E**.

This DA seeks approval for:

- subdivision of Lot 2246 in Unregistered DP 1184495 to create 2 Torrens Title lots; and
- construction of 2 semi-detached dwellings and associated landscaping and parking.

3.1 Integrated Housing

The proposed development seeks approval for the construction of semi-detached dwellings. **Table 1** provides an overview of the key development information.

Architectural drawings showing the proposed dwellings are located at **Appendix B**. Landscape plans showing the proposed landscape works are located at **Appendix E**.

Table 1 - Key development information

	GFA (m ²)	Height (m)	Front Setback (m)	Rear Setback (m)	Landscape Area (m ²)	Private Open Space (m ²)	Car Spaces
Unit 1	146.27	7.832	3.6	5.33	190.28	67.59	2
Unit 2	146.27	7.312	3.6	5.33	124.72	113.04	2

The proposed development will connect to the electricity, stormwater, water, sewer, gas and telecommunication services within the road reserve which were provided as part of the Stage 1 and Stage 2 Project Application in preparation for the subject DA.

3.2 Development Principles

The architectural character of each of the proposed dwellings has been designed in accordance with the development principles included in the North Penrith Design Code. As such each proposed dwelling:

- is of contemporary architectural style and character;
- the design skilfully addresses both street frontages,
- is appropriately designed to respond to the microclimate including sun, shade, breeze and general weather;
- relates well to and form a good interface with the overall subdivision, road and open space layout approved for the North Penrith site;
- incorporates appropriate durable and high quality materials, textures, forms and colours that will also complement the local landscape;
- includes opportunities for indoor/ outdoor relationships; and
- incorporates energy efficient measures.

3.3 Dwelling Form and Orientation

The proposed dwellings are two storeys in height (as set out in Table 1 above). Both units are east-west orientated and positioned within the preliminary Building Envelope provided by Landcom.

The bulk of the each dwelling is broken up with single storey elements and each dwelling skilfully addresses the street it has frontage to (i.e., Unit 1 faces Empire Circuit and Unit 2 faces Woodman Street). Living/dining rooms are positioned to the rear and opening directly onto the outdoor courtyards and open space.

Each dwelling is similarly styled and articulated through the use of design features and building elements such as; entry features, balconies, material selection, roof design, window placement and the use of modern and light-weight materials.

3.4 External Materials and Finishes

The proposed external materials and finishes are shown on the plans at **Appendix B** and have been selected from the Residential Design Palette included in the North Penrith Design Code to provide a contemporary appearance and ensure use of modern and lightweight materials.

3.5 Landscape and Open Space

The proposed landscape treatment for each residential lot is shown in the Landscape Plans at **Appendix E** and has been designed to contribute to the overall design of the dwellings and to provide versatile and functional outdoor living areas.

It should be noted that the landscape embellishment of the adjoining streetscapes has been delivered as part of the approved Stage 1 and Stage 2 Project Applications for the North Penrith site.

3.6 Access and Parking for Dwellings

The residential lots and dwellings will be accessed from Woodman Street, being the secondary street frontage in terms of road hierarchy, via an integrated driveway leading directly from Woodman Street.

Both dwellings have a single garage with a tandem space on the driveway.

3.7 Subdivision

It is proposed to subdivide Lot 2246 in Unregistered DP 1184495 into 2 Torrens Title allotments. The lots range from 283.9m² – 305.2m². A Preliminary Deposited Plan (draft plan) of the proposed subdivision is included at **Appendix C**.

3.8 Easements

The plan of subdivision will note any proposed easements and include a draft Section 88B Instrument if required.

3.9 Stormwater

The drains will connect to the stormwater drainage infrastructure within the roads, as approved as part of the Stage 1 and Stage 2 Project Applications. The proposed lots have been designed to allow stormwater to either drain directly to the road which they front onto or via collective rear easements.

All stormwater will ultimately drain into the overall integrated stormwater management system for the broader North Penrith site.

3.10 Utility Services

Telephone, electricity, gas, water and sewer services will be installed underground within each of the adjoining road reserves. These services will be installed within trenches in the road reserves.

3.11 Erosion and Sediment Control

In carrying out subdivision works, erosion and sedimentation control measures will be implemented in accordance with the Erosion and Sediment Control Plan included at **Appendix B**.

