



Statement of Environmental Effects

18 SYDNEY STREET,
ST MARYS
14 DECEMBER 2017



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EXECUTIVE SUMMARY

This Statement of Environmental Effects has been prepared in support of a Development Application for the removal of identified trees, demolition of existing structures on site in-order to construct a two storey 'Multi Dwelling Housing' development over basement parking at 18 Sydney Street, St Marys.

The development consists of three distinct blocks, with the front block designed to address Sydney Street and the remaining blocks designed with a break between buildings to downplay the bulk and scale of the development. The proposal is designed over a basement level with 13 car parking spaces.

The basement design enables a significantly improved design outcome on the site as compared to a traditional at-grade gun barrel townhouse development by:

- Substantially improving ground floor layouts to dwellings;
- Avoiding dominance of driveways and parking areas in the street;
- Enabling improved streetscape presentation;
- Providing improved internal circulation areas;
- Reducing the overall building lengths across the site;
- Useable and functional parking spaces being providing and avoiding the 'stacked' configurations;
- Adequate passing areas for vehicles.

The key aspects of the proposal are as follows:

Residential Units

A total of 6 x 4 bedroom residential dwellings.

Parking

The development proposal includes a total of 13 parking spaces within a basement level with the following breakdown:

- o 12 residential car parking spaces.
- o 1 visitor car parking spaces.

The site can be best described as a predominantly regular shaped land parcel with an east-west orientation and has a frontage of 15.240m, and site depth of 60.960m, resulting in a total site area of 923.2m². The site is also relatively flat, with a gentle slope from the rear of the site to Sydney Street.

Located near a small neighbourhood shop, the development site is located on the eastern side of Sydney Street, approximately 25m north from the intersection of Sydney Street and Braddon Street, St Marys.

Residing within close proximity to St Marys Town Centre, train station and large industrial precincts, the development site is within walking distance to a local neighbourhood shop, local schools, child care centres, churches, community centre, and recreational opportunities. A bus stops with services to Mt Druitt is located within a 230m walking radius from the development site.

The site is zoned R3 Medium Density Residential with a maximum height limit of 8.5m under the Penrith Local Environmental Plan 2010. *'Multi Dwelling Housing'* developments are permissible with consent within the R3 Zone.

The site is located within an established residential area which is predominantly characterised by older style single storey residential dwelling of varying ages interspersed by 1-2 storey MUH developments. With the wider locality zoned for medium density and considering the current demand for housing within Sydney and with the site's proximity to services within the town centre, employment opportunities, educational establishments, public transportation and recreation opportunities, it is expected that the existing stock of low density housing will undertake a transformation toward medium density development over the next 5-10 years.

This is evident of the proliferation of MUH within the immediate locality, especially the cluster of medium density housing on the southern side of Braddon Street. As such the development proposes an attractive modern MUH development that is to be consistent with the evolving medium density character within the subject area.

The development seeks to utilise the land in accordance with the zoning and take advantage of its proximity to public transport, services, industrial precincts, schools and recreational opportunities, noting its broader locality is being serviced by key arterial roads including Mamre Road, Great Western Highway and the M4 Motorway. The development will positively contribute towards increasing housing opportunities within St Marys.

Having regard to the benefits of the proposal and taking into account the absence of adverse environmental, social or economic impacts, and that the proposal represents an appropriate use of well-located land; the application is submitted to Council for assessment. Think Planners Pty Ltd recommends the approval of the application, subject to necessary, relevant and appropriate conditions of consent.

2. SITE AND LOCALITY DESCRIPTION

LEGAL DESCRIPTION

The is legally described as Lot 324 in DP 12590, and is more commonly known as 18 Sydney Street, St Marys.

SUBJECT SITE

Located near a small neighbourhood shop, the development site is located on the eastern side of Sydney Street, approximately 20m north from the intersection of Sydney Street and Braddon Street, St Marys.

The development site can be best described as a predominantly regular shaped land parcel with an east-west orientation and has a frontage of 15.240m, and site depth of 60.960m, resulting in a total site area of 923.2m². The site is also relatively flat, with a gentle slope from the rear of the site to Sydney Street.

