

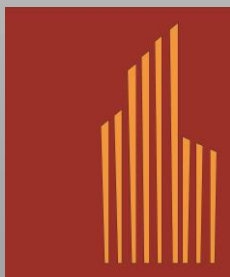
STATEMENT OF ENVIRONMENTAL EFFECTS

Proposed Construction of a Single Storey Dwelling

Proposed LOT-53 in DP1241192
(In the Subdivision of LOT01 DP1265913)

Gulshan Avenue, Claremont Meadows 2747
(326-330 Caddens Road, Claremont Meadows 2747)

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1. BACKGROUND

1.1 Development Applications Associated with DA 16/0889

DA 16/0889 was granted by Penrith Council on 22nd December 2017 for the subdivision of Lot into 57 Torrens Title Residential Lots with Construction of Roads, Stormwater Drainage and landscaping on the subject site.

As can be seen from the below Aerial Image, Subdivision work on the site has practically completed and the subdivision is now only awaiting registration.

This development application on one of the approved lots has been submitted considering that the site is well established with all the necessary services and the council can accept the application imposing a condition of consent regarding the registration, that must occur prior to the issue of a construction certificate.

This matter is already been discussed with the Council and the Council has agreed to accept the application on basis of the provided evidence of completion of works and satisfactory arrangements of basic amenities on site. This matter is further discussed in detail in the development proposal section of this report.



Figure 1: Existing Site Condition (*Source: Nearmaps*)

1.2 Location and Property Description

The subject site, **LOT-53 DP1241192** in the subdivision of LOT01 DP1265913 is located at Gulshan Avenue, Claremont Meadows (326-330 Caddens Road) within the **South Western Precinct** of Claremont Meadows Local Area which is bounded by the M4 Motorway to the south, Gipps Street to the east and existing rural residential development to the west.



Figure 2: Claremont Meadows Stage -2 (Source: Penrith DCP, 2014)

Figure 3 below depicts the location and Lot plan of the subject site (LOT-53 DP1241192) highlighted with Red.



Figure 3: Location Map (Image Source: Sixmaps)

2. DEVELOPMENT PROPOSAL

2.1 Building Approval Prior to the Registration

This development application is submitted for **LOT-53 DP1241192** under the approved subdivision of LOT01 DP1265913.

Essential Subdivision work on the subject site is completed and waiting to get registered. As shown in **Figure 1**, the land is now ready for development and hence, this development application is submitted to the council in view of that the application can be assessed and determined with a condition of consent of requiring the registration prior to the issue of a construction certificate.

We believe this approach is reasonable noting that:

- The applicant is the developer for the subdivision and the builder responsible for the construction of the dwellings;
- The subdivision works have been approved and substantially completed and noting that the following:
 - Road subgrade and drainage construction is completed for the subject lot and road access is provided;
 - final lot levels have been completed for the subject lot;
 - Lot staking has been set out for the subject lots by a registered surveyor and the lot numbers have been marked on site either on the survey pegs or on the curb; and
 - Installation of Service Providers infrastructure has occurred- noting that the Section 73 from Sydney, NOA from Endeavour, Notice of Completion from Jemena and the Completion Certificate of internet connections from NBN are all complete and issued.

In response to the above-mentioned criteria, the following documents have been submitted for the council's consideration:

- Subdivision Consent and authorized stamped plans
- Approved subdivision CC Plans and Certificate issued by Council;
- Section 73 Compliance Certificate received from Sydney Water
- Notice of Arrangement from Endeavour Energy
- Notice of Completion (Internal natural gas reticulation) from Jemena
- Completion Certificate of internet connections from NBN

We believe, the above clarification and listed supporting documents will be sufficient to enable Council to assess and determine this Development Application for the erection of a dwelling.