4.0 Assessment of Planning Issues

This chapter contains our assessment of the environmental effects of the proposed development as described in the preceding chapters of this report.

Under Section 79C(1) of the EP&A Act, in determining a development application the consent authority has to take into account a range of matters relevant to the development including the provisions of environmental planning instruments; impacts of the built and natural environment, the social and economic impacts of the development; the suitability of the site; and whether the public interest would be served by the development.

A number of planning issues which would usually be considered as part of a DA were addressed as part of the Concept Plan and Project Application Environmental Assessments. As the proposed development is consistent with the Concept Approval this does not require further assessment (see Section 4.2). The issues include:

- Social and Economic Issues
- Community Services and Facilities
- Transport and Accessibility
- European Heritage
- Indigenous Heritage
- Geotechnical, Soil and Contamination
- Biodiversity
- Visual Impact
- Water and Hydrology
- Ecological Sustainable Development
- Utilities and Infrastructure
- Crime and Public Safety

Pursuant to Section 75P(1)(a) of the EP&A Act, Schedule 3 of the North Penrith Concept Approval sets out specific future environmental assessment requirements that apply to future development under Part 4 of the EP&A Act.

Accordingly, the assessment provided in this SEE includes the aforementioned matters in addition to other potential planning issues which are relevant to the detailed design of the building under the Concept Approval.

4.1 Compliance with Relevant Strategic and Statutory Plans and Policies

The following legislation, strategies and planning instruments, which are relevant to the proposed development to be addressed:

- State Environmental Planning Policy 55 – Remediation of Land (SEPP 55);
- State Environmental Planning Policy (Major Development) 2005 (Major Development SEPP);
- State Environmental Planning Policy (BASIX) 2008 (SEPP BASIX);
- Penrith Development Control Plan 2006;
- Penrith City Centre Development Control Plan 2007; and
- North Penrith Design Code 2013.

The DA's consistency and compliance with the relevant statutory plans and policies is located in **Table 2** below and in the detailed Table of Compliance at **Appendix I**. Variations to, and non-compliance with, the key standards and guidelines highlighted in the table are discussed in detail in the following sub-sections of this environmental assessment.

Table 2 – Summary of consistency with key strategic and statutory plans and policies

Instrument/Strategy	Comments	
State Planning Instruments and Controls		
SEPP 55	The Stage 1 and 2 Project Applications will undertake the necessary works to ensure the site is suitable for the proposed residential use.	
SREP No. 20 Hawkesbury Nepean River	The proposed development complies with the broad aims and objectives of the SREP in that it will not have any direct impact on any environmentally sensitive areas, or the water quality or quantity of the aquatic ecosystem on the site, which the SREP seeks to preserve.	
SEPP (Major Development)	Division 2 Part 3A Projects	The project does not meet the criteria in Division 2 and is therefore a DA to Council under Part 4 of the EP&A Act.
	Clause 9 - Zone R1 General Residential	Semi-detached dwellings are permissible in the R1 General Residential Zone.
	Clause 14 – Subdivision	Development consent is sought for the proposed subdivision.
	Clause 16 - Minimum Subdivision Lot Size (120m ²)	The proposed lots are equal to or above the minimum lot size of 120m ² .
	Clause 17 - Residential Densities and Minimum Lot Sizes for Specific Development (120m ²)	The proposed lots are above the minimum lot size of 120m ² . Therefore development for semi-detached dwellings may be carried out.
	Clause 18 - Height of Buildings (12m - SEPP Map)	The proposed development will have a maximum height of 7.832m and therefore complies with the maximum height in the SEPP.
SEPP (BASIX)	A BASIX Certificate is included at Appendix D .	
Local Planning Instruments and Controls		
North Penrith Design Code	Housing Density and Diversity	The proposed subdivision will generally achieve the sub-precinct dwelling target range of 181-313 shown in Figure 6 of

Instrument/Strategy	Comments
	the Design Code.
Subdivision	With the exception of the Lot Depth requirement, the proposed development complies with the subdivision controls in Section 3.2 of the Design Code. See Section 4.3.1 below.
Building Envelopes	The proposed development complies with the building envelope controls in Section 3.3 of the Design Code. See Section 4.3.4 below.
Building Design and Articulation	The proposed development complies with the Building Design and Articulation controls in Section 3.4 of the Design Code. See Section 4.3.4 below.
Private Open Space and Landscaping	The proposed development complies with the Private Open Space and Landscaping controls in section 3.5 of the Design Code. See Section 4.4 below.
Fencing	The proposed fencing has been provided in accordance with Section 3.6 of the Design Code.
Garages, Site Access and Parking	The proposed development complies with Section 3.7 of the Design Code.
Visual and Acoustic Amenity	The proposed development complies with Section 3.8 of the Design Code.
Specific Provisions - Key Sites	The proposed site is not identified in Figure 14 of the Design Code as an "Innovation Lot."
Specific Provisions - Ancillary Dwellings	The proposed development does not comprise any ancillary dwellings.