At present an older style single storey dwelling, trees, rear garage and associated structures, fencing, vehicle crossover and concrete driveway reside within the subject land parcel, as illustrated by a photograph of the site below.

Photograph 1: Shows the subject site as viewed from Sydney St looking eastwards



Situated within an established residential area, the site is bounded R3 zoned low density housing to its northern, eastern and southern boundaries with Sydney Street separating the site from R3 zoned low density developments to the west. This is illustrated by an aerial map below.

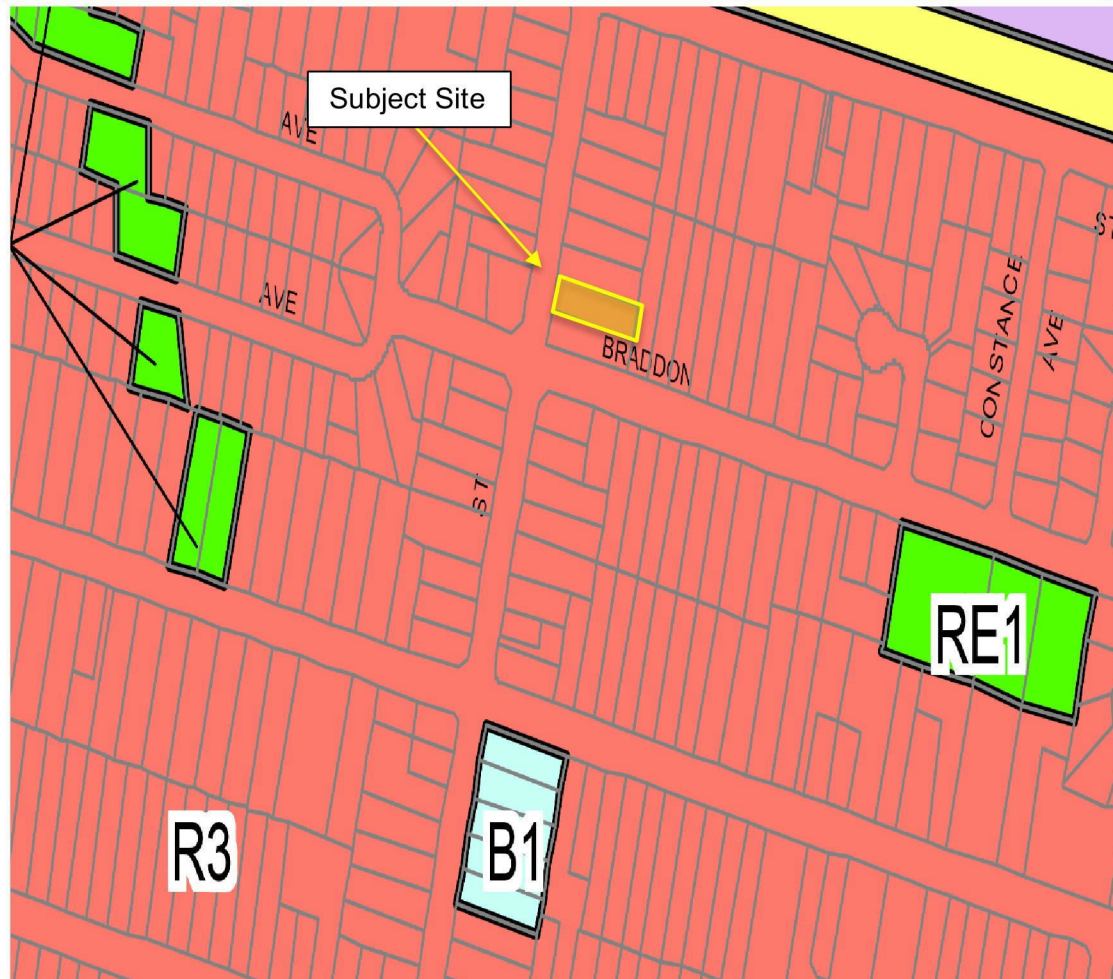
Figure 1: Aerial Map Extract of Subject Site (Six Maps)



ZONING CONTROL

As evident via the zoning map extract provided in the following page, the subject site is zoned R3 – Medium Density Housing as per the Penrith Local Environmental Plan 2010. *'Multi Dwelling Housing'* is permissible with consent within the R3 zone with the subject site permitted a maximum building height of 8.5m.

