

**STATEMENT OF ENVIRONMENTAL EFFECTS**

160-169 Park River Close Mulgoa NSW 2745  
Additions and alterations to the existing detached dual occupancy  
Submitted by Fuvis Building Design P/L  
23 / FEB / 2017

## 1.0 INTRODUCTION

This Statement of Environmental Effects (SEE) accompanies a Development Application to Penrith City Council for construction of additions and alterations to the existing detached dual occupancy development at 160-169 Park River Close Mulgoa NSW 2745.

This SEE will seek to address a number of issues relating to the proposal including a description of the subject site, the surrounding area and the proposal. The statutory and policy requirements within which the proposal is to be considered are then set out with an assessment of the environmental impact of the proposal, undertaking by reference to Section 79(1) of the Environmental Planning and Assessment Act, 1979, as amended.

The assessment demonstrates that the proposed development would be acceptable in the context of all relevant matters for consideration.

## 2.0 DESCRIPTION OF SITE & SURROUNDS

The subject site is located on the South western side of Park River Close and **Figure 1** is a map showing the location of the subject site. **Figure 2** is an aerial view of the subject site and surrounding area.

The site is currently occupied by detached dual occupancy dwelling houses. **Figure 3** is a photograph of the existing dwelling house from the Park River Close.

The property at Lot 60 in DP 241749 is an irregular in shape and. The primary frontage width is 83.06m to Park River Close and total site area of 3.365 ha (33,650 m<sup>2</sup>).

The immediate locality is characteristic by rural land and rural dwellings and out buildings.

The details of the site area as noted in the survey plan prepared by Vince Morgan Surveyors, dated 22 October 2015 which accompanies the DA submission.



**Figure 1: Location Plan (marked “yellow & flag”)**



**Figure 2: The subject site (marked “yellow and flag”) and surrounding area**



**Figure 3: View of the existing dwelling house from the Park River Close**

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**6.1.2.1 State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004 (SEEP BASIX)**

SEEP BASIX aims to promote sustainable residential design to meet water and energy efficiency requirements.

A BASIX certificate is provided for the proposed dwellings demonstrating the applicant’s commitments in achieving the objectives of the state government’s policy and the compliance with the current targets set for thermal comfort, energy and water conservation and the required measures are shown on the plans to ensure these targets are maintained through to construction stage.

**6.1.3 Penrith Development Control Plan 2014 (DCP)**

The tables below assess the proposal against the relevant requirements of the DCP, and where non-compliance results, assessment is made against the relevant performance objectives.

**D1 Rural Land Uses**

Clause	Development Standard	Proposed	Compliance (Yes/No)
1.1 Rural Character	To preserve the rural character of the City of Penrith, all major development should seek to retain and protect the scenic, landscape and rural character of the City (where the relevant land uses are permissible within the zone and in	The proposed dwelling retain existing rural character and landscape of the rural character of the City of Penrith.	Yes

	<p>accordance with the controls in Penrith LEP 2010 and this DCP).</p> <p>Major development applications may be required to provide more detailed studies including, but not limited to, a Visual Impact Assessment (See section on 'Site Planning and Design Principles' and Appendix F3 'Submission Requirements').</p>		
1.2.1. Siting and Orientation of Dwellings and Outbuildings	<p>a) Dwellings and associated buildings should be sited to maximise the natural advantages of the land in terms of:</p> <p>i) Protecting the privacy of proposed and existing buildings;</p> <p>ii) Providing flood-free access to the dwelling and a flood-free location for the dwelling itself;</p> <p>iii) Minimising risk from bush fire by considering slope, orientation and location of likely fire sources;</p> <p>iv) Maximising solar</p>	The proposed development retain existing natural advantages of the land	Yes

	<p>access;</p> <p>v) Retaining as much of the existing vegetation as possible; and</p> <p>vi) Minimising excavation, filling and high foundations by avoiding steep slopes (greater than 1 in 6).</p> <p>b) The design of the development must consider all components including fencing, outbuildings, driveways and landscaping.</p> <p>c) Where practical, all buildings on a site, including dwellings and outbuildings, should be clustered to improve the visual appearance of the development in its landscape setting and reduce the need for additional access roads and services.</p>		
1.2.2. Setbacks and Building Separations	<p>1) Setbacks from Roads</p> <p>a) A minimum setback of 15m from public roads is required for all dwellings and outbuildings. Formal parking areas are not</p>	The proposed development retain existing setback	Yes

