

Penrith City Council

Proposed First Floor Addition
at
32 Pamela Parade Leonay
for
Mrs. Reece

STATEMENT OF ENVIRONMENTAL EFFECTS
and notes in support of Development Application



Current house

1. SUMMARY

- 1.1 This Statement of Environmental Effects provided to Penrith City Council in support of a Development Application for a proposed first floor addition to an existing dwelling.
- 1.2 The subject site is 32 Pamela Parade Leonay - Lot 103 DP 226473 . Zoned R2 under the Penrith LEP 2010.
- 1.3 The application seeks create a new bedroom on the first floor over the existing garage. The existing bedroom will be used as a teenager's retreat/loungeroom . The front of the addition will include a balcony to soften the façade.
- 1.4 The site is located within proximity to public infrastructure.
- 1.5 The proposal does not affect any flora and fauna, nor does it encroach on any easements.
- 1.6 The site is not affected by any bushfire area or affected by flooding, mine subsidence, landslip or contamination.
- 1.7 The subject site is located at 32 Pamela Parade Leonay with the block size being 685m2. The proposed addition does not increase the footprint of the building as it is a first-floor addition over the existing foot print.
- 1.8 The site is bounded to the East and West by similar sized residential blocks.
- 1.9 The slope of the land is not significant with 1% south to north. Stormwater is proposed to drain into the existing charged stormwater system and water tank with the overflow releasing to the street. No additional stormwater will be generated by the development as there is no increase in footprint.
- 1.10 The locale is generally made up of contemporary residential dwellings.

2. PROPOSAL

2.1 The proposed addition will be constructed over the existing garage. The addition will be used as a bedroom with a small balcony at the front. The addition will consist of a gable roof appearance at the front with a railed balcony. The addition will be clad in either scion villa board, rendered blue board or natural stone and or a combination of all of the above. Placing stone all around the addition is far to expensive and the plans have not been amended. The use of the stone will depend on engineering requirements and impacts of potential income from the current pandemic and ongoing employment for members of the household.

The proposed options for design above are all acceptable and in keeping with the current appearance of the dwelling and those in the immediate vicinity. The proposed designs do not negatively impact on the area.

2.2 The proposal complies with the Penrith LEP and DCP controls as shown in the following summary –

2.3 Vehicle Access to the dwelling will be via the existing driveway from Pamela Parade

2.4 Privacy and Fencing - Privacy to the adjoining dwellings will be maintained using the existing fencing around the perimeter of the site. No additional windows will be added to overlook neighbouring properties. The only additional window will be to the street with a set of doors and windows located on the adjoining dwelling to the west are frosted and non habitable rooms. The view from the does not look into habitable rooms or private areas of the neighbouring property. Additionally, the balcony will not be regularly utilised for seating it is a

design element for the façade. The entertaining area for the house is at the rear on the ground floor.

A tree is located on the boundary between 32 and 34 Pamela Parade providing additional privacy

3. ASSESSMENT

PENRITH LOCAL ENVIRONMENT PLAN 2010

3.1 The objectives of the R2 zone under the PLEP2010 are -

Zone R2 Low Density Residential

1 Objectives of the zone

- *To provide for the housing needs of the community within a low density residential environment.*

Proposal complies as it allows for the increased requirements of the owners.

- *To enable other land uses that provide facilities or services to meet the day to day needs of residents.*

Proposal complies as it allows for increased facilities and services through an increased population in the area.

- *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.*

This objective is satisfied

- *To enhance the essential character and identity of established residential areas.*

The proposal complies as it will enhance the existing residential character of the area.

- *To ensure that a high level of residential amenity is achieved and maintained.*

This objective is satisfied by the increased amenity to the owners as a result of the extension.

Permitted with consent

- *Dwelling Houses*

The proposal complies with this definition

Part 4 Principal Development Standards

4.3 Height of Buildings

The proposal complies with the defined maximum height of 8.5m for the zone

4.4 Floor Space Ratio

The proposal complies – please refer to part 2.2 above.