Figure 2: Zoning Map Sheet LZN_019 Extract (Source: Penrith LEP 2010)



The existing dwelling is in good condition however it is underutilising the site's full zoning potential give its R3 zoning which permits medium density residential development such as multi dwelling housing developments. As such the existing dwelling is to be demolished in-order to accommodate the proposed 2 storey *'Multi Dwelling Housing'* development. The site also contains a small number of small trees that are to be removed to accommodate the proposed development with appropriate replacement plantings and landscape embellishment works to be provided in accordance with the landscape plan.

CHARACTER ANALYSIS

The development site is located within an established residential estate which is predominantly characterised by a mix of older style 1 and 2 storey dwellings of varying ages and architectural styles interspersed by larger 2 storey MUH developments with attics over a basement level.

With the wider locality zoned for medium density and considering the current demand for housing within Sydney and with the site's proximity to services within the town centre, employment opportunities, educational establishments, public transportation and recreation opportunities, it is expected that the existing stock of R3 land will undergo redevelopment.

This is evident of the proliferation of MUH within the immediate locality, as illustrated by Figure 3 below.

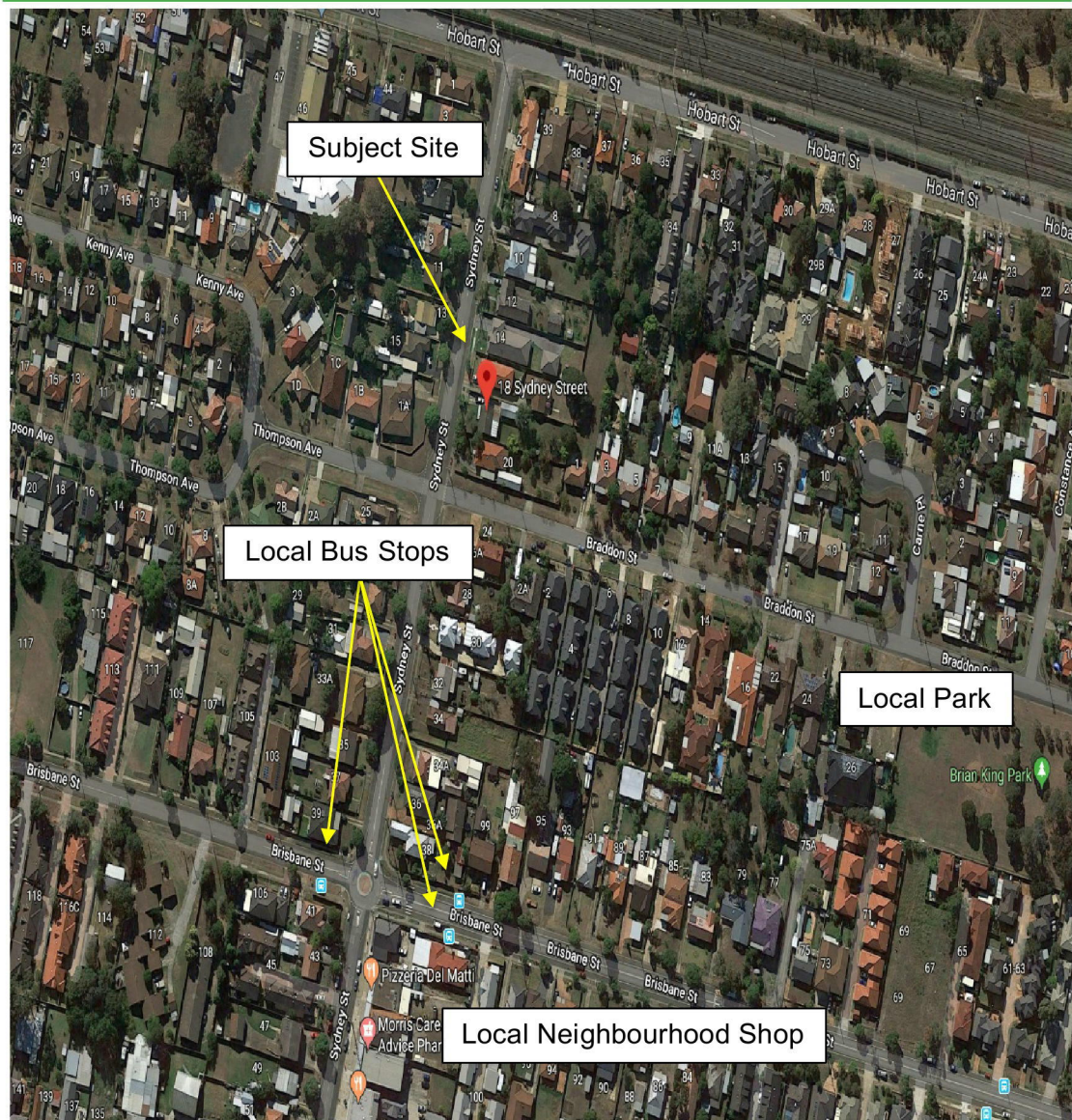
Figure 3: Aerial Map Extract of Subject Site (Six Maps)



