

**STATEMENT
OF
ENVIRONMENTAL EFFECTS
FOR A Secondary Dwelling**

**AT: Lot 79, DP 1085461,
2497- 2507 The Northern Rd,
Mulgoa NSW 2745**

FOR: Sylvia Rapa

Tuesday, 29 November 2016

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1.0 INTRODUCTION

This report has been prepared as a statement of environmental effects on behalf of Sylvia Rapa to accompany a development application in respect of certain land located at 2497-2507 The Northern Rd, Mulgoa NSW 2745.

The proposal detailed in the application involves the construction of a secondary dwelling. The proposed secondary dwelling consists of 2 bedrooms, 1 bathroom, and laundry with an internal kitchen as detailed in the accompanying plans prepared by Best Sheds with plans number: GF- 12116.

This report should be read in conjunction with architectural plans prepared by Best Sheds and identified as project number **GF- 12116**, dated 28.09.2016.

2.0 SITE DETAILS

2.1 Site Location

The subject land is located at 2497- 2507 The Northern Rd, Mulgoa NSW 2745.

2.2 Site Description

The subject land is described as Lot 79 of DP 1085461. The site presents to The Northern Rd to the East with a total area of the land of 1.653ha.

2.3 Existing development

The land is developed with an existing primary dwelling and outbuildings.

2.4 Adjoining Development

The site has adjoining residential developments to the North, West and the South boundaries.

2.5 Topography

The site is relatively flat at the development envelope with a gentle slope from the east front boundary towards the west of the surveyed area and from the south towards the north of the frontage of the surveyed area of the site.

2.6 Vegetation

The proposed development envelop is cleared with grass covering.

3.0 PROPOSED DEVELOPMENT

3.1 Development Description

The proposed development is detailed in the architectural plans GF- 12116 accompanying this report.

The proposal detailed in the application involves the construction of a secondary dwelling. The proposed secondary dwelling consists of 2 bedrooms, 1 bathroom, and laundry with an internal kitchen. The development is single storey with steel framed construction, internal lining, aluminium framed windows and doors, metal corrugated external wall cladding and pre-painted metal roof sheeting. The development will have a concrete raft slab on strip footing.

3.2 Site Calculations

Area of Total Site	16530m ²
Existing dwelling	150.24m ²
Existing outbuildings	257.16m ²
Proposed Secondary Dwelling	60m ²
Proposed Outbuilding	25.2m ²
Floor Space Ratio	0.029: 1

3.3 Setbacks

The proposed secondary dwelling alignment has been set back 27.117m from the east front boundary and 40.339m from the north side boundary.

3.4 Height

The proposed development will have a total height of 4.24m from the highest point on the ridge to the natural ground surface.

3.5 Energy Efficiency

The development will comply with the BASIX requirements outlined in the associated BASIX certificate.

3.6 Penrith Local Environmental Plan 2010

After reviewing Penrith LEP 2010, the applicable zone E3, Environmental Management, permits with consent secondary dwellings.

After reviewing Penrith LEP 2010 planning maps, the proposed development site includes the following:

- Land Zoning Map: E3;
- Lot Size Map: 20ha;
- Floor Space Ratio Map: N/A;
- Height of Buildings Map: N/A;
- Land Reservation Acquisition Map: Not identified for land acquisition;
- Heritage Map: Not identified as a heritage;
- Natural Resources Sensitivity Land Map: Not identified as a natural resources sensitivity land;
- Scenic and Landscape Values Map: Land is identified as scenic and landscape values;
- Key Sites Map: N/A;
- Urban Release Area Map: N/A;
- Additional Permitted Uses Map: Not identified for additional permitted uses map;
- Active Street Frontages Map: N/A;
- Flood Planning Land Map: Not identified as flood prone land;

Miscellaneous provisions:

Secondary dwellings:

The total area of the proposed will be 60m² within the area limits nominated under this control.

Bushfire Hazard Reduction:

The subject land is not identified as a bush fire prone site on council's maps.

Additional local provisions:

Earth works:

Earth works below natural ground surface, required for concrete slab construction, will be minimal, due to the relative flat nature of the proposed development envelop.

