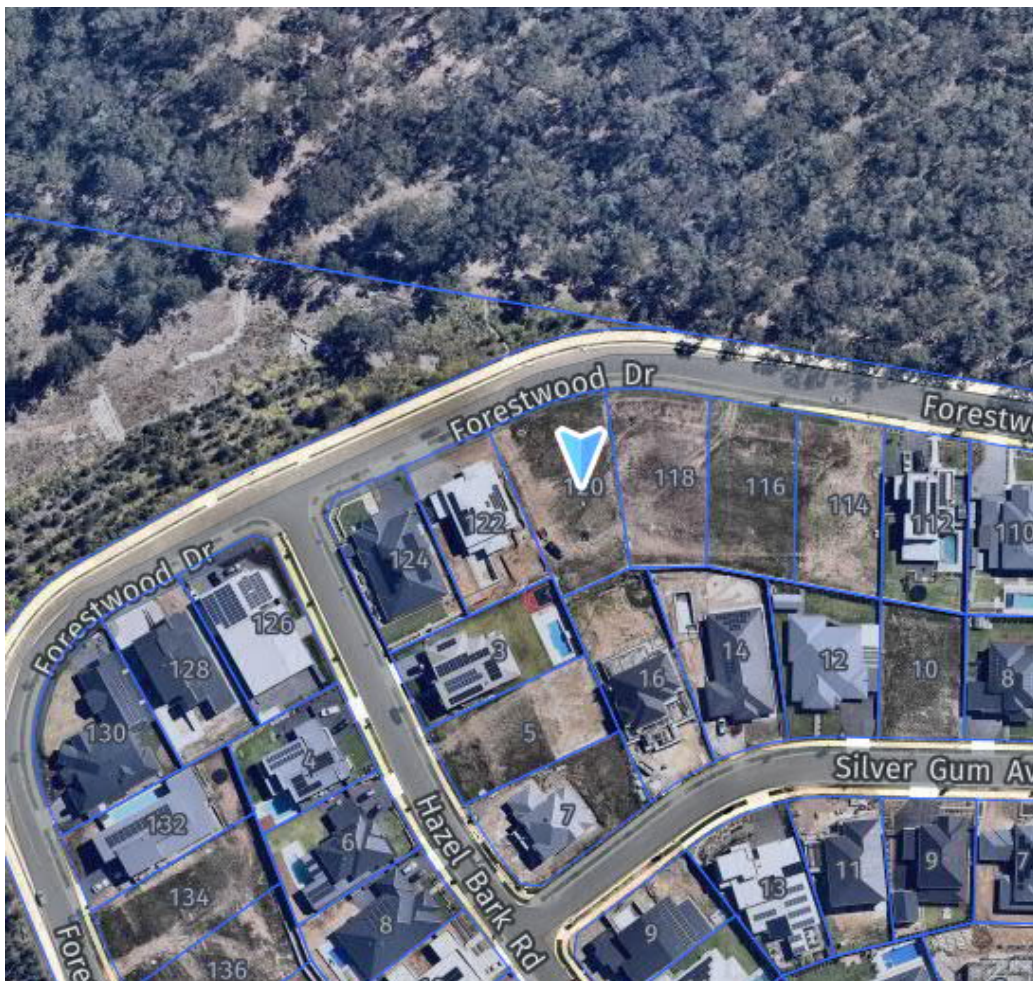


STATEMENT OF ENVIRONMENTAL EFFECTS



Applicant:
G.J. Gardner Homes
8/37 York Road
PENRITH NSW 2750

Site Address:
Lot 109 DP 1238043
120 Forestwood Drive
GLENMORE PARK NSW 2745

Construction of a Single Storey Dwelling, with attic.

INTRODUCTION

This Statement of Environmental Effects is submitted to Penrith City Council in accordance with the Environmental Planning and Assessment Act 1979, in support of a development application for the erection of a new single storey dwelling containing four (4) bedrooms and associated living rooms along with an attached garage and outdoor alfresco dining area.

The site is irregular in shape with a large frontage to Forestwood Drive and a total land area of 1254m². The lot is currently vacant with no trees requiring removal in order to site the proposed dwelling.

The site has a moderate fall to the front of the site, with drainage to be directed to a suitable system per the Drainage Plan.

The neighbourhood generally consists of a mix of residential dwellings of one and two storey construction as anticipated within a recent release residential area.

The proposed dwelling will contribute positively to the surrounding area and the streetscape of Forestwood Drive.

ENVIRONMENTAL EFFECTS

The following sections address the matters for consideration as listed in Section 4.15 of the Environmental Planning & Assessment Act 1979. A comment is provided against each relevant matter.