4.2 Consistency with the Concept Plan

The North Penrith Concept Plan Approval established the vision and planning framework to be used by Penrith Council to assess the detailed design of the future buildings on the site. The Concept Plan Approval contains:

- Terms of Approval;
- Future Environmental Assessment Requirements;
- Statement of Commitments; and
- North Penrith Design Code.

The proposed development is consistent with the Concept Plan Terms of Approval and Statement of Commitments in that the proposed land-uses and subdivision pattern are generally consistent with the approved Concept Plan Maps.

4.3 Urban Design and Built Form

The proposed design and layout for development is considered suitable given that:

- the provision of more compact and efficiently shaped allotments enables affordable, yet amenable dwelling designs to be constructed;
- the subdivision pattern maximises the opportunity for a greater number of dwellings to obtain views across the public open space and the public domain; and
- the dwellings designs endeavour to ensure that a high quality product continues to be delivered within the North Penrith site.

4.3.1 Subdivision

With the exception of the Lot Depth requirement for both proposed Lots 95 and 96 all other requirements in Section 3.2 of North Penrith Design Code, have been satisfied.

Variations to these subdivision requirements are considered acceptable for the following reasons:

- A Building Envelope Plan establishes the building zone and zero lot boundary;
- The allotment is large enough to accommodate higher densities, which are encouraged;
- Variations to the minimum allotment dimensions are acceptable with “Integrated Housing Development” as proposed;
- A variety of allotment sizes is encouraged within the R1 Zone – General Residential Zone of Penrith City Centre Local Environmental Plan 2008; and
- A high level of residential amenity will be available to each dwelling in the development through skilful design.

4.3.2 Design Quality

The proposed dwellings designs endeavour to ensure that a high quality product continues to be delivered within the North Penrith site that generally accord with the objectives and outcomes sought by the North Penrith Design Code. The proposed dwellings will have a positive impact upon the built environment and streetscape in that:

- The proposed two storey dwellings will add to the mix of one, two and three storey dwellings in the estate, which provide built variety to the streetscape;
- the proposed dwellings are sympathetic in terms of scale, height, bulk and design in accordance with that envisaged in the Design Code;
- the dwellings are appropriately designed to respond to the microclimate including sun, shade, breeze and general weather;
- the dwellings offer the ability to form a good interface with the public domain, through presentation to each street;
- the dwellings incorporate appropriate materials, textures, forms and colours that complement the local landscape and other future residential development;
- the dwellings incorporate energy efficient measures;
- the proposed designs ensure that affordable housing designs are provided to the market; and
- Both dwellings have private outdoor spaces in the form of courtyards or soft landscaped areas which contribute to softening the form of the dwellings.

4.3.3 Streetscape

As shown in the proposed architectural drawings at **Appendix B**, the proposed design for the dwellings will have a positive impact on the North Penrith site as a whole and the local streetscape for the following reasons:

- the proposed designs will provide an attractive and varied streetscape to each street;
- the proposed designs are of a high quality contemporary architectural design which will contribute to the character of the local environment and provide an attractive visual outlook;
- the proposed dwellings will use high quality and durable finishes to ensure that they fit in with the residential character of the estate and provide visual amenity for this part of the North Penrith site;
- the dwellings are designed to address the street frontages;
- the driveway colour finishes will match the external border paving of the dwellings; and
- the use of architectural elements such as porches and balconies define the dwelling entries and facades.

4.3.4 Building Envelopes

The proposed dwellings generally comply with the minimum required building envelope controls at Section 3.3 of the North Penrith Design Code. The proposal provides an articulation feature which addresses both Woodman Street and Empire Circuit.

It appears that the proposal complies with all of the numeric requirements of this section, nevertheless, variations to the building envelope controls are permitted where it is part of an 'Integrated Housing Development' and in this particular case the proposal will provide a good level of residential amenity to each dwelling and the adjacent property.