2.2 Proposed Construction of Single Storey Dwelling

The proposed development involves the construction of a Single Storey Dwelling on the proposed allotment having a site area of 560.4m² and LOT width of 18.02m. (See **Figure 4 & 5**)

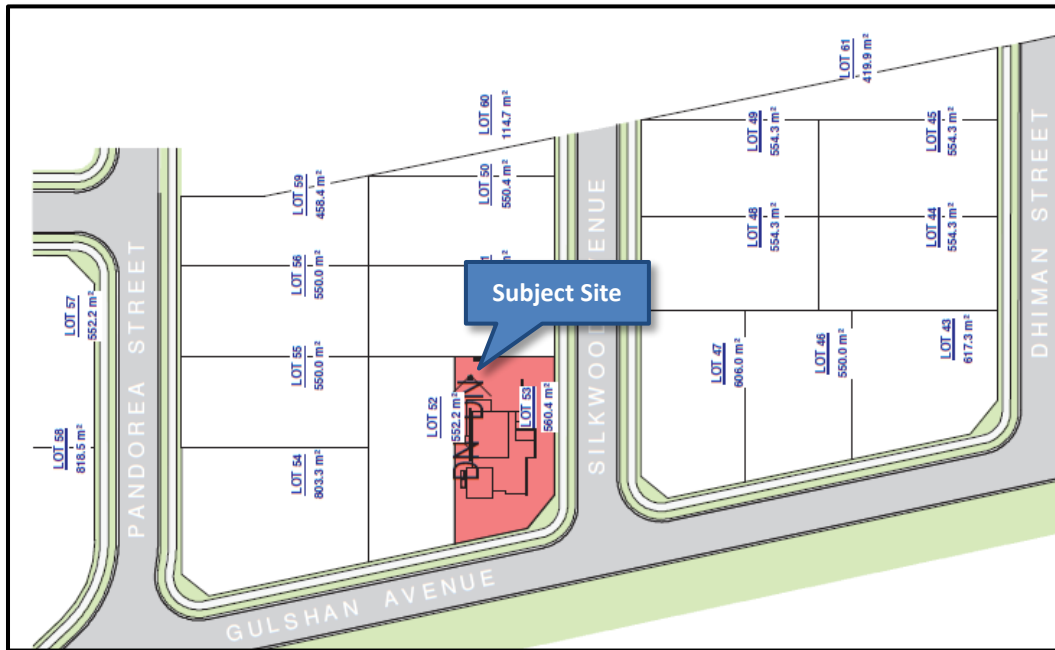


Figure 4: Approved Subdivision Plan (DP1241192)

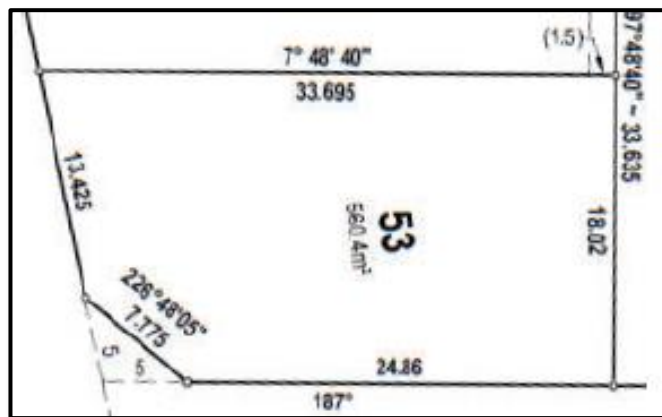


Figure 5: LOT Dimension with Road Frontage

The proposal compliance with the vital performance standards are depicted in Table 1:-

Table 1 – Development Compliance Summary

| COMPLIANCE TABLE : LOT 53 (lot width 18.02 m lot area 560.4m ²) - 4 BED-SS/DG | | | |
|---|----------------------------|-----------------------|------------|
| CONTROL | REQUIRED | PROPOSED | COMPLIANCE |
| FRONT SETBACK | 5.5m | 5.77m | Yes |
| GARAGE SETBACK | 5.5m on Secondary Road | 5.5m | Yes |
| SECONDARY ROAD SETBACK | 3.0m | 3.05m | Yes |
| SIDE SETBACK | 0.9m | 2m | Yes |
| REAR SETBACK | 4.0m | 4.05m | Yes |
| MAX. SITE COVERAGE - GF | - | 256.35 m ² | Yes |
| MAX. SITE COVERAGE - FF | - | - | Yes |
| BUILDING HEIGHT | 8.5m | 5.16m | Yes |
| LANDSCAPED AREA | 50% (280.2m ²) | 291.29 m ² | Yes |
| PRIVATE OPEN SPACE (P.O.S) | 30 m ² | 65.31 m ² | Yes |
| CAR PARKING | 2 car spaces | 2 car spaces | Yes |
| ROOF AREA | - | 254.12 m ² | - |

The layout of the Proposal is depicted in **Figure 6** below.