	<p>permitted within the setback.</p> <p>b) A variety of setbacks will be encouraged to prevent rigidity in the streetscape.</p> <p>c) A minimum setback of 30m is required to all classified roads (except Mulgoa Road), Luddenham Road, Greendale Road and Park Road (except in the villages of Londonderry, Wallacia and Luddenham). Please contact Council to discuss.</p> <p>d) A minimum setback of 100m is required to Mulgoa Road for all dwellings and outbuildings (except in the Mulgoa Village).</p> <p>2) Setbacks from Watercourses</p> <p>a) A minimum setback of 100m is required from the Nepean River. This is measured from the top of the bank. The river includes all elements, such</p>		
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	<p>as lagoons and backwaters. Council will determine the minimum setback required if the “bank” is difficult to define.</p> <p>b) A minimum setback of 75m is required from South Creek for all dwellings and outbuildings.</p> <p>c) A minimum setback of 40m is required from any other natural watercourses for all dwellings and outbuildings to minimise impacts on the watercourse.</p> <p>3) Building Separations and Side Boundary Setbacks</p> <p>a) Dwellings on adjacent properties should be considered when determining the location of a proposed dwelling to ensure that separation distances are maximised as far as is reasonably possible to maintain amenity for each dwelling and minimise noise and privacy intrusions.</p>		
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	<p>b) The minimum side setback for dwellings is 10m where the allotment is 2 hectares or larger.</p> <p>c) The minimum side setback for dwellings is 5m where the allotment is less than 2 hectares.</p> <p>d) Dwellings on one allotment should be separated as much as reasonably possible from any farm buildings or other buildings on adjacent allotments where there is potential for noise generation from those farm buildings/other buildings.</p> <p>Minimum separations depend on the nature of the farm buildings/activity occurring on the adjacent allotment. Minimum setbacks are set out in other sections of this chapter for agricultural and other types of development.</p>		
1.2.3. Site Coverage,	1) Dwellings shall have a maximum ground floor	1) The proposed additions and	Yes

<p><b>Bulk and Massing</b></p>	<p>footprint of 500m<sup>2</sup> (including any undercover car parking areas).</p> <p><b>Note:</b> ‘Ground floor footprint’ is the area measured from the external face of any wall of any dwelling, outbuilding (other than a farm building), dual occupancy dwelling, garage or undercover car parking area, animal house or garden shed.</p> <p>2) Dwellings shall have a maximum overall ground floor dimension of 45m, with a maximum of 18m at any one point.</p> <p>3) The maximum floor space of any second storey is to be 70% of the floor space of the lower storey of the dwelling.</p> <p>4) No more than three (3) undercover car parking spaces shall face towards a public road or place. Any additional garages shall be setback behind the building line and screened.</p>	<p>alterations have ground floor footprint of 487 m<sup>2</sup> including balcony and entry porch</p> <p>2) Proposed additions and alterations ground floor dimension of have 37m width, with 15m deep.</p> <p>3) Proposed dwelling retain existing floor space and increased 61 m<sup>2</sup> upper ground floor and 22 m<sup>2</sup> lower ground floor area</p> <p>4) Proposed additions and alterations have two (2) undercover</p>	
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	<p>5) A maximum ground floor footprint of 600m<sup>2</sup> will be permitted on any one allotment, including the dwelling and all associated structures, but excluding 'farm buildings' and any 'agricultural or non-agricultural development' referred to other parts of this chapter.</p>	<p>car parking spaces</p> <p>5) proposed additions and alteration building footprint of 487m<sup>2</sup> including balcony and entry porch.</p>	
<p>1.2.4. Height, Scale and Design</p>	<p>1) Height and Scale</p> <p>a) Dwellings shall be no more than two storeys in height, including garage and storage areas.</p> <p>b) If liveable rooms are located in the area immediately below the roof then this level will be counted as a storey.</p> <p>c) The maximum height of the ceiling of the top floor of all buildings should not exceed 8m above natural ground level.</p> <p>d) On sloping sites, split level development is preferred. The floor level of the dwelling at any point should not be greater</p>	<p>1)Height and Scale</p> <p>a) Proposed additions and alterations is single storey from street view and have lower ground floor at the rear of house.</p> <p>c) The maximum height of the ceiling of the top floor of all building is less than 8m above natural ground level.</p>	<p>Yes</p>