PENRITH DEVELOPMENT CONTROL PLAN 2014

D2 – RESIDENTIAL DEVELOPMENT

2.1 SINGLE DWELLINGS

2.1.2 Setbacks and Building Envelope

A. Objectives

Building setbacks and envelopes are established to:

- a) reflect the character of established garden suburbs,*
- b) provide for establishment of vegetation and reasonable separation between buildings*
- c) To provide a high level of visual and acoustic privacy for residents and neighbours in dwellings and private open space.*
- d) To ensure that building design minimises overlooking problems*
- e) achieve site-responsive development*
- f) protect the amenity of occupants by controlling:*

- i) visual impacts relating to height and bulk of buildings;*
- ii) the impact of loss of privacy, overshadowing and loss of views.*

B. Controls

1. Minimum front and side setbacks:

- a) Front setback is the greater of either*
 - i) 5.5m, or*
 - ii) The average of the setbacks of the adjoining properties*
- b) Front setbacks for corner sites are;*
 - i) Primary street frontage (measured on the shortest boundary, as in a) above*
 - ii) Secondary street frontage is 3m to external walls and 5.5m to garage entrances. verandahs and pergolas are permitted to encroach 1.5 m beyond the adopted setback*

The development complies with front setback requirements and does not exceed existing setback.

- c) Encroachments to front setbacks*
 - i) Verandahs and pergolas are permitted to encroach 1.5m beyond the setback to the primary street frontage*
 - ii) Garages, carports and parking spaces, other than stacked parking or driveways, are not permissible within the front setback*

The development complies with front setback requirements.

- d) Side setbacks to external walls should be a minimum of 900mm.*

The side set back exceeds this requirement and is 1380mm

- e) Rear setbacks*
 - i) The minimum rear setback for a single storey building (or any single storey component of a building) is 4m*

Not applicable

ii) The minimum rear setback for a two-storey building (or any two storey component of a building) is 6m

Not applicable

iii) Minor point encroachments into the above rear setbacks may be considered on irregular shaped lots

iv) Rear setback areas are to be used predominantly for the provision of a landscaped area

Not applicable

f) Exceptions to rear setbacks-consideration may be given to the erection of a non-habitable building or structure that does not comply with the minimum setback requirements if it can be demonstrated it will have minimal adverse impact on the subject property or any adjoining property.

2. Building Envelope

a) Development is to be contained within the building envelope for the site.

The proposed addition has a minor encroachment of the building envelope for the first story. However, the encroachment is not out of character with the existing development on the street and the bulk of the neighbouring dwelling. The existing dwelling exceeds the minimum 900mm requirement from the boundary at 1380mm. The variation to the envelope is requested, as the additional room is not possible to construct alternatively without major structural modifications to the existing supporting structure.

The design of the façade with the balcony and railing reduces the bulk of the proposed addition and does not look out of character in the area.

2.1.4 Landscaped Area

A. Objectives

1) To retain a reasonable proportion of each site for landscaped garden areas,

2) To conserve significant existing vegetation, and

3) To provide appropriate separation between neighbouring dwellings and preserve private open space corridors along rear fence lines.

B. Controls

1) The minimum landscaped area of a site is:

R2 Low Density Residential 50 %

Not applicable as foot print is not being increased

2) Calculation of landscaped area does not include areas of the site;

a) Less than 2m in width

b) Hard surface areas such as buildings, driveways and paved areas.

Not applicable as foot print is not being increased

3) Calculation of landscaped area may include up to 15m² of any verandah, deck or patio that is attached to a dwelling at ground floor level and is associated with a landscaped area that is designated open space for that dwelling

Not applicable as foot print is not being increased

4) A portion of the landscaped area should be connected to or directly adjacent to a living area of the dwelling.

Not applicable as foot print is not being increased

2.1.6 Solar Planning

A. Objectives

a. Improve the energy efficiency of dwellings and achieve a high standard of residential amenity.

b. To ensure adequate residential amenity through the provision of sunlight access and good solar amenity to the living spaces and private open space areas of dwellings.

c. To recognise the reasonable expectation for a dwelling to have the ability to access sunlight.