LOCALITY ANALYSIS

The development site is within walking distance to a local neighbourhood shop, local schools, child care centres, churches, community centre, and recreational opportunities. A bus stops with services to Mt Druit is located within a 230m walking radius from the development site. An aerial map illustrating the site within its subject area is provided overleaf.

Figure 4: Aerial Map Extract of Subject Site (Six Maps)



BROADER LOCALITY ANALYSIS

The Plan for Growing Sydney supports higher residential development in strategic locations to accommodate future population growth. The site is to utilise the land in accordance with the zoning and to take advantage of the site's area and the opportunity it provides to undertake a MUH development, its proximity to St Marys Town Centre and train station and large industrial estates, a local primary school and recreational opportunities including local parks and sportsground.

The site is serviced by key arterial road networks including The Great Western Highway, M4 Motorway and Mamre Road, as illustrated by a broader aerial map below.

Figure 5: Aerial Map Extract of Broader Locality (Google Map)



The development aims to undertake the construction of contemporary 2 storey multi dwelling housing development that is to adequately address its frontage whilst being consistent with the evolving medium residential density built form character within the subject area.

Photographs are provided in the following page that give context to the locality and also the relationship of the development site with adjoining developments.

Photograph 2: Shows the existing streetscape along Sydney St looking northwards



Photograph 3: Shows the existing streetscape along Sydney St looking southwards



Photograph 4: Shows MUH Development situated opposite the development site, looking southwards.



