

STATEMENT OF ENVIRONMENTAL EFFECT

SUBJECT PREMISES:	Lot 31 No. 17 Thomas Street, St. Marys NSW 2760
PROPOSAL:	Extension & Alteration
FOR:	Mr. John Connolly
COUNCIL:	Penrith City Council
DATE:	June 2016

This Statement of Environmental Effect has been prepared by Petra Developments (Australia) Pty. Ltd.

INTRODUCTION

This Statement of Environmental Effects has been prepared on behalf of Mr. John Connolly to accompany an application for the proposed two storey extension on the subject site (Lot 31 No. 17 Thomas Street, St. Marys NSW 2747).

The report should be read in conjunction with the architectural plans prepared by Petra Developments (Australia) Pty. Ltd. – identified as project no. **13019-A**.

THE SITE

The site has a total of area of 744.40m² and is situated on the northern side of Thomas Street.

The development is on a battleaxe lot and has a total frontage width of approximately 20.675m, a depth of 30.89m. The fall of the land from the proposed development site is generally towards the rear.

The subject site has a double storey dwelling concrete roof tiles along with other ancillary structures. Garden plantings are also present.

Residential dwellings predominate in the locale, which are mainly of new development single and double storey.

PROPOSED DEVELOPMENT

The proposal is for a first floor addition and alterations to the existing dwelling house/residence.

The first floor addition will be of timber framed and concrete roof tiles construction. A timber flooring system will be utilised for the development.

The additions will be located directly at rear of the existing dwelling.

HEADS OF CONSIDERATION

The following heads of consideration under section 79(c) of the **Environmental Planning and Assessment Act, 1979** apply:

1- The provisions of any environmental planning instrument

Relevant EPI:	Penrith Local Environmental Plan 2010
Use:	Residential
Zoning:	Zone R2 Low Density Residential

* Proposed Use

The Residential R2 zone permits dwelling houses as they are defined as in the LEP.

“Dwelling House” means a building containing only one dwelling.

The proposal is considered to fully comply with this definition.

* **Zone Objectives**

The objectives of the Zone R2 are as follows:

- *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 overall objectives of Penrith Local Environmental Plan 2010 while broad and relating to the whole of the city are considered to be satisfied.

* **Relevant Development Standards of Penrith LEP 2010**

There are no relevant development standards in Penrith LEP 2010 applying to the land or the development.

Any flooding or heritage provisions or implications do not affect the site.

* **Other Environmental Planning Instruments**

There are no other relevant EPIs applying to the land affecting the proposed development.

2- The provisions of any draft environmental planning instruments

No relevant draft environmental planning instruments apply to the land.

3- Any development control plan

The following development control plans are the relevant planning documents applying to the site:

Development Control Plan:	- Penrith Development Control Plan 2014 Volume 1 - Residential Development
Other DCP's	- Penrith City Council 'Waste Not' DCP

* **Guidelines for Residential Development DCP 2014 – Volume 1**

The objectives of the DCP explain how the Council seeks to ensure appropriate development in the Penrith LGA. The way in which the proposed development complies with these overall objectives is expanded with the following relevant development standards apply to the proposal.

D2 Residential Development

2.1. Single Dwellings

The proposal is for the construction of two storey extension is covered by the provisions of the DCP.

2.1.2 Setbacks and Building Envelope

Front setback- The DCP requires that any part of the dwelling must be located within the average existing front street setback or **5.50m minimum** whichever the greater dimension is. Patios or verandahs and pergolas are permitted to encroach 1.5m beyond adopted setback

The side setback- The DCP requires a minimum **0.9m** to the side setback to the main dwelling.

The rear setback- The DCP requires a minimum **6.0m (or any two storey component of a building)** to the upper floor rear walls and **4m** in the case of single storey building.

The development will provide:

- ✓ Existing front setback will be retained
- ✓ The proposed extension will retain the existing side setback of **1.47m**.
- ✓ **5.50m** to ground floor rear setback, **7.10m** rear setback on the upper floor rear wall and **5.3m** rear setback from the balcony to the boundary. Although rear setback of the balcony does not meet the minimum, the balcony does not effecting shadow, solar and privacy as the rear of the dwelling is Monfarville Reserve that contains no habitable dwellings.

The development therefore complies with the provisions of the DCP.

Building Envelopes- the DCP requires the development is to be contained within the building envelope for the site - 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.

We request for variation with above condition as the proposed first floor extension and addition will be on an existing dwelling. The extension and addition will retain the side setback of 1.47m thus not effecting shadow, solar and privacy of the main dwelling and surrounding dwellings.

2.1.3 Development on Sloping Land

The site is not being developed on sloping land

2.1.4 Landscaped Area

The DCP requires a minimum **50%** landscape area with a minimum width of **2m**.

The development will provide **50%** and **379.36m²** of landscape area complying with the provisions of the DCP.

2.1.5 Building Design/Site Works

In relation to the development as it is only a first floor extension and addition to an existing dwelling, no major changes will occur on the overall existing exterior structure of the dwelling. However minor changes will only occur on the rear side of the dwelling and will be complimentary in design and materials to that of the existing dwelling thus meeting the requirements of the DCP.

***Bulk and Scale** - All balconies and decks higher than 800mm above existing ground level shall incorporate privacy measures such as screening or landscape planting.*

Although the proposed development contains a balcony at the rear of the existing dwelling higher than the required 800mm, the dwelling does not invade privacy as the rear of the dwelling is Monfarville Reserve that contains no habitable dwellings.

2.1.6 Solar Planning

The orientation of the allotment has north facing to the front of the property. Full consideration has been done to minimise the impact of proposed development. The proposed dwelling has provided more than 50% of the required private open space of direct sunlight to the development and to the adjoining property. The site has received the required hours (4 hours) of sunlight between 9:00am and 3:00pm on 21st of June.

Shadow diagrams have been prepared for the development that shows minimal overshadowing to the neighbouring premises and for the development.

2.1.7 Garden Design and Fences

All existing garden and fences will be retained.

2.1.8 Significant Landscapes

The site is not identified as being part of significant natural landscape precincts.

2.1.9 Significant Townscapes

The site is not identified as being part of significant townscape precincts.

d) “the regulations”

Demolition is the only matter prescribed by the regulations. No other matters are prescribed by the regulations. There are no ‘master plans’ applicable to the locale, and the site is not subject to the Government Coastal Policy.

DEMOLITION

Demolition of the existing structures on the site will be undertaken in accordance with the provisions of Australian Standard *AS 2601--1991: The Demolition of Structures*, published by Standards Australia, and as in force at 1 July 1993.

e) “the likely impacts of that development”

The development will have minimal impact on the environment, neighbourhood and locale. The likely impacts of the development are further expanded on the following pages.

CONTEXT & SETTING

The proposed development will be located within an established residential area. The development will not significantly impact upon the established residential area, and has been designed to accompany some of the existing features of this area.

The impact on the context and setting of the locale is therefore considered to be very positive.

ACCESS, TRANSPORT & TRAFFIC

Access to be via existing driveways. Some public transport is available to the area (bus service).

PUBLIC DOMAIN

The development will in no manner impact on the public domain.

UTILITIES

Water, telephone, sewer and electricity are available to the site. The service providers will be consulted as part of the construction of the development.

HERITAGE

The site is not affected by any heritage implications.

OTHER LAND RESOURCES

The development will not impact on the value of the land in terms of agricultural potential, mining, etc..

WATER

No significant impact on water resources or water conservation.

Stormwater disposal will be to Penrith City Council’s requirements.

SOILS	<p>No significant impact. Erosion and sediment controls to be provided in accordance with a <u>sediment and erosion control plan</u>.</p> <p>There are no known acid sulphate problems in the subject area.</p> <p>There is no known land contamination or need for remediation of the site, as its previous use was residential.</p>
AIR & MICROCLIMATE	No significant impact on air and microclimate.
FLORA & FAUNA	No significant impact on flora or fauna. Landscape plantings will be incorporated upon completion of the development.
WASTE	<p>Waste and recycling storage areas have been designed in accordance with Council's Waste Not DCP. A waste management plan has also been prepared for the development.</p> <p>A <u>waste control container</u> to be provided on site during construction.</p>
ENERGY	No significant impact upon energy.
NOISE/VIBRATION	No significant impact from noise or vibration. The development will also not <i>cause</i> any undue noise or vibration.
NATURAL HAZARDS	The site is not in a bushfire prone area and is not flood affected.
TECHNOLOGICAL HAZARDS	No technological hazards pose a risk for the development.
SAFETY, SECURITY AND CRIME PREVENTION	<p>Satisfactory safety, security and crime prevention measures to be employed for residential premises.</p> <p>Appropriate construction safety to be employed during construction works.</p>
SOCIAL IMPACT	<p>The proposed development will have no significant social impact, as it has been designed to take into account the social well being of adjoining development.</p> <p>The social impact upon adjoining land owners is therefore minimal.</p>
ECONOMIC IMPACT	The development will have a positive impact on locale and will not significantly affect property values.
SITE DESIGN AND INTERNAL DESIGN	Considered to be satisfactory and in accordance with the provisions of the Penrith DCP Chapter Volume 1
CONSTRUCTION	To be done in accordance with development consent, prescribed conditions of the <i>Environmental Planning and Assessment Regulation 2000</i> and the Building Code of Australia.
CUMULATIVE IMPACTS	The cumulative impacts of the development are considered minimal.

f) “the suitability of the site for the development”

*DOES THE PROPOSAL FIT
THE LOCALITY*

The proposal is considered to fit the locality well. The development will be incorporated into the locale well and will also enhance the locality.

*ARE SITE ATTRIBUTES
CONDUCTIVE TO
DEVELOPMENT*

The positive site attributes are considered to be conducive to development. There are no risks or factors associated with the site that will affect the development.

g) “the public interest”

The development will have minimal impact on public infrastructure as a whole and on the surrounding neighbourhood. The development will also not significantly affect any neighbouring properties in terms of privacy, overshadowing or amenity.

The ‘public interest’ of the development is therefore considered to be satisfactory.

CONCLUSION

As shown in this statement of the environmental effects, the proposals are permissible within the zoning and comply with the relevant environmental planning instruments and development control plans applying to the site.

The applicant has clearly demonstrated a willingness to comply with the majority of the development standards applying to the land, through the commissioning of a site responsive and innovative design.

It is therefore hoped that Council will grant approval of the development.

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