

Thursday 13<sup>th</sup> December 2012

Ref: 1108 Env A

## STATEMENT OF ENVIRONMENTAL EFFECTS

**Street:** 22 Rodley Ave**Locality:** Penrith**Proposed:** Single Storey Primary and Secondary Dwelling with Basement

### THE SITE

The site is rectangular shaped 15.24m x 36.57m with an area of 557m<sup>2</sup> on the south side of Rodley Ave. Upon the site is situated a two storey brick dwelling which will be demolished. Adjoining to the west and is a single storey brick dwelling and to the east are single storey brick townhouses. The site slopes gently to the front of the property and there are no trees to be removed.

On the opposite side of the road is a mix of dwellings and townhouse developments. The site backs on to the Penrith Paceway trotting track facility at the rear.

### STATUTORY SITUATION

The site is zoned 2(d) Residential (Medium Density) in Penrith Local Environmental Plan 1998 (Urban Land). Multi Unit Developments of two storey appearance are allowed under this zoning with consent subject to compliance with the provisions of the plan.

The site is also subject to Penrith DCP 2006 Part 4.2 Single Dwelling Development.

### THE PROPOSAL

The proposed development comprises a single storey Primary dwelling and secondary Dwelling with side and rear courtyards approved under DA 12/1352. Because during the process of the original DA council determined that the site is affected by an overland flow/flood situation with AHD of 27.5m, with potentially 800mm of water on the site, the approval to the dwelling required raising the ground floor level to approx. 1300 above natural ground level.

Upon consideration of the impact of this imposition on the utility of the dwelling it has been decided that the garage should be located under the dwelling in a basement to maximise the ground floor space for habitable accommodation. Because the dwelling ground floor is required to be substantially raised it means that the depth of excavation for a basement is accordingly reduced.

Thus an access ramp down is located at the front of the site rather than the approved ramp up and the

basement is created under the dwelling with a passenger lift and internal and external stairs linking the 2 floors. The basement has been made approximately the same size as the ground floor to enable the owners to provide parking for their vehicles, turning and manouvering space and workshop/hobby areas.

The access ramp has high point set at 27.6m AHD which is 100mm above the flood level to prevent flood water entering the basement. Any water entering the basement from the ramp or rear stairs will be pumped to the street system by an approved pump system to council requirements.

There have been some small internal layout and front elevation changes with respect to deletion of the garage at ground floor but the development is effectively the same format both internally and externally.

There will be no change to the overall configuration, roof, stormwater, or overall size of the building and the approved visual appearance will be continued.

### **ASSESSMENT**

The buildings show characteristics of traditional suburban development: dwellings oriented to face the street, building forms stepped and articulated, and integrated with the shape of surrounding garden areas.

The proposed dwellings are behind the street frontage and adopt principles from the DCP, including

- Living rooms facing the street and a landscaped rear boundary setback; and
- Private gardens fill the rear setback area.

The proposal complies with LEP and DCP requirements as follows:

1. Landscape area: 40.01%	Complies
2. Rear setback: 4.1m	Complies
3. Solar access to living areas	Complies
4. Solar access to courtyards	Complies
5. Front Setback: 5.69m	Complies
6. Height Control 6.5m	Complies
7. (2d) Envelope Control	Non Compliance see below

The dwelling although single storey projects above the (2d) Envelope Control with a small amount of roofs eaves above the control line. The small amount of non compliance has little impact on neighbours properties and streetscape. In fact the proposed single storey building is actually replacing an existing 2 storey building and so is a much improved situation relative to the Envelope Control. Clause 12.6 of the LEP allows Council to consent to a non compliance on the grounds of designs, external appearance or utility of the proposed building.

### **SEPP Affordable Rental Housing 2009 Assessment**

The proposal complies with the requirements of the SEPP as follows;

- The development only involves the creation of one principle and one secondary dwelling.
- Total FSR 0.5:1
- Total floor area Primary and Secondary dwelling 275.75m<sup>2</sup>
- Total floor area of Secondary dwelling 40m<sup>2</sup>
- Site area 557.4m<sup>2</sup>
- Building height 5.0m

- The development will not be subdivided
- Front setback 5.5m
- Side boundary setback 925mm
- Rear setback 4.1m
- Landscape area 40%
- Principle private open space (POS) 60m<sup>2</sup> + 80m<sup>2</sup>

The physical characteristics of the building will blend unobtrusively into an area of diverse established housing and multi unit developments.

Siting of the new building will have no adverse effect on the adjoining properties with regard to overshadowing and privacy.

There are no substantial native indigenous trees to be removed and generous landscaping will be provided with the use of low water use native shrubs and small trees in accordance with the Basix report.

The development will have little impact on the existing and likely future amenity of the neighbourhood.

#### **VEHICULAR ACCESS / TRAFFIC**

The proposal provides a large basement garage and parking space area in the lower ground floor area accessed by a ramp in the front of the dwelling down from Rodley Ave. The large basement area allows entry and exit from the property in a forward direction.

The additional amount of traffic likely to be generated by the development will have little or no effect on the existing road system.

#### **PRIVACY AND FENCING**

Privacy to the adjoining dwellings will be maintained by the use of 1.8m high fencing.

#### **SERVICES**

Existing utility services are available adequate to serve the development (i.e. water, electricity, sewerage and stormwater).

Stormwater will be drained to the street system via the BASIX water tank in accordance with BASIX and Council requirements.