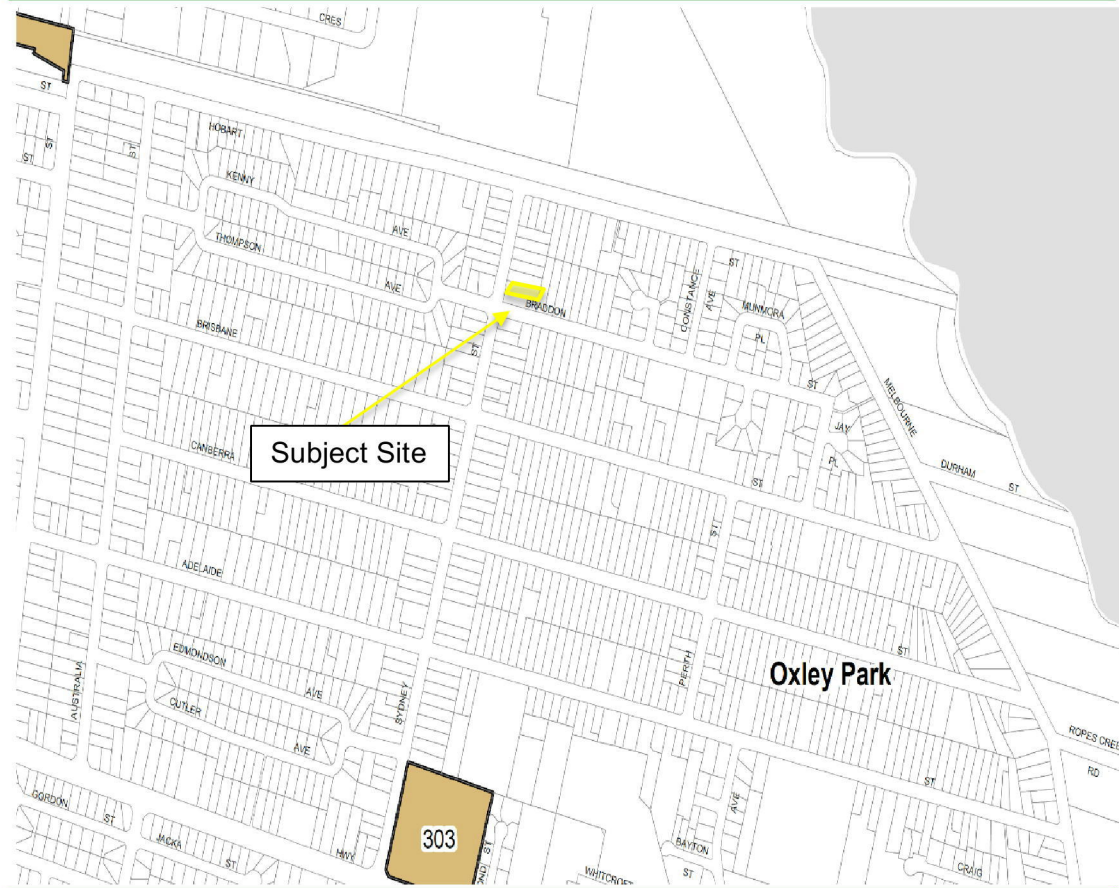
Photograph 5: Shows cluster of MUH along the southern side of Braddon St



HERITAGE

The site is not identified as a heritage item, it is not located within a heritage conservation area, nor are there are heritage items within vicinity of the development site as illustrated by the heritage extract map below.

Figure 6: Heritage Map Sheet HER_019 Extract (Source: Penrith LEP 2010)