This Statement of Environmental Effects addresses the following relevant Environmental Planning Instruments:

- Penrith Local Environmental Plan 2010
- Penrith Development Control Plan 2014

4.15 EVALUATION

(1) Matters for Consideration – general:

(a)(i) Relevant environmental planning instruments

Penrith Local Environmental Plan 2010

The LEP is divided into several Parts and the relevant provisions that apply to the subject development are listed, together with a comment with respect to compliance.

The subject site is zoned R2 Low Density Residential pursuant to Clause 2.1 of Penrith Local Environmental Plan 2010.

The proposed development is defined in the plan as a 'dwelling house', being 'a building containing only one dwelling'.

The identified zone permits the construction of a 'dwelling house' subject to development consent from Council.

Clause 2.3 Zone objectives and land use table

The objectives of the R2 Zone are:

- 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.

The proposed development is for a general density residential dwelling, being compatible with the existing and future character of the locality. The dwelling is designed to provide a high level of amenity for its residents whilst considering the natural constraints of the site. The proposed dwelling is considered to meet the objectives of the R2 Zone.

Clause 4.3 Height of Buildings

Requirement	Provision	Compliance
12.5m	Approx. 8.1m	Yes

Clause 4.6 Exceptions to development standards

The development does not contravene any development standards with in the LEP.

Clause 5.10 Heritage Conservation

Upon reference to Schedule 5 in relation to local, State or Regional items of heritage significance including conservation areas, it was revealed that the subject property was not identified as having heritage significance or being within proximity of a heritage item.

Clause 5.11 Bush fire hazard reduction

The subject site is identified to be bushfire prone land. The design of the residence has been undertaken to incorporate the provisions of Australian Standards. Please refer to attached Bushfire Report.

Clause 5.21 Flood Planning

The subject site has not been identified as being flood prone.

Clause 7.1 Acid Sulfate Soils

The subject property is not identified as affected by Acid Sulphate Soils.

Clause 7.16 Glenmore Park Stage 2

The site has been identified as Glenmore Park Stage 2 – Area 1. The dwelling proposes an 8.1m maximum height, complying with the permitted 12.5m for dwelling houses in Area 1 on a slope greater than 1 in 8.

* * *

Conclusion with respect to LEP requirements

The proposal is considered to generally satisfy the relevant objectives and development standards relating to dwelling houses as contained within PLEP 2010.

(a)(ii) Relevant draft environmental planning instruments

There are no draft environmental planning instruments that would prevent the subject development from proceeding.

Penrith Development Control Plan 2010

Part C – Controls applying to all Land Uses

C1 Site Planning and Design

1.1 Site Planning

Site Analysis Plan attached for Council's consideration.

1.2 Design Principles

Consideration has been given to the energy efficiency of the proposed dwelling. A BASIX assessment has determined that the dwelling can achieve the required efficiency rating. Please see attached BASIX Certificate.

The proposed dwelling has a contemporary design, particularly at the street elevation that is characteristic of the housing styles available from the project home market. The proportionate feature window provides for greater natural light penetration into the residence and assists in defining the character of the built form. The front elevation is highly articulated in order to fit within the streetscape and a variety of roof forms occur over the dwelling.

The site has a moderate fall towards the front of the site with cut and fill required to site the building footprint. Refer to the Site Plan for details of the cut/fill proposed on the subject site.

Consideration has been given to the principles of the CPTED. These are to provide a safe and secure development with adequate lighting, visual access and passive surveillance along street frontages. The proposed dwelling promotes active surveillance of the street by providing habitable areas to the frontage. The site will be clearly delineated as a private space to separate it from the public realm. Appropriate external and internal lighting will be provided to assist in this regard.

1.3 Fencing

Fencing does not form part of the subject application before Council.

C2 Vegetation Management

2.1 Preservation of Trees and Vegetation

No trees are required to be removed as part of the proposed development.

2.2 Biodiversity Corridors and Areas of Remnant Indigenous Vegetation in Non-Urban Areas

The subject site is not identified as being with a biodiversity corridor or area of remnant indigenous vegetation on the LEP 2010 Natural Resources Sensitivity Land Map.

2.3 Bushfire Management

The subject site is identified to be bushfire prone land. The design of the residence has been undertaken to incorporate the provisions of Australian Standards. Please refer to attached Bushfire Assessment.

C3 Water Management

3.1 The Water Cycle / Water Conservation

Consideration has been given to the water conservation during the design of the proposed dwelling. A BASIX assessment has determined that the dwelling can achieve the required water conservation rating. Please see attached BASIX Certificate.