	<p>than 1m above or below the natural ground level immediately below the floor level of that point. Cut and fill should be limited to 1m of cut and 1m of fill.</p> <p>2) Design and Quality</p> <p>a) The design of dwellings and associated structures should be sympathetic to the rural character of the area.</p> <p>b) Fencing is to be of an open rural nature consistent in style with that normally found in rural areas. Internal courtyard fencing or entry fencing should be sensitive to the rural environment.</p>	<p>2) Design and Quality</p> <p>a) The proposed additions and alterations is sympathetic to the rural character of the area.</p>	
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### 6.2 Section 79C (1) (B) – Impact of the Development

The proposal will not result in any significant adverse impact upon the amenity of the adjoining development and the character of the streetscape.

### 6.3 Section 79C (1) (C) – Suitability of the Site

The proposed development is permissible in the zoned E3 Environmental Management under PLEP 2010. There are no environmental constraints on the site that would impede the proposal or render it unsuitable for the site.

#### **6.4 Section 79C (1) (D) – Any Submission Made**

Not applicable.

#### **6.5 Section 79C (1) (E) – The Public Interest**

The proposal will not give rise to any significant environmental impacts on adjoining properties in terms of excessive overshadowing, loss of visual and acoustic privacy, or views and will not adversely impact the visual amenity and character of the streetscape. Accordingly, the proposal is considered to be in the public interest.

### **7.0 CONCLUSION**

The proposed development has been assessed against the provisions of Section 79C (1) of the Environmental Planning and Assessment Act, 1979 and all relevant environmental planning instruments.

The proposal is permissible pursuant to Penrith Local Environmental Plan 2010 and complies with the objectives of the R2 Low Residential zone. The proposal also performs favourably in relation to the relevant development standards of the LEP (i.e. site area, floor space ratio, building height, etc) and the relevant controls of the Penrith Development Control Plan 2014.

The proposed development is compatible with the built form character of surrounding residential development in terms of building design, bulk and scale. The design, materials and finishes of the proposed development are also compatible with the adjoining development, and will not detract from the visual amenity and character of the streetscape.

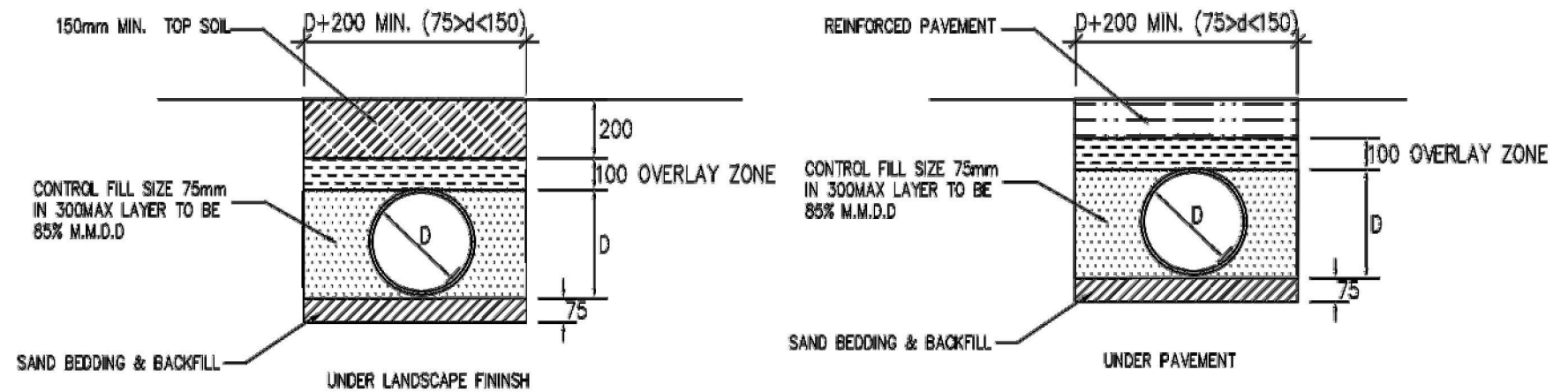
The proposed development will not result in any significant adverse impacts to neighbouring residential properties in terms of overshadowing, loss of privacy and views, or visual bulk and scale.

Having regards to the merits of the proposal and in the absence of any adverse environmental impacts upon the amenity of the adjoining development and character of the locality, the proposed development is considered appropriate and is submitted to Council for favourable consideration.

# PROPOSED ADDITIONS AND ALTERATIONS NO. 160-169 PARK RIVER CLOSE MULGOA NSW 2745

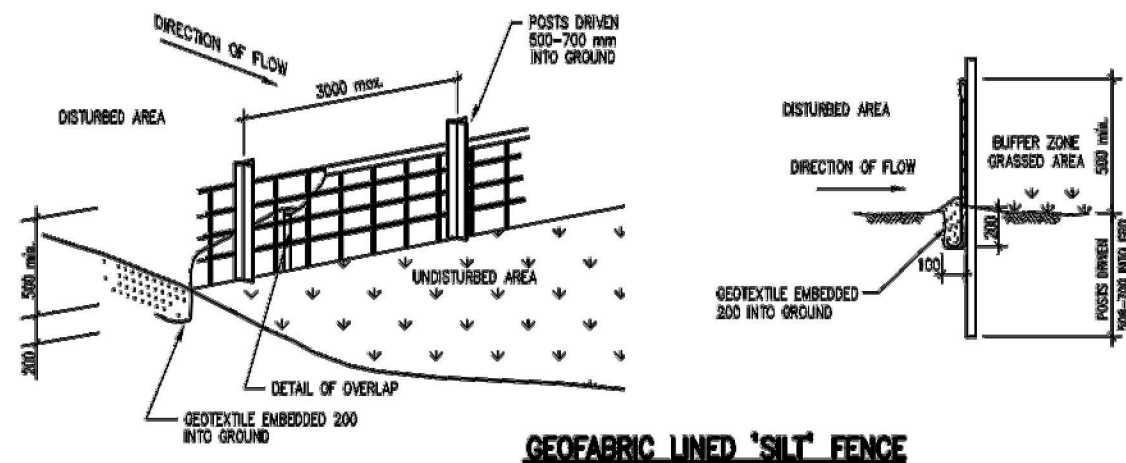
**GENERAL NOTE**

1. THIS DRAWING SHALL BE READ IN CONJUNCTION WITH ALL ARCHITECTURAL AND LANDSCAPING DRAWINGS.
2. ANY DISCREPANCIES OR PROPOSED CHANGES SHALL BE REFERRED TO THE ENGINEER FOR DECISION BEFORE PROCEEDING WITH THE WORK.
3. DIMENSIONS SHALL NOT BE OBTAINED BY SCALING THE DRAWINGS. ALL DIMENSIONS IN MILLIMETERS UNLESS NOTED OTHERWISE.
4. ANY SETTING OUT DIMENSIONS SHOWN ON THE DRAWINGS SHALL BE VERIFIED BY THE CONTRACTOR.
5. ALL WORK SHALL COMPLY WITH LOCAL COUNCIL BY-LAWS AND RELEVANT STANDARD CODES.
6. ALL PIPES 100MM UPVC WITH 300 COVER AT 1% MIN GRADE UNLESS NOTED OTHERWISE AND PLACED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS.
7. THE LOCATION AND DEPTH OF ALL SERVICES MUST BE CONFIRMED ON SITE PRIOR TO CONSTRUCTION OF WORKS.
8. PITS AND GRATES IN LANDSCAPED AREAS SHALL BE CLASS 'B' AND CLASS 'C' IN DRIVEWAY.
9. OVERLAND FLOW ESCAPE ROUTES MUST BE CONSTRUCTED AROUND THE ENTIRE PERIMETER OF BUILDINGS.