B. Controls

1) Demonstrate that dwellings meet acceptable solar standards and that existing neighbouring and proposed private open spaces receive adequate solar access:

a) maximise potential for solar gain by placing windows in all exterior walls that are exposed to northern sun;

The proposed addition of the large doors will increase the airflow through the dwelling. Currently the windows in the existing bedroom are fixed and this room maintains heat without the ability to ventilate. There is no cross ventilation and a design flaw. It has contributed to the need to complete the works.

The addition of the balcony will provide further shading.

The attached diagrams show that proposed addition has a minimal impact on the adjoining properties.

b) ensure that the proposed development provides a minimum of 3 hours sunlight between 9am and 3pm on 21 June, to living zones of the dwelling, and the living zones of any adjoining dwellings;

The attached diagrams confirm this

c) ensure that the proposed development provides a minimum of 3 hours sunlight between 9am and 3pm on 21 June, to 40% of the main private open spaces of the dwelling and main private open spaces of any adjoining dwellings, and

The attached diagrams confirm this

d) where existing overshadowing by buildings and fences reduces sunlight to less than this, sunlight is not further reduced by more than 20%.

The attached diagrams show this does not occur

4. IMPACTS

Character and Design

The proposal is consistent with the scale of, and compliments the character of other buildings in the area, and maintains existing residential amenities and views.

The proposed addition has a minor encroachment of the building envelope for the second story. However, the encroachment is not out of character with the existing development on the street and the bulk of the neighbouring dwelling. The existing dwelling exceeds the minimum 900mm requirement from the boundary at 1380mm. The proposed extension is to be built on top of the existing wall to reduce prohibitive building costs and the addition of steel beams.

The design of the façade with the balcony and railing reduces the bulk of the proposed addition and does not look out of character in the area.

It complements the street with a Hamptons design character that is a timeless design.

Context

The bulk and scale of the proposal is appropriate to the locale. The proposed building setbacks are all consistent with the LEP and DCP controls.

Heritage

No heritage controls are applicable to the site or area

Public Domain

The public domain will not be affected by the proposal

Water

The development will have no impact on the water resources of the area. Roof water runoff is detailed in the attached Stormwater design drawing.

Erosion and Sediment Controls

Sediment and erosion controls are not required as no earthworks will take place or sediments generated that could potentially cause a pollution event.

Utilities

Sewer, electricity, water and telephone services are all currently available at the site.

Flora and Fauna

The site is currently fully landscaped and will remain so after construction. An additional advanced tree has been planted in the front yard in preparation of this application. The tree will grow to 8m in height and is deciduous to provide shade in summer and allow sun in the winter. Consideration has been taken for Council cooling the city policy with three advanced trees being planted on the Property in total.

Noise

There will be no impact to or from the site regarding noise production, after the completion of construction. The locale is a relatively quiet street, so road noise to the dwellings will be below average.

Safety and Security

Safety, crime prevention and security measures will be employed. The front of the dwelling has a good view of the street.

Bushfire and Flood

The site is not within a bushfire or flood zone

Social and Economic

The proposal will have no significant social impacts other than bringing additional residents to the area. The high level of construction and design will have a positive impact. Economic impacts will be positive, as the development will bring employment to the area during construction and possible local business resources in the new residents.

5. CONCLUSION

The proposed development is consistent with the current planning controls that apply to the site.

This Statement of Environmental Effects has demonstrated compliance to most of the development controls, through a compatible design that will have minimal impact on the amenity of the area.

We trust that this statement provides enough information to enable an assessment of the application.

Structural Check

1. The existing structure, footings, brick and concrete construction is adequate to support the proposed new first floor addition over the garage when combined with the engineered steel beam.
2. The existing brick walls are structurally adequate to sustain proposed floor loads from the new bedroom with the addition of a steel beam. See engineers report for further details.

Colour Scheme

- 1. The colour scheme will remain the same as it currently is for the house**
 - Castle Grey wall paint
 - White window surround
 - White or Grey windows
 - Dark grey roof tile as existing
 - The garage door may be painted white or stay its current timber colour