4.3.5 Overshadowing

The Architectural Plans at **Appendix B** include shadow diagrams depicting the shadows cast by each dwelling at 9am, 12noon and 3pm during the winter solstice.

These diagrams show that the development is able to achieve the required 2 hours of solar access between 9am and 3pm during the winter solstice and shadows cast by the development fall towards the street.

4.3.6 Privacy

The proposed dwellings have been designed to minimise the potential for adverse visual and acoustic privacy impacts on the adjacent dwellings, through the provision of zero lot line. Furthermore, the main living rooms are all located on the ground floor and face Woodman Street and Empire Circuit. Bedrooms are located on the first floor. Both dwellings provide adequate setbacks, (as discussed above) so as not to impact on the visual privacy of neighbouring dwellings.

4.3.7 Internal Amenity

The internal layouts of the dwellings provide open plan layouts for ease of movement and efficient use of space. All bedrooms are adequately sized, generally have built in storage and have easy access to bathrooms.

4.3.8 Energy Efficiency

A BASIX certificate has been prepared for the proposed development and is included at **Appendix D**.

The certificate indicates that the BASIX scores for the units meet or exceed the BASIX target rates for water, thermal comfort and energy.

The BASIX commitments that form part of this proposal include the use of water efficient fixtures and energy efficient cooling, heating and ventilation systems and appliances, and the provision of rainwater tanks and insulation.

4.4 Landscape Design

Each dwelling will be landscaped in accordance with the Landscape Plans included at **Appendix E**.

These plans, designed in accordance with the development controls for private open space and landscaping are included at Section 3.5 of the North Penrith Design Code.

The concept landscape schemes for each lot, including the design and location of hard and soft landscaped areas, and indicative planting schemes. The landscapes have been matched to each dwelling to ensure compatible design and function.

Based on the site's characteristics and proposed dwelling designs for the development, the landscape design for each lot is appropriately structured to take into consideration:

- views;
- northerly aspects;
- prevailing westerly winds; and
- the location of easements and on-site services.

As a result of these considerations the resulting landscapes will:

- create gardens that are compatible in scale and form with the dwellings;
- integrate outdoor and internal living areas, allowing outdoor areas to act as an extension of the internal living areas of each dwelling;
- reduce stormwater runoff, increase water infiltration and allow air and water exchange to tree roots through the use of porous and permeable paving solutions such as gravel;
- provide a microclimate for each dwelling, suited to seasonal conditions;
- reduce water consumption through the provision and use of rainwater tanks that can be used for garden watering;
- the use of water efficient plants; and
- integrate with the proposed landscaping for public areas and road reserves throughout the estate.

4.5 Construction and waste management

Construction activity involves disturbing soils during construction of dwellings and landscaping. Accordingly, there is some potential for unconsolidated soils to be eroded by water and wind action.

The Erosion and Sediment Control Plan submitted and included at **Appendix B**, will provide the necessary measures and will ensure that soil and sediment remains on site and is prevented from entering the broader stormwater system for the North Penrith site.

Further, all waste material resulting from construction and subdivision work on the site will be disposed of, recycled or reused in accordance with the parameters set out in the Waste Management Plan included **Appendix H**.

4.6 Stormwater management

Stormwater will run from each lot directly into the roads and kerb inlet pits before flowing into the broader integrated stormwater system for the North Penrith site as approved under the respective Project Application.

This integrated approach to the stormwater management will:

- protect natural systems – including the rehabilitated lake system and further downstream, the protected wetland and the greater Hawkesbury- Nepean Catchment;
- integrate stormwater management with the provision of open space;
- protect water quality – by filtering stormwater from the urban environment prior to draining to the lake system;
- reduce run-off and peak flows – through localised detention measures; and
- add value while maintaining development costs in its construction and long term maintenance.

4.7 Contamination

Investigations undertaken as part of the Concept Plan assessment have concluded that the site is suitable for the proposed development without need for further investigations or remediation. Hence, the site is suitable for the proposed development with regard to the issue of contamination.

4.8 Social and Economic Impacts

This proposal will further commence the transformation of vacant and disused land into a functioning and attractive residential community.

During construction, construction personnel are likely to patronise local shops and services - providing a temporary economic benefit to these businesses. New residents will also patronise local shops and services and start to develop a residential community as envisaged.