**INSTALLATION AND BACK FILL CONDITIONS FOR uPVC PIPE**

N.T.S



**GEOFABRIC LINED 'SILT' FENCE**

A	DA		15-FEB-2017
ISSUE	AMENDMENT		DATE



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PROJECT NAME & ADDRESS:

160-169 PARK RIVER CLOSE MULGOA 2745

DRAWING TITLE:

STORMWATER DRAINAGE PLAN

Checked by:

Jae Gon Kim  
MIEAust No. 5124310

revision:

A

job number:

SW308

scale:

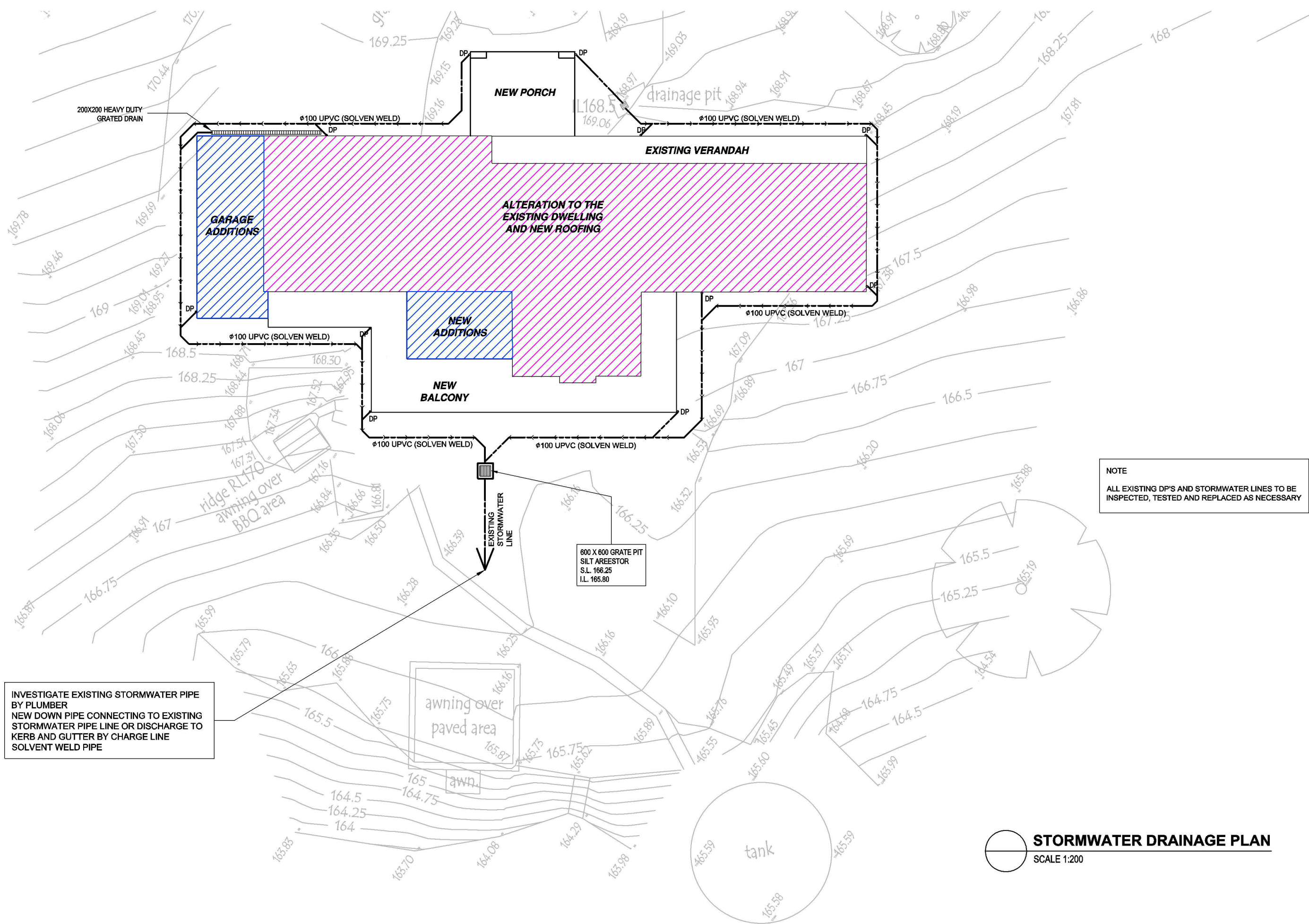
1:200 (A3)

date:

15-FEB-17

drawing number:

SW01



INVESTIGATE EXISTING STORMWATER PIPE BY PLUMBER  
 NEW DOWN PIPE CONNECTING TO EXISTING STORMWATER PIPE LINE OR DISCHARGE TO KERB AND GUTTER BY CHARGE LINE SOLVENT WELD PIPE

NOTE  
 ALL EXISTING DP'S AND STORMWATER LINES TO BE INSPECTED, TESTED AND REPLACED AS NECESSARY

**STORMWATER DRAINAGE PLAN**  
 SCALE 1:200

A	DA	15-FEB-2017
ISSUE	AMENDMENT	DATE


**F U V I S**  
**B U I L D I N G**  
**D E S I G N**

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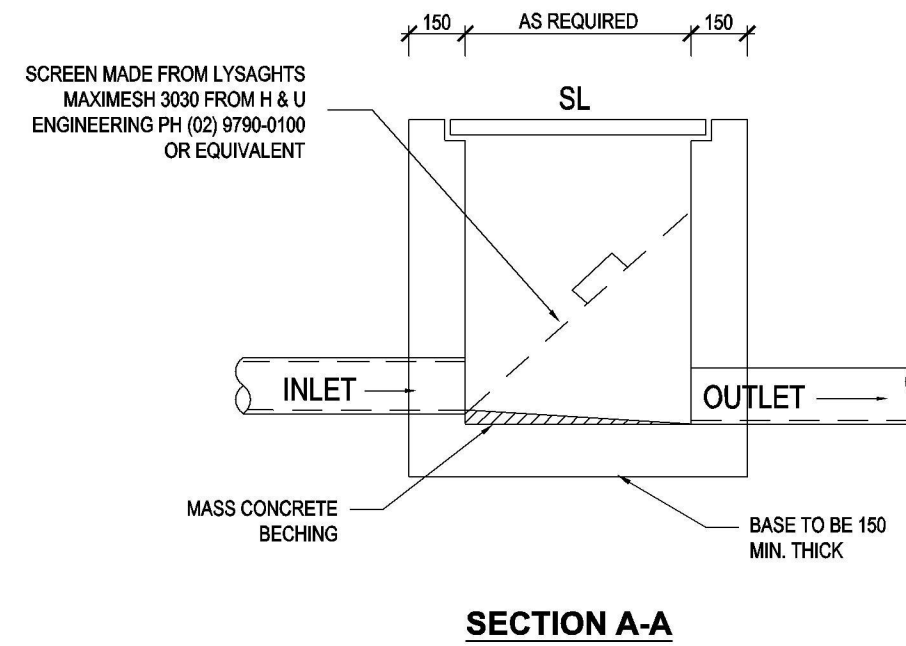
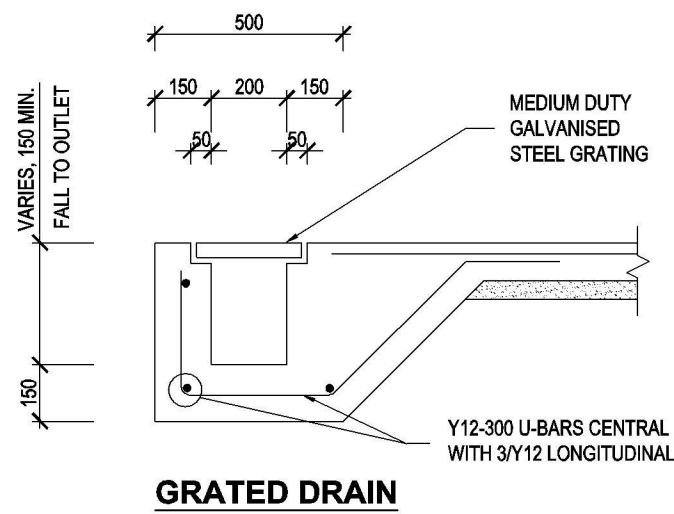
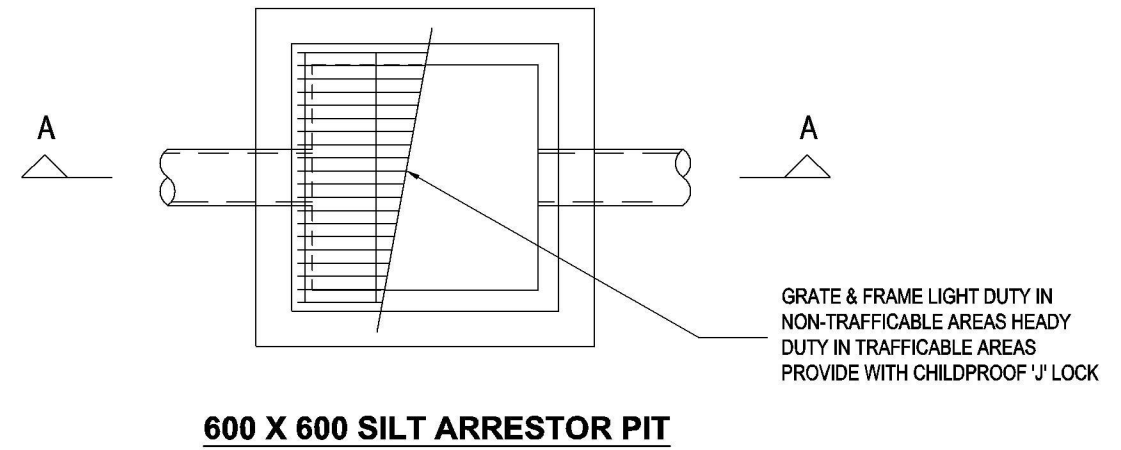
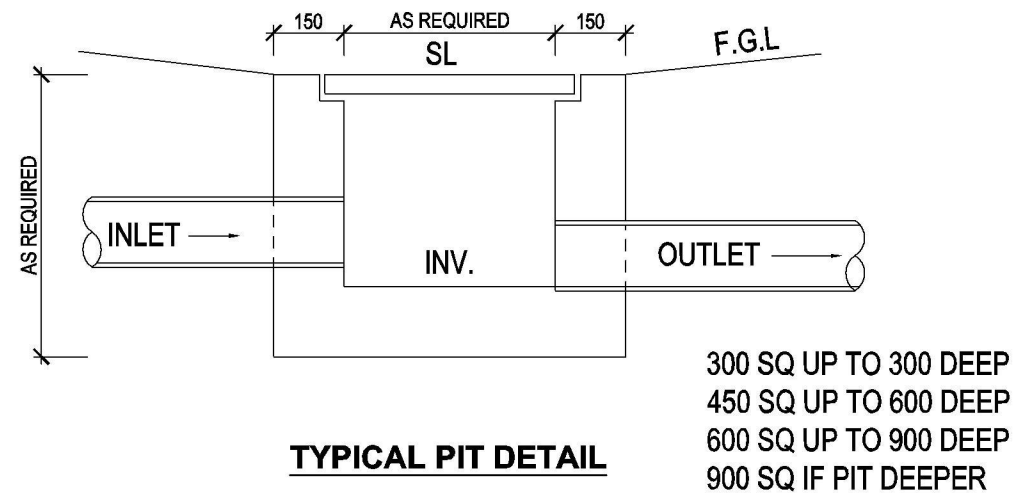
PROJECT NAME & ADDRESS:  
**160-169 PARK RIVER CLOSE MULGOA 2745**

DRAWING TITLE:  
**STORMWATER DRAINAGE PLAN**

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revision:  
**A**

job number: <b>SW308</b>
scale: <b>1:200 (A3)</b>
date: <b>15-FEB-17</b>
drawing number: <b>SW02</b>



ISSUE	AMENDMENT	DATE
A	DA	15-FEB-2017


**F U V I S  
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 D E S I G N**

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PROJECT NAME & ADDRESS:  
**160-169 PARK RIVER CLOSE MULGOA 2745**

DRAWING TITLE:  
**STORMWATER DRAINAGE PLAN**

Checked by:  
  
**Jae Gon Kim**  
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revision:  
**A**

Job number:  
**SW308**

scale:  
**1:200 (A3)**

date:  
**15-FEB-17**

drawing number:  
**SW03**