



MEMORANDUM

Reference: DA21/0524
To: Penrith Local Planning Panel
From: Paul Buttigieg – Area Building Surveyor
Date: 7 September 2021
Subject: Demolition of Existing Dwelling and Construction of a New 2 (Two) Storey Dwelling at 11 Denintend Place, South Penrith

I refer to the subject development proposal and the related assessment report that is scheduled for consideration by the Penrith Local Planning Panel on 8 September 2021.

This memorandum provides a response to questions from the Local Planning Panel ahead of the upcoming Local Planning Panel meeting.

No.	Question	Response
1	<p>Please explain the extent of the non-compliant building envelope breach.</p> <p>The building envelope breach discussion is not apparent of page 7 of the Statement of Environmental Effects.</p>	<p>The dwelling encroaches out of the prescribed building envelope as shown in part 2.1.2 of DCP. See Below Diagrams.</p> <p>Side setbacks comply with DCP requirement of 900mm.</p> <p>Page 7 is an error. Correct page is page 12. The discussion addresses how the development meets each of the objectives of Part 2.1.2 of DCP.</p>
2	<p>Are there any controls or proposal-specific merits which would support an additional canopy tree in the front yard to counter ongoing impacts of large buildings/dark roofs and heat island effects?</p>	<p>There are no specific controls regarding plant species. The applicant is flexible with planting choice.</p>
3	<p>Conditions – 6 – why does this condition stipulate a portaloos related to asbestos when on-site toilet facilities covered by another condition?</p>	<p>Condition 6 provides for a portaloos is provided during demolition works.</p> <p>Condition 17 provided for a toilet facility to be provided during construction.</p>

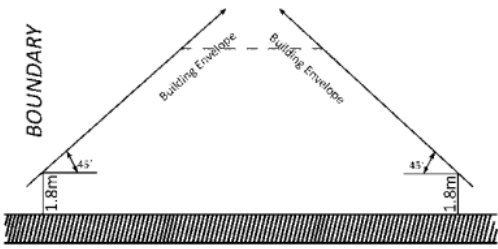
2.1.2 Setbacks and Building Envelope

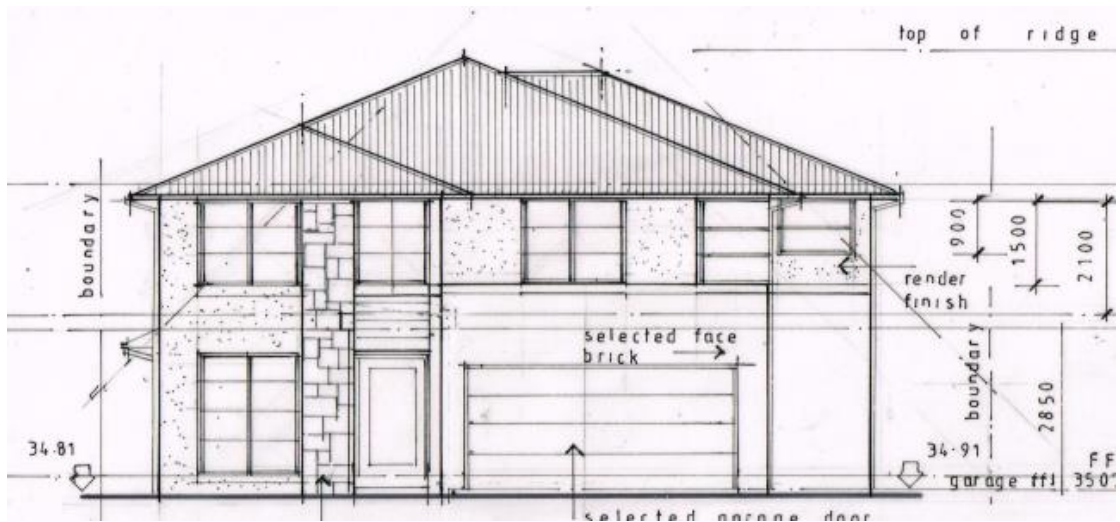
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2. Building Envelope

- a) Development is to be contained within the building envelope for the site. As shown in Figure D2.1 below, the building envelope means a height plane over the site at 45° from a specified height above natural ground level at the side boundaries of the site.

Figure D2.1: The building envelope is measured from natural ground level perpendicular to the side boundary at any given point along the wall.

Zone	Maximum building envelope
R2 Low Density Residential	 <p>The diagram illustrates the building envelope measurement. A horizontal line represents the natural ground level. A vertical line on the left is labeled 'BOUNDARY' and has a height of '1.8m' from the ground level. Two lines extend upwards from this 1.8m height at a 45-degree angle, labeled 'Building Envelope'. The area between these two lines and the ground level is shaded with diagonal lines.</p>



Paul Buttigieg
Area Building Surveyor