

STATEMENT OF ENVIRONMENTAL EFFECTS

11 DENINTEND PLACE

SOUTH PENRITH

FOR MR & MRS J & N WHITE

THE PROPOSAL:

It is proposed to construct an attached double garage to No 11 Denintend Place South Penrith. The existing property boundaries are irregular in shape and size having a narrow front street entry, at present there exists a prefabricated metal carport having a dimension of 4.1 x 4.1 attached to the front of the dwelling.

The proposed application is to remove the existing carport and replace it with a double garage with a pitched roof to ensure harmony with the existing roof lines of the dwelling.

The size of the garage being 6.18 x 6.18m it is understood this is contrary to council's Development Control Plan D2-2.15 Building Design Site Works (B) (4).

THE VARIATION:

We would like to demonstrate justification to amend this clause on the following grounds.

- As stated the entry to the property is narrow making vehicle access and manoeuvring difficult. The existing carport is inappropriate for the occupants who currently have 2 vehicles and it would be desirable to have both undercover.
- The western neighbouring property benefits from an attached carport which will still project further forward than our proposed garage in the desired location.

- The proposed garage will allow both vehicles to enter and exit the property in a forward motion as a turning bay will be provided. This will reduce vehicle/pedestrian conflict.

IN CONCLUSION:

The provisions of the existing policy should take into consideration site constraints as it is unreasonable not to do so.

This variation will not compromise the intent of the existing control plans and we trust council will support this variation on its merits.

DAVID WALKER PTY LTD.