3.7 Penrith Development Control Plan 2014:

3.7.1 Part C- City- Wide Controls

C1 Site Planning and Design Principles:

Key areas with scenic and landscape values (Visual impact assessment type 1):

- Existing site and landscape description:

The site has a gentle slope from the south towards the north of the frontage of the surveyed area of the site with a little existing vegetation and grass covering, refer to site plan, P: cc01 of plans GF- 12116.

Subject land is developed with a single storey brick dwelling, triple garage and a metal shed. Materials and colours of the existing developments include brick, smooth crème metal wall and roof sheeting and heritage red for corner trims and roller doors as per photos: 01, 02, 03, Refer to Appendix 01, 02, 03 and Site plan P:cc01 for location of each photo.

- Visual impacts and mitigation:

Proposed development will be 3.6m behind the building line of the existing dwelling. The location of the proposed on site was selected to minimise the impact of the dwelling on the streetscape and disturbing the consistency of the street view. Moreover, the development envelop is selected to eliminate the removal of vegetation or the disturbance to any natural features existing on site.

Building design and selection of material and colours will be crème colour metal roof and wall sheets with heritage red corner trim, compatible with the locality and the character of the existing and adjoining developments.

Design Principles:

Building design adheres the characteristics of the passive design through the north orientation of the living area and outdoor open area to allow for maximum solar access. Building design will also offers the possibility for cross air flow through the building.

Building wall facing the front boundary will include openings to reduce the bulk and scale of the building.

The proposed secondary dwelling alignment has been set back 27.117m from the east front boundary and 40.339m from the north side boundary.

The proposed will be 3.6m behind the building line of the existing dwelling. The proposed setbacks will maintain the privacy and acoustic requirements of itself and other adjoining developments.

The proposed design and finishes will enhance and be compatible with the local character of the existing and adjoining developments.

The selection of hip roof design will provide an opportunity to reduce the feeling of bulk and scale and create a significant visual value for the development.

Safety and security:

The location of the development on the subject land will maintain an open landscape that is free from hidden corners and walkways and allow for natural surveillance of the surrounding.

C2 Vegetation Management:

Development envelop will be free from trees or any significant vegetation. No trees to be removed during the construction of the secondary dwelling.

C3 Water Management:

The subject land is not identified as a water sensitivity site on the council's maps. No indication for a flood condition was found on the council's maps. Development will comply with the commitments of the water section of the BASIX certificate enclosed with this application.

Rain water tank will be less than 3m in height and from a non-combustible or reflective materials

C5 Waste Management:

The new development will be adequately provided with the means of waste management located away from the outdoor open space. Waste management plan during construction is detailed in waste management report prepared by Best Sheds accompanying this application. The proposed will be connected to the existing onsite means of waste water management.

C10 Transport, Access and Parking:

The proposed will not result in another entry point from the council's road. The development will use the existing drive way to access the site. The existing triple garage will provide a car spot for onsite parking.

3.7.2 Rural Dwellings and Outbuildings:

Siting and orientation of dwelling and outbuilding:

Refer to previous section "C1 Site Planning and Design Principles".

Setback and building separations:

Building setbacks will be 27.117m from the east front boundary and 40.339m from the north side boundary. The proposed will be 3.6m behind the building line of the existing dwelling and 24.21m apart which exceeds the setback requirements under this control.

Site coverage, bulk and massing:

The proposed secondary dwelling area will be 60m² under 500m² maximum floor area nominated under this control. The building overall dimensions are 6m x 10m with deepest part of building at 6m wide.

Height, scale and design:

Proposed dwelling height will be 4.24m under the 8m maximum height permitted under this control.

The maximum earth work depth will be 80mm fill and 60mm cut within the maximum 1m cut and fill nominated under this control.

3.7.3 Secondary Dwellings:

Proposed secondary dwelling will be 60m² consists of two bedrooms. The proposed will comply with the requirements of the rural dwellings and dual occupancy as detailed in the previous section.