4.9 Site Suitability

The site is considered suitable for the proposed development on the basis that it:

- does not contain any heritage items, nor is it associated with heritage values;
- contains the necessary services to support development such as water, sewer reticulation, electricity and telecommunications;
- will include the necessary infrastructure to support residential development including the provision of roads and stormwater measures.

The proposed development is suitable for the site in that it:

- is permissible with consent pursuant to SEPP Major Development;
- adds to the diversity of residential development to be delivered throughout the North Penrith site;
- provides a more affordable housing typology to that of single freestanding dwellings;
- will provide diversity in the design outcomes for the streetscapes throughout the North Penrith site;
- the development generally complies with the relevant built form development controls within the North Penrith Design Code; and
- will provide additional housing choice for local populations.

4.10 Public Interest

The development proposed in this application will contribute to the overall delivery of a unique residential development that will complement and support the Penrith Town Centre as envisaged by the approved Concept Plan and North Penrith DC. Hence, no element of the proposal will be detrimental to the public interest.

5.0 Conclusion

This DA seeks approval for integrated housing – semi detached dwellings as part of Stage 2 of the North Penrith Project.

The proposed dwellings have been skilfully designed and will contribute to the streetscape amenity of Woodman Street and Empire Circuit. Each dwelling will have a high level of residential amenity through the provision of, private open space, landscaping, car parking and appropriately located site facilities.

The proposed development is consistent with the approved Concept Plan and satisfies all the relevant Future Environmental Assessment Requirements and relevant Concept Plan Statement of Commitments.

Furthermore, the development:

- is consistent with the objectives of SREP No.20 – Hawkesbury – Nepean River;
- is generally consistent with the provisions of SEPP Major Development and the North Penrith Design Code ;
- will deliver an efficient subdivision layout that is consistent with the expectations set by the Concept Plan and Projection Application approvals;
- will implement suitable sediment and erosion measures during construction to ensure minimal impact to stormwater quality;
- will further progress the transformation of predominantly vacant land into a functioning and attractive residential community which will have economic and social benefits to the wider community;
- provide dwelling designs that are of a high quality contemporary architectural design and generally comply with the Design Code built form development controls;
- add to the varied and diverse streetscape within the North Penrith site; and
- more affordable dwelling designs and a greater range of housing choice will be provided to purchasers.

In light of the merits of the proposal and in the absence of any significant adverse environmental, social or economic impacts, we have no hesitation in recommending that the application be approved subject to standard conditions of consent.

6.0 DA Deliverables Checklist

	Provided	Copies
Architectural Drawings (scale):	✓	
Site Analysis <i>This must include:</i> <ul style="list-style-type: none"> ▪ <i>Site Boundaries and dimensions.</i> ▪ <i>Contours or Australian Height Datum ground levels.</i> ▪ <i>Existing services/ easements.</i> ▪ <i>Any geotechnical hazards or restricted development areas.</i> ▪ <i>Location of existing buildings/structures.</i> ▪ <i>Location of existing trees (including girth and spread of canopy) and significant vegetation/topographical features.</i> ▪ <i>Street features</i> 	✓	9
Site plan (1:200) <i>A site plan is an aerial view of the land showing the existing and proposed development. These should include:</i> <ul style="list-style-type: none"> ▪ <i>The location of the land, the measurements of the boundaries of the land, and which direction is north.</i> ▪ <i>The location and uses of buildings, structures, swimming pools and fences that are proposed and already on the land.</i> ▪ <i>The distances to boundaries and other structures from the proposed development.</i> ▪ <i>The existing and proposed levels of the land (provide AHD levels on flood affected properties).</i> ▪ <i>The extent of any cut or fill and details of proposed retaining walls.</i> ▪ <i>The location of any trees (including street trees), their species names and canopy diameter.</i> ▪ <i>The location and width of any easement, right of ways and watercourses.</i> ▪ <i>The location of driveways, laybacks and utility installations (such as light poles) where applicable.</i> ▪ <i>The landscape area calculation.</i> ▪ <i>The location and uses of buildings on sites that adjoin the land.</i> 	✓	9

	Provided	Copies
<p>Floor plans (1:100) <i>A floor plan is an aerial view of the internal layout of the development. These should include:</i></p> <ul style="list-style-type: none"> ▪ <i>The layout of the proposed and existing rooms, the room names, areas and dimensions.</i> ▪ <i>The window and door locations and sizes.</i> ▪ <i>The wall structure type and thickness.</i> ▪ <i>The floor levels (provide AHD levels on flood affected properties).</i> 	√	9
<p>Elevation plans (1:100) <i>An elevation plan is an external view of the proposed development. These should include:</i></p> <ul style="list-style-type: none"> ▪ <i>The side on views of each profile of the proposed development.</i> ▪ <i>The external walls and ridge heights.</i> ▪ <i>The window and door locations and sizes.</i> ▪ <i>The external materials and finishes.</i> ▪ <i>For additions and alterations you must clearly distinguish between the existing and proposed work.</i> 	√	9
<p>Section plans (1:100) <i>Showing a cut through of the development at important or typical points. These should include:</i></p> <ul style="list-style-type: none"> ▪ <i>The section names and their location on the floor plan.</i> ▪ <i>Proposed construction methods for floors, walls and roofs.</i> ▪ <i>Floor to ceiling heights.</i> 	√	9
<p>Shadow diagrams (9am, 12pm, 3pm on June 21) <i>Show the location of building footprints on adjoining properties where affected by any shadow.</i></p>	√	9
<p>Notification plan <i>A4 copy of the site plan and an elevation plan.</i></p>	√	1
<p>Statement of Environmental Effects <i>This must include:</i></p> <ul style="list-style-type: none"> ▪ <i>Site suitability</i> ▪ <i>Access and traffic</i> ▪ <i>Streetscape and design</i> ▪ <i>Services</i> ▪ <i>Privacy, views and overshadowing</i> ▪ <i>Social and economic effects</i> ▪ <i>Flora and fauna</i> ▪ <i>Planning policies and controls</i> 	√	9

	Provided	Copies
<p>Landscape Plan This must include:</p> <ul style="list-style-type: none"> ▪ All existing trees, landscape features and prominent structures. ▪ A schedule of proposed planting, including botanic name, common name, expected mature height and staking requirements. ▪ Details indicating a minimum of 300mm of good quality topsoil to all garden beds. ▪ Details indicating a minimum of 150mm of good quality topsoil to all park areas. ▪ All garden bed areas to be clearly defined by brick, concrete or timber edging with its top edge finishing flush with the surface of adjacent grass areas. 	√	9
<p>Erosion / Sediment Control Plan This plan should detail the sediment and erosion controls to be installed on site, including: site access, division of water, sediment basins and pump outs, sediment fences, gutter protection, stock piles, dust control.</p>	√	9
<p>Drainage Plan This plan should include:</p> <ul style="list-style-type: none"> ▪ Pipe sizes and location ▪ Size and location of pits ▪ On-site detention areas ▪ Stormwater calculations 	√	9
<p>Waste Management Plan The Plan must be in accordance with the requirements of Council's Development Control Plan for Control and Minimisation of Waste. It should also include:</p> <ul style="list-style-type: none"> ▪ Location of waste storage area (garbage and recycling) ▪ Location of collection area ▪ Construction of storage room ▪ Number of bins (garbage and recycling) ▪ Hours of collection 	√	9
<p>Subdivision Plans This must include:</p> <ul style="list-style-type: none"> ▪ Existing and proposed subdivision pattern ▪ Number and size of lots ▪ Road locations and dimensions 	√	9
<p>BASIX Certificate/s List the schedule of commitments for the application.</p>	√	9

	Provided	Copies
Land owners consent <i>A signature from the landowner consenting to the proposed development.</i>	✓	1
Signed DA Form <i>The complete DA form along with all of the deliverables found in this table.</i>	✓	1
CD of DA <i>A CD the complete DA package (i.e. all the items listed on this checklist). Note: a copy of the DA form and land owners consent do not need to be provided on the CD.</i>	✓	1

APPENDIX “A”

SITE SURVEY

APPENDIX “B”

ARCHITECTURAL PLANS

APPENDIX “C”

SUBDIVISION PLAN

APPENDIX “D”

BASIX CERTIFICATES

APPENDIX “E”

LANDSCAPE PLAN

APPENDIX "F"

**SIGNED DA FORM
&
OWNERS CONSENT**

APPENDIX “G”

NOTIFICATION PLANS

APPENDIX “H”

WASTE MANAGEMENT PLAN