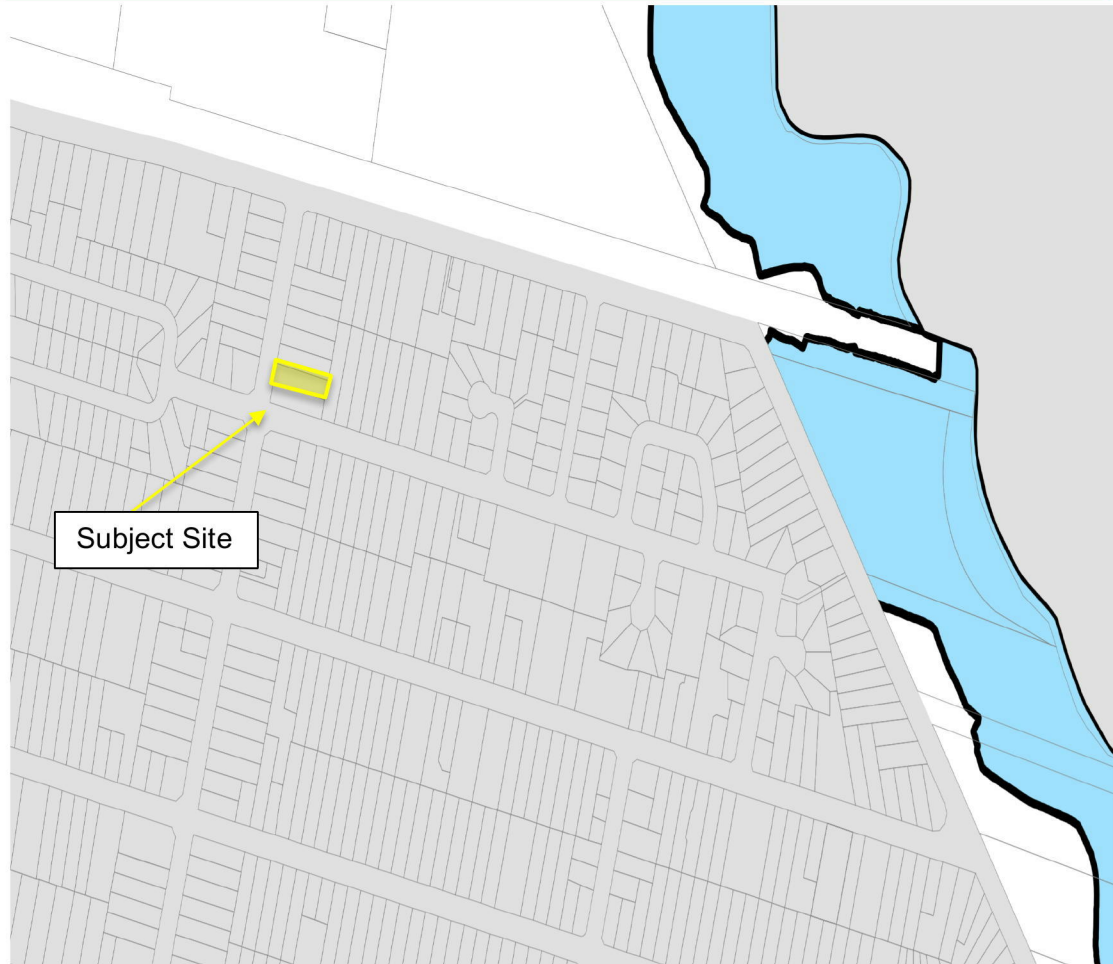


As a result, the subject site will not have any associated heritage restrictions.

FLOOD PRONE LAND

Council's Flood Planning Map indicates that the site is not flood prone, as illustrated by Council's Flood Map extract below.

Figure 7: Flood Planning Map Sheet FLD_019 Extract (Source: Penrith LEP 2010)



DESCRIPTION OF PROPOSAL

The Development Application proposes to remove identified trees, demolish existing structures in-order to construct a two storey 'Multi Dwelling Housing' development at 18 Sydney Street, St Marys.

A description of the relevant aspects of the proposal is provided below.

Design Intent

The development consists of three distinct blocks over basement parking. The proposal is designed over a basement level with 13 car parking spaces.

The basement design enables a significantly improved design outcome on the site as compared to a traditional at-grade gun barrel townhouse development by:

- Substantially improving ground floor layouts to dwellings;
- Avoiding dominance of driveways and parking areas in the street;
- Enabling improved streetscape presentation;
- Providing improved internal circulation areas;
- Reducing the overall building lengths across the site;
- Useable and functional parking spaces being providing and avoiding the 'stacked' configurations;
- Adequate passing areas for vehicles.

Demolition and Tree Removal

The existing dwellings are to be demolished to make way for the development and the majority of trees on the site are to be removed, noting a large tree at the rear of the site is to be retained. Landscape embellishment works are proposed to offset the removal of existing vegetation.

Dwelling Mix

A total of 6 x 4 bedroom residential dwellings.

Parking

The development proposal includes a total of 13 parking spaces within a basement level with the following breakdown:

- o 12 residential car parking spaces.
- o 1 visitor car parking spaces.

A new double width vehicle crossover and driveway with graded ramp via Sydney Street is situated towards the north-western portion of the site.

Unit Configuration

A summary of the unit configuration is provided below:

Unit Configuration Table						
Unit	Beds	Ground Floor Area	First Floor Area	Total Floor Area	POS	Storage
Townhouse 1	4	52.5m ²	65.3m ²	117.8m ²	42.5m ²	18.72m ³
Townhouse 2	4	50.2m ²	60.2m ²	110.4m ²	39.0m ²	20.72m ³
Townhouse 3	4	52.6m ²	67.7m ²	120.3m ²	26.3m ²	20.72m ³
Townhouse 4	4	52.6m ²	67.7m ²	120.3m ²	42.5m ²	16.72m ³
Townhouse 5	4	59.0m ²	71.9m ²	130.9m ²	130.6m ²	16.72m ³
Townhouse 6	4	59.0m ²	71.9m ²	130.9m ²	77.6m ²	16.72m ³

A brief description of the various aspects of the development is provided below:

Level	Inclusion
Basement	<p><u>Access</u></p> <p>Access to the basement is from a driveway/graded ramp from the ground floor.</p> <p>Internal circulation areas and turning areas are of sufficient size to permit vehicles to enter and exit the basement in a forward direction. It is noted that a chair lift is proposed to provide access to the basement. However, the widths of these stairs do enable future installation of a chair lift.</p> <p><u>Parking</u></p> <p>The development provides a total of 13 car parking spaces with the following breakdown:</p> <ul style="list-style-type: none"> - 12 x residential car parking spaces; and - 1 x visitor car parking spaces. <p>The development also provides 2 bicycle parking racks.</p> <p>Residential storage areas.</p> <p>2 x stairwells.</p>
Ground Floor	<p><u>Access</u></p> <p>Vehicle Access</p> <p>New double width vehicle cross-over, driveway and graded ramp situated towards the north-western corner of the site provides direct access to the site via Sydney Street.</p>

	<p><i>Pedestrian Access</i> Pedestrian pathway that run along the site southern boundary provides access to the central and rear block with a second centrally located pedestrian pathway provides access to Unit 1.</p> <p><u>Townhouse Component</u></p> <p>The more active areas including kitchen, living area, dining area, laundry, pantry, power room, internal stairwell providing access to the upper levels and courtyard with direct access from the living areas is located within the ground floor.</p> <p>268m² (30%) of deep soil areas and 51% landscaped area including planter boxes and terrace areas to align with PDCP 2014.</p> <p>Waste storage area including bulk waste storage area.</p> <p>Stairwell to basement level.</p>
<p>First Floor</p>	<p><u>Townhouse Component</u></p> <p>The more passive areas including bedrooms and bathrooms are located within the first floor per townhouse.</p> <p>The majority of units are provided with a master bedroom and ensuite.</p> <p>Hallway and internal stairwell to the ground floor.</p>

The proposal also incorporates a number of ancillary elements, including detailed landscape embellishment works and relevant drainage elements as shown on the submitted plans.

The relevant architectural plans for the proposal have been prepared by Cad Draft P/L, while supporting reports have been prepared by relevant consultants. The design of the proposal development incorporates contemporary architectural aesthetics that aims to be consistent with the evolving character in the locality and the observed trend towards basement parking for townhouse development in the broader Local Government Area.

PLANNING CONTROLS

STATUTORY CONTROLS

The relevant Statutory Planning Controls include:

- State Environmental Planning Policy BASIX
- State Environmental Planning Policy No. 55 – Contaminated Land
- Penrith Local Environmental Plan 2010
- State Regional Environmental Plan (SREP) No. 20 – Hawkesbury Nepean River

POLICY CONTROLS

The applicable policy control documents include:

- Penrith Development Control Plan 2014

CONSIDERATION OF PLANNING CONTROLS

The following summarises the relevant planning controls in relation to the proposal and the compliance of each.

STATE ENVIRONMENTAL PLANNING POLICY (BASIX) 2004

The application has been assessed and is accompanied by a complying BASIX certificate demonstrating a commitment to thermal and water efficiency and aligning with the provisions of the SEPP.

STATE ENVIRONMENTAL PLANNING POLICY NO. 55 – CONTAMINATED LAND

Given the historical use of the locality for residential purposes, land contamination is not likely. Further investigation and reporting under SEPP 55 is not considered necessary. If any contaminated material or suspected contaminated material is unearthed during the construction process then actions consistent with the legislative requirements and guideline document will be undertaken.

STATE REGIONAL ENVIRONMENTAL PLAN (SREP) NO. 20 – HAWKESBURY NEPEAN RIVER

The development proposal incorporates a drainage concept that demonstrates that stormwater can be adequately conveyed to the existing street network. Appropriate erosion and sediment controls can be implemented through construction and it is anticipated that conditions of consent will reinforce this. It is noted that the proposal meets the recently adopted WSUD measures required to achieve appropriate water quality for stormwater discharge.

PENRITH LOCAL ENVIRONMENTAL PLAN 2010

As shown on the zoning map extract in the following page, the development site is zoned R3 Medium Density Residential under the provision of the Penrith Local Environmental Plan 2010.