3.2 Catchment Management and Water Quality

No pollutants are anticipated to be discharged from the proposed development.

3.3 Watercourses, Wetlands and Riparian Corridors

No watercourses, wetlands or riparian corridors are located on or within proximity to the subject site. Consideration of the impacts of development on the surrounding watercourses would have been considered during the assessment of the subdivision application.

3.4 Groundwater

The proposed dwelling is not anticipated to impact upon the groundwater of the subject site.

3.5 Flood Liable Lands

The subject site is not known to be located within the flood planning area.

3.6 Stormwater Management and Drainage

Drainage from the proposed dwelling is to be directed to a suitable system. Please refer to the attached Concept Drainage Plan.

C4 Land Management

Ground disturbance will be limited to minor excavation and filling for construction of a level building platform. All disturbed areas will be provided with sedimentation controls in the form of geofabric fencing and/or staked hay bales as specified on the site plan. Soil erosion control measures can easily be provided in accordance with Council's policy with compliance required as a condition of consent. A stabilised access pad will be provided at the point of entry to the site to eliminate soil leaving the construction zone.

C5 Waste Management

All waste will be deposited within the waste receptacle in accordance with the attached Waste Management Plan.

C6 Landscape Design

A landscape concept plan is submitted with the development application.

C7 Culture and Heritage

The subject site is not known to contain any items of heritage significance or be within a heritage conservation area.

C10 Transport, Access and Parking

10.5 Parking, Access and Driveways

Two (2) car parking spaces are required for dwelling houses. The proposed five (5) bedroom residence has access to two (2) spaces within the attached garage.

Part D – Controls applying to Specific Land uses/ activities

D2 Residential Development

2.1 Single Dwellings

2.1.1 Residential Character

The proposed development will be compatible with surrounding developments and will be considered consistent as a two-storey dwelling anticipated in a new residential area.

The siting of the dwelling will provide appropriate boundary setbacks. This distance is compatible with surrounding development and will contribute to spatial separation and openness between buildings. With respect to external appearance, the design of the proposed dwelling is consistent with other contemporary residential buildings within the locality and will complement the streetscape.

Requirement	Provision	Compliance
<u>2.1.2 Setbacks and building Envelope</u> Setbacks – Front setback – 5.5m or average of adjoining properties.	Min. 5.883m	Yes
Secondary street setback – 3.0m and 5.5m to garage.	N/A	N/A
Verandas and pergolas permitted to encroach 1.5m beyond the adopted setback.	N/A provided behind the required setback.	Yes

Side setbacks – Min. 900mm	Min. 3m provided.	Yes
Rear setback – Single Storey elements – 4m Two Storey elements – 6m	Min. 8.067m >6m to attic.	Yes Yes
<u>2.1.3 Development on Sloping Land</u> Max. fill – 0.6m Max. cut – 0.6m Ground floor levels – 800mm above natural ground.	Max. fill 0.2m outside building envelope. 1.2mH DEB. 800mm cut proposed. 1.2m DEB provided, >0.8m above NGL.	No* No* No*

*Maximum cut, fill and ground floor level – The control within Councils DCP states that the maximum cut and fill for a development is 600mm, and ground floor levels are to be a maximum 800mm above ground level. The proposed development requires a maximum cut of 0.8m and fill/ground floor level 1.2m above NGL (contained within a drop edge beam design).

The variation to the cut, fill and ground floor level is the direct result of the topography of the site creating difficulty in siting a dwelling without some degree of variation. The dwelling has been stepped to follow the contours of the land, however, further stepping would have a detrimental impact upon the internal amenity of the dwelling, and therefore the variations to the maximum cut and fill is requested in this instance.

The fill is proposed to be retained within the drop edge beam to reduce any potential impact upon the drainage system and streetscape and allow suitable access along this elevation. The ground levels will not be interrupted by the increase in the ground floor level and the DEB has been suitably incorporated into the design. The maximum increased fill will have no significant impact upon the privacy of adjoining properties given the dwelling is single storey with an attic with windows to the front only.

The cut will lower the overall development, ensuring no impact upon privacy, with no detrimental impact upon solar access anticipated to the surrounding dwelling, with north to the front. The cut and fill will not increase the bulk and scale of the dwelling, with the earthworks suitably integrated into the design, and the stepped platforms provided visual relief and reducing the bulk and scale as viewed from the adjoining properties.

A suitable drainage system has been designed of which the increased cut and fill exceedance is not anticipated to impact, and will not result in any excess runoff to or from the adjoining sites as a result of the site works. As such, the proposed cut and fill is considered reasonable in this instance.

The requested variations will not result in any excessive overshadowing as the adjoining property will still have access to adequate sunlight to the POS areas during the day due to the appropriate setbacks and orientation of the site. The fill is considered reasonable in this case and as such, it is requested a variation be considered in this instance.

<p><u>2.1.4 Landscape Area</u></p> <p>R1 Zone – Min. 40% R2 Zone – Min. 50% R3 Zone – Min. 40% R4 Zone – Min. 35%</p> <p>Min. dimension 2m.</p> <p>A portion of the landscape area should be connected to or directly adjacent to a living area.</p>	<p>54.6% provided.</p> <p>Provided.</p> <p>Accessible from open family/dining and alfresco area.</p>	<p>Yes</p> <p>Yes</p> <p>Yes</p>
<p><u>2.1.5 Building Design / Site Works</u></p> <p>Bulk and Scale – Max. 8m wall length between distinct corners or without articulation including roof forms/pitches, windows, verandas or awnings.</p> <p>Balconies and decks >800mm above ground to incorporate privacy measures. Eg. Screening or landscaping</p> <p>Design – Front door and window of habitable room to street.</p> <p>Garage integrated into the building façade</p> <p>Garages – Setback 1m behind the building line</p> <p>Max width of garage doors Lots <15m wide – 4.8m Lots >15m wide – 6m</p> <p>Corner Lots – Developments to address both street frontages</p>	<p>All walls appropriately articulated.</p> <p>N/A</p> <p>Habitable rooms orientated to front setback.</p> <p>Garage appropriately integrated.</p> <p>>1m setback to garage.</p> <p>N/A 5.3m garage doors.</p> <p>N/A</p>	<p>Yes</p> <p>N/A</p> <p>Yes</p> <p>Yes</p> <p>Yes</p> <p>N/A Yes</p> <p>N/A</p>

<p>Parking – Min. 1 space behind the building alignment</p> <p>2 spaces for dwellings with 2+ bedrooms with at least 1 behind the building line.</p>	<p>All spaces provided behind building line.</p> <p>2 spaces provided behind the building line.</p>	<p>Yes</p> <p>Yes</p>
<p><u>2.1.6 Solar Planning</u> Min. 3hrs solar access to proposed and adjoining living and POS areas between 9am and 3pm on 21 June.</p>	<p>Appropriate solar access for site – due to orientation with north to the front. Living room to front provides internal solar access, whilst the POS area is provided with acceptable solar access throughout the day.</p> <p>Adjoining dwellings not anticipated to be impacted upon as a result of the dwelling, maintain minimum 3 hours of sunlight.</p>	<p>Yes</p>
<p><u>2.1.7 Garden Design and Fences</u> Retaining Walls – Max. 600mm high</p> <p>Min. 500mm setback from fencing and driveways</p> <p>Fencing – Meets the requirements of the Dividing Fences Act 1991</p>	<p>Retaining walls do not form part of this application</p> <p>N/A</p> <p>Fencing does not form part of the proposed development.</p>	<p>N/A</p> <p>N/A</p> <p>N/A</p>
<p><u>2.1.8 Significant Landscapes</u> Maintain natural topography and features</p> <p>Preserve trees where possible</p>	<p>No natural features located on site.</p> <p>No trees requiring removal as part of the proposed development.</p>	<p>N/A</p> <p>Yes</p>

PART E – Key Precincts
E7 Glenmore Park
Part B – Glenmore Park Stage 2

This section of the DCP provides site-specific design criteria for development within the Glenmore Park Stage 2. An assessment of the proposed dwelling against the specific provisions of this section is provided below.

7.4.1.1 Land which this Part Applies

The subject site is identified to be within Rural Transition Zone in accordance with the plan.

7.4.4 Private Domain

7.4.4.1 Subdivision

The allotment size is 1254m² created from subdivision that is easily able to accommodate a single residence as outlined within the assessment for housing under Part 4.2 Single Dwelling Controls of the DCP, including the ability to be energy efficient as per the accompanying Basix Certificate.

7.4.4.3 Site Planning

Requirement	Provision	Compliance
7.4.4.3.2 Garages and Parking Max. double garage.	Double garage proposed.	Yes
5.5m setback.	9.631m setback to garage corner.	Yes
Min. 3.2m width for a single garage. Min. 5.8m width for a double garage.	Suitable width provided for double garage.	Yes
7.4.4.3.3 Building footprints <u>Side setbacks:</u> Zero lot line permitted to one side (determined by lot width).	N/A	N/A
Maintenance easement to be provided on adjoining site.	N/A	N/A
Detached dwellings (excl zero lot line allowance). – Min. 900mm	Min. 3m provided.	Yes
Eaves – Max. 450mm	Suitable eaves provided to dwelling.	Yes

7.4.4.4 Solar Planning

Requirement	Provision	Compliance
50% of POS to have 3hrs Solar access	Provided.	Yes
40% of adjoining POS to have 3hrs Solar access	Provided.	Yes

7.4.4.5 Dwelling Design

Requirement	Provision	Compliance
Verandahs, awnings etc. may project 1.5m in front building setback.	1.2m	Yes
Building elements forward of the building setback max. 60% of dwelling width.	Due to the style of dwelling, the porch element extends 67.9% of the dwelling. However, this is considered appropriate for the design of the dwelling and will not have any detrimental impact upon the streetscape. The open nature of the porch element and landscaping provided within the front setback area will ensure the porch feature is a suitable design feature and will not have any unreasonable impact upon the streetscape character.	For Councils Consideration
Eaves to 100% of dwelling	Provided to entire dwelling.	Yes
Varied materials and finishes to front façade.	Provided.	Yes

7.4.4.6 Visual and Acoustic Privacy

Privacy intrusion on neighbouring properties will be limited as windows within the attic area are to the front only.

The ground floor living areas are predominantly orientated to the front setback and POS areas and appropriately setback from the boundaries to maximise privacy. The proposed dwelling is not considered to create any unreasonable privacy impact on the adjoining properties.

7.4.5.6 Detached Dwellings

7.4.5.6.2 Mulgoa Creek Catchment

Requirement	Provision	Compliance
Lot Size – 450m ² - 1000m ²	1254m ²	Yes
Lot frontage – 20m	Existing.	Yes
POS – 100m ²	>100m ²	Yes
Min. dimension 5m	>5m dimensions provided.	Yes
Setbacks – (>1000m ²)		
Front – 8m	Min. 8.124m to building line.	Yes
Secondary – 4m	N/A	N/A
Side – 3m	3m	Yes
Rear –		
Ground – 8m	8.067m	Yes
Upper Floor – 8m	>8m to attic.	Yes
Height:		
Max. 2 Storeys	Two storeys proposed.	Yes

* * *

Conclusion with respect to DCP Requirements

The proposed dwelling is considered to be appropriately designed and sited to achieve the objectives of the design provisions with Penrith DCP 2010.

(b) Likely impacts of the development, including environmental impacts on both the natural and built environment of the locality.

The following matters are considered relevant when considering onsite impacts.

Siting and Design

The proposed dwelling will be compatible in terms of height, bulk and scale with surrounding developments within the area.

The siting of the dwelling provides generous boundary setbacks, contributing to spatial separation and openness between the dwellings. The articulated design of the dwelling will limit the impact on the adjacent properties in terms of bulk, privacy and overshadowing and will not dominate any perceived views enjoyed by others.

The front façade is appropriately articulated and contains a variety of roof forms and elements and a central entry feature. In this way, the proposal provides a clear definition of the entry and provides varied shadow lines due to the different construction elements and finishes.

Sedimentation Control

Due to the topography of the site, excavation will be required for the construction of a level building platform, as shown on the development plans. All disturbed areas will be provided with sedimentation controls in the form of geofabric fencing and/or stacked hay bales. Soil erosion control measures can easily be provided in accordance with Council's policy with compliance required as a condition of consent.

Waste Minimisation

All waste will be deposited within the waste receptacle in accordance with the waste management plan attached to this application.

Noise and Vibration

All work will be undertaken during hours specified within the development consent. No vibration damage is envisaged occur during construction.

(c) The suitability of the site for the development

The subject site is within a recently established residential area, within reasonable driving distance to local commercial, retail and transport facilities. The existing road network provides easy access to all locations.

The development can be constructed with all services necessary and has been designed to suit site constraints and the character of the surrounding residential setting.

The dwelling is permissible with development consent under the provisions of Penrith LEP 2010, and generally satisfies the objectives of the relevant development control plans as discussed above.

(d) Any submissions made in accordance with this Act or the regulations

Council will consider any submissions received during the relevant notification period for this development application.

(e) Public interest

As this proposal can reasonably satisfy the objectives of all relevant planning instruments and development control plans, approval of the subject development is considered to be in the public interest.

CONCLUSION

The residential use of the site is permissible with development consent under the provisions of Penrith LEP 2010 and can satisfy the objectives of the relevant development control plan.

It is considered that the construction of a single storey dwelling with attic will complement and blend with the existing, and likely future character of Glenmore Park. The proposal is not expected to have an adverse impact on the surrounding natural or built environment.

Local Consultancy Services Pty Ltd
December 2021