4.0 CONCLUSION

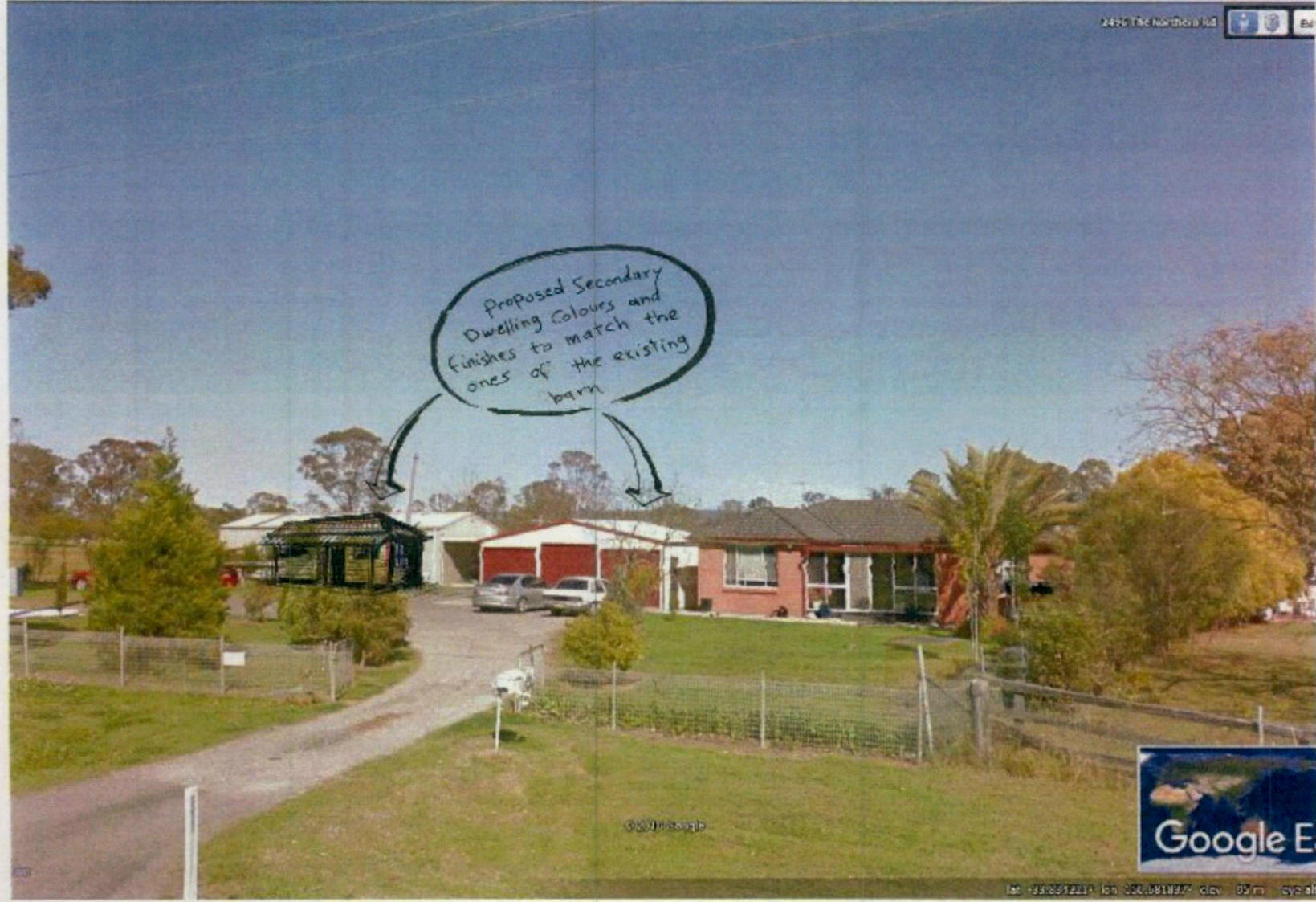
In conclusion the proposed development has been designed to minimise any impact on the immediate site and adjoining properties. All matters of consideration have been addressed and have complied with Penrith council's DCP and LEP.

In light of the above facts and matters raised, it is our opinion that council should approve the above development and we look forward to a favourable response. Should council requires any further information on any of the above, please do not hesitate to contact the author.

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Appendix 03