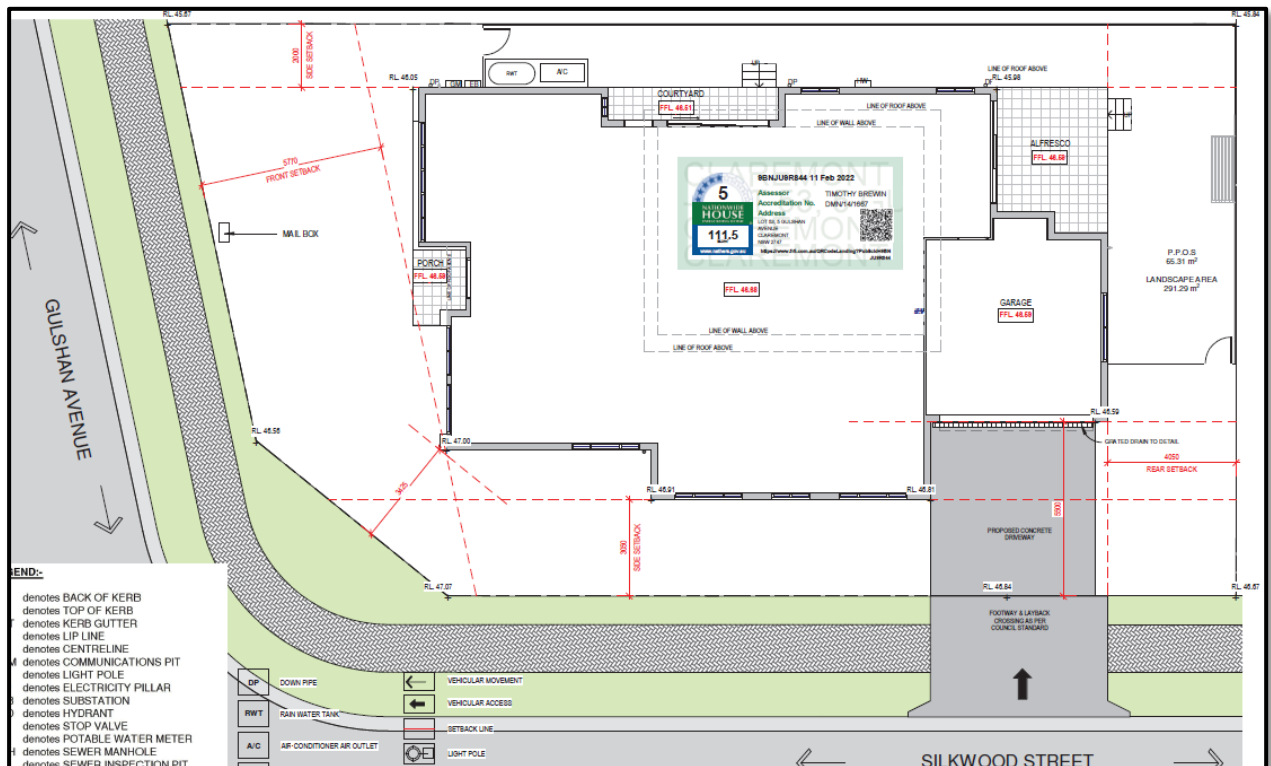


Figure 6: Building Footprint and Setbacks

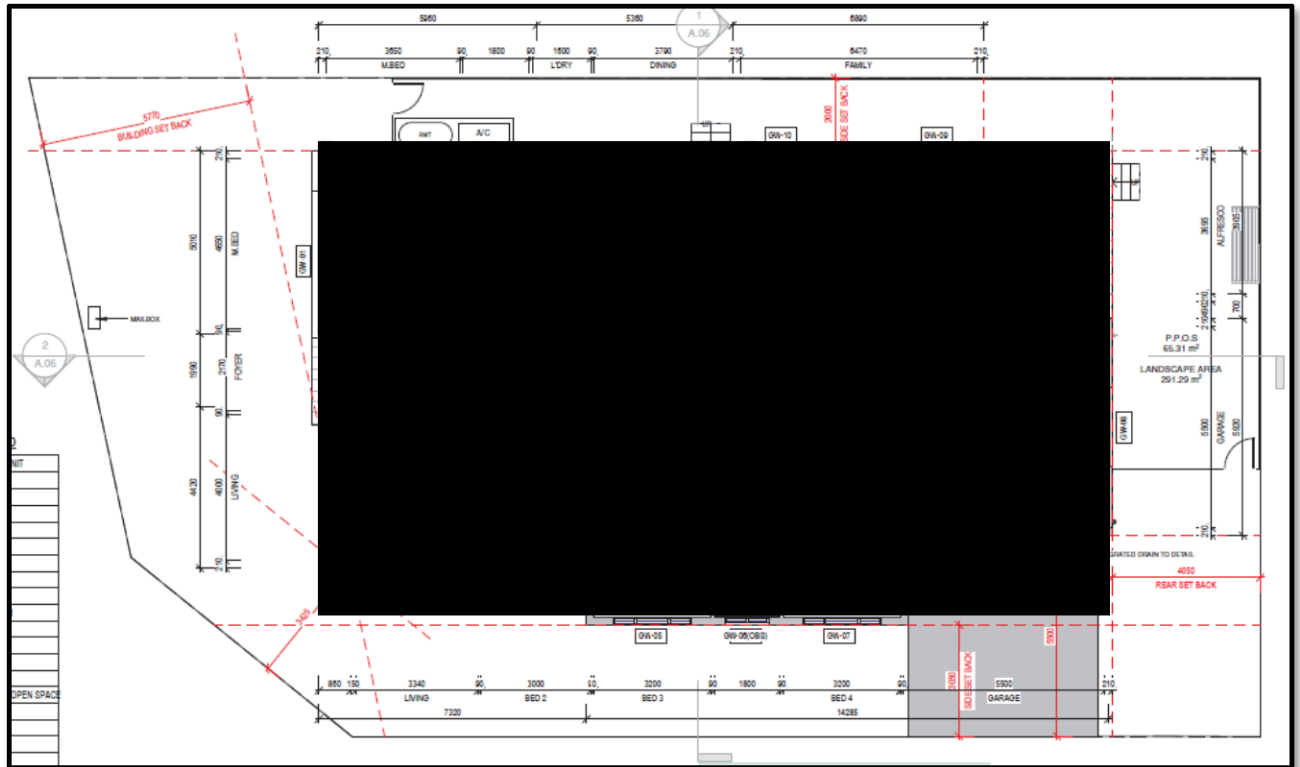


Figure 7: Ground Floor Plan (Room layouts with dimensions)

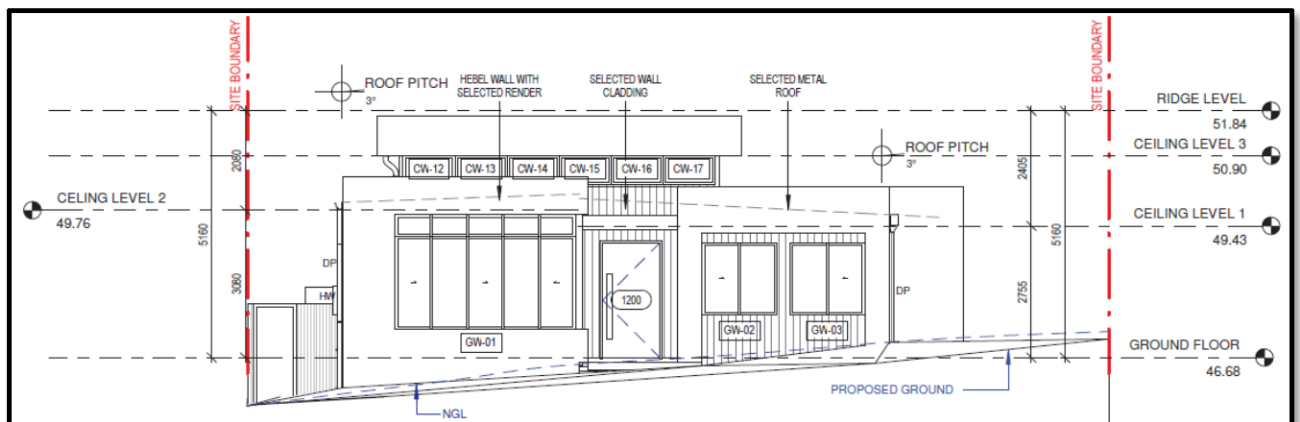


Figure 8: Front Elevation with Height Details

3. PLANNING FRAMEWORK

The relevant environmental planning instruments and development controls plans for the subject site are:

- Penrith Local Environmental Plan 2010;
- Penrith Development Control Plan, 2014; and
- State Environmental Planning Policy (Affordable Rental Housing) 2009

3.1 Zoning

Zoned R2-Low Density Residential

Objectives of the zone:

- To provide for the housing needs of the community within a low-density residential environment.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.
- To promote the desired future character by ensuring that development reflects features or qualities of traditional detached dwelling houses that are surrounded by private gardens.
- To enhance the essential character and identity of established residential areas.
- To ensure a high level of residential amenity is achieved and maintained.

On the basis of the above comments and assessment of the objectives for the 'R2' zone, it is considered that the proposed Construction of a Single Storey Dwellings is a compatible form of land use with the surrounding built environment.

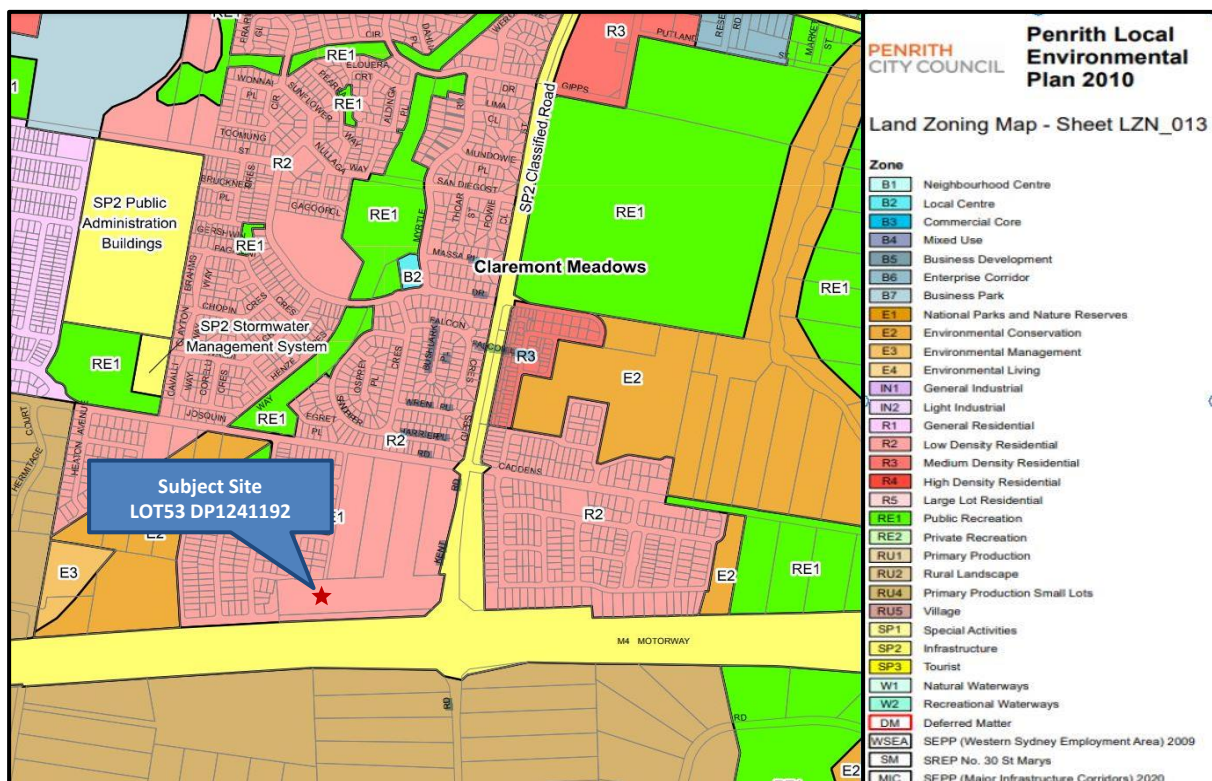


Figure 9: Zoning Map (Source: Penrith Local Environmental Plan 2010)

3.2 Building Height

The maximum permissible building height is 8.5metres.

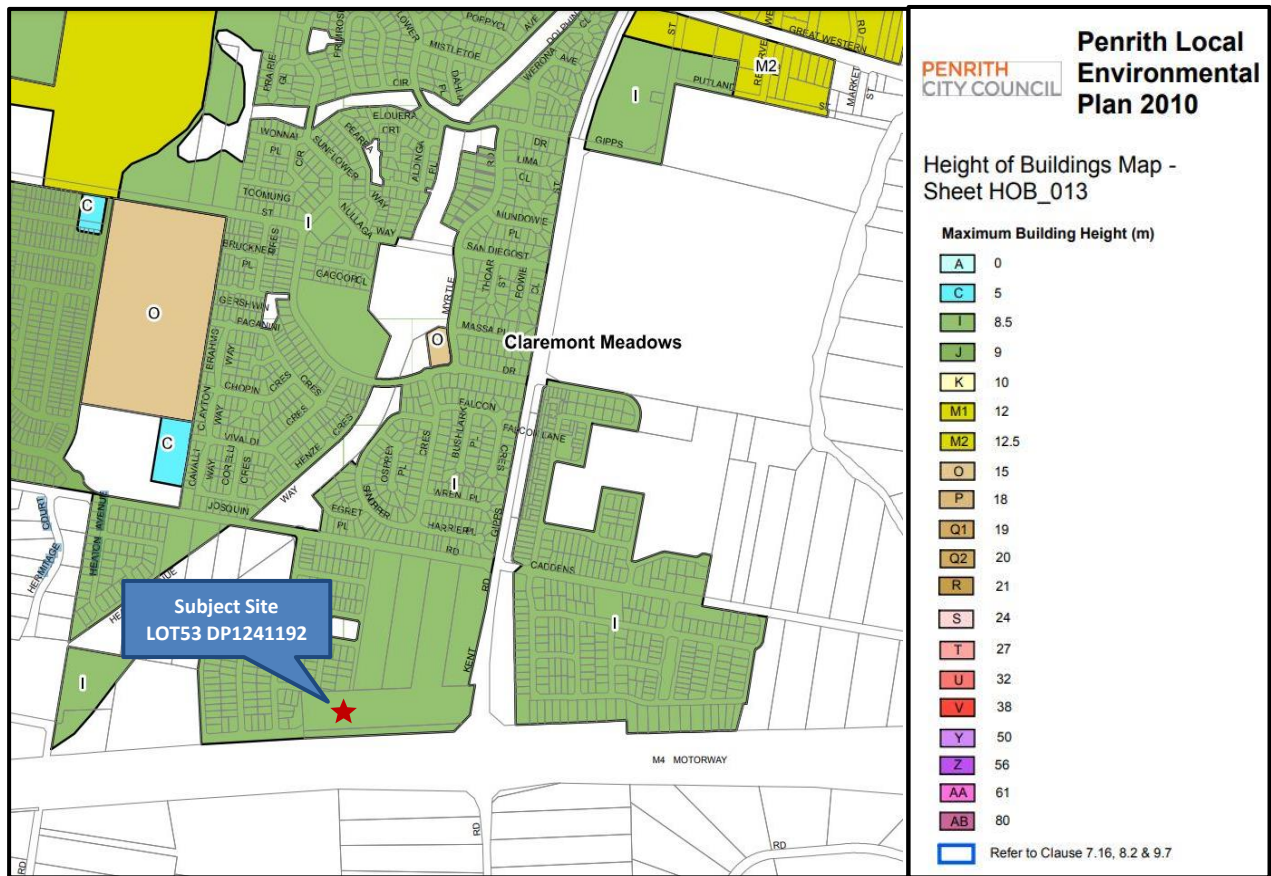


Figure 6 – Building Height Map (Penrith Local Environmental Plan)

The proposed height of the building is **5160mm** being substantially below the permitted maximum height.

4 ENVIRONMENTAL PLANNING ASSESSMENT- Section 4.15 REVIEW

| 4.1 Context and Setting | Yes | No |
|---|-----|----|
| Is the proposal visually prominent in the surrounding area? | | ✓ |
| Is the proposal consistent with the proposed or existing streetscape? | ✓ | |
| Is the proposal consistent with Council's setback policies? | ✓ | |
| Will the proposal be in character with the surrounding area? | ✓ | |
| 4.2 Access , Traffic and Utilities | Yes | No |
| Is a legal and practical access available to the proposal? | ✓ | |
| Will the proposal increase local traffic movement/volume? | ✓ | |
| Are additional access points to road network required? | | ✓ |
| Has vehicle maneuvering and onsite parking been addressed? | ✓ | |
| Are all services readily available to the site? | ✓ | |

Section 4.15 REVIEW (Continued)

| 4.3 Environmental Impacts | Yes | No |
|--|------------|-----------|
| Is the proposal likely to result in any form of air pollution? | | ✓ |
| Does the proposal result in any form of water pollution? | | ✓ |
| Will the proposal have any noise impact above background noise levels? | | ✓ |
| Does the proposal involve any significant excavation or filling? | | ✓ |
| Can the proposal involve any significant erosion or runoff? | | ✓ |
| Is the development considered to be environmental sustainable? | ✓ | |
| Is a BASIX certificate provided? | ✓ | |
| Will the proposal have any impact on aboriginal artefacts or relics? | | ✓ |
| 4.4 Flora & Fauna Impacts | Yes | No |
| Will the development result in removal of vegetation from the site? | | ✓ |
| Will the proposal have any impact on threatened species? | | ✓ |

Section 4.15 REVIEW (Continued)

| 4.5 Natural Hazards | Yes | No |
|---|------------|-----------|
| Is the proposal subject to any Natural Hazards? | | ✓ |
| Flooding? | | ✓ |
| Bushfire? | | ✓ |
| Landslip? | | ✓ |
| 4.6 Stormwater | Yes | No |
| Is the stormwater disposed of via street drainage? | ✓ | |
| Does the disposal stormwater rely on an easement and/or inter allotment arrangements? | | ✓ |
| 4.7 Social and Economic Impacts | Yes | No |
| Will the proposal have a positive economic impact on the area? | ✓ | |
| Will the proposal have any overshadowing impacts? | | ✓ |
| Will the proposal have any loss of privacy impacts? | | ✓ |
| Will the proposal have any impact on a Heritage Item? | | ✓ |
| 4.8 Contamination | Yes | No |
| Does the site require a Contamination report? | | ✓ |

5 CONCLUSION

This Statement of Environmental Effects (SEE) has been prepared to support a development application to Penrith City Council for **LOT-53 DP1241192** located at Gulshan Avenue, Claremont Meadows (326-330 Caddens Road).

The proposed development involves the construction of a Single Storey Dwelling pursuant to the provisions of Penrith Local Environmental Plan 2010, the site is zoned for R2 low-density residential where the proposed development is permissible with consent.

This statement describes the proposed works in the context of relevant planning controls and policies applicable to the form of the development proposed. In addition, the statement provides an assessment of those relevant heads of consideration pursuant to section 4.15 of the EP & A Act 1979.

The proposal succeeds when assessed in consideration of the requirements of Section 4.15 of the EP & A Act 1979 and is suitable for approval by the Council.