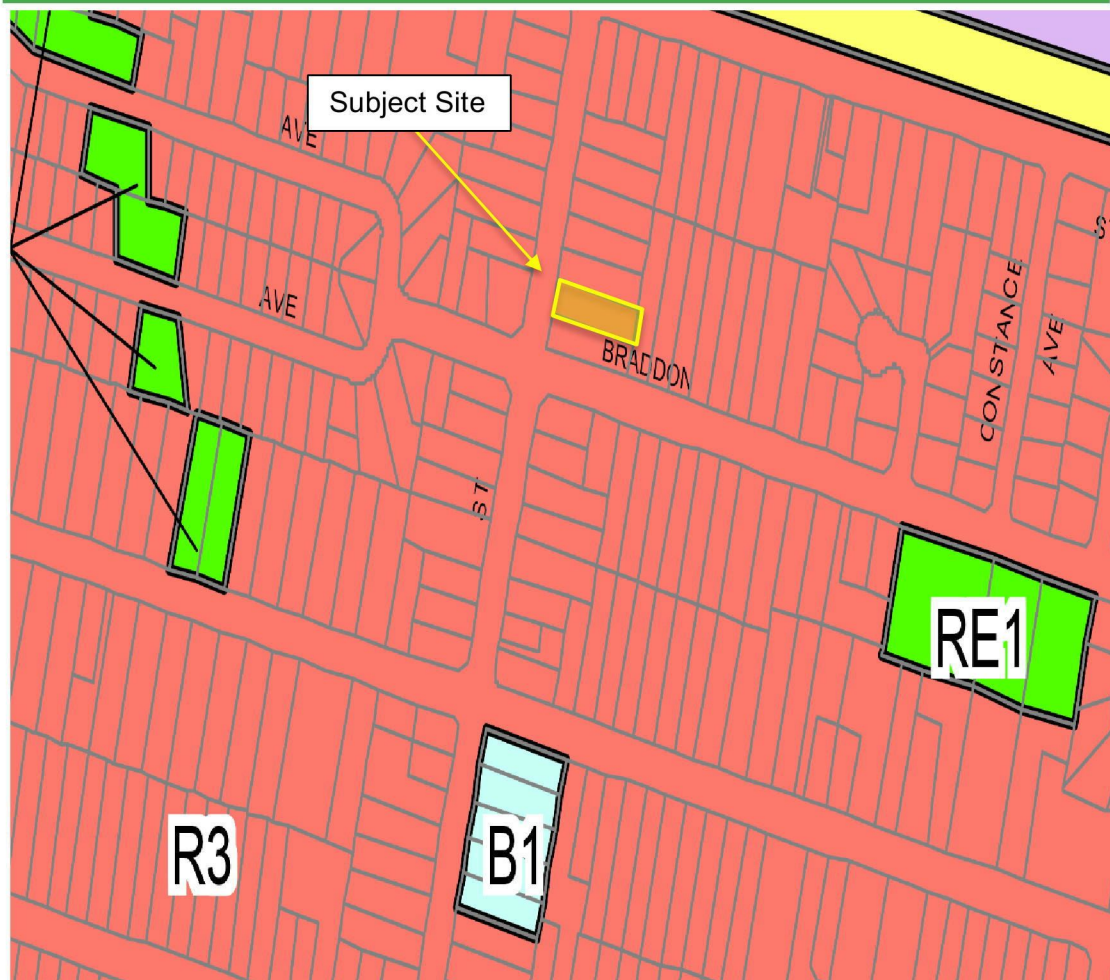
'Multi Dwelling Housing' is permissible with consent within the subject site and the proposal is consistent with the definition contained within the LEP:

multi dwelling housing means 3 or more dwellings (whether attached or detached) on one lot of land, each with access at ground level, but does not include a residential flat building.

The development proposal is also consistent with the prescribed zone objectives that are stipulated as:

- To provide for the housing needs of the community within a medium density environment.
- To provide a variety of housing types within a medium density residential environment.
- To enable other land use that provide facilities or services to meet the day to day needs of residents.
- To provide for a concentration of housing with access to services and facilities.
- To enhance the essential character and identify of established residential areas.
- To ensure that a high level of residential amenity is achieved and maintained.
- To ensure that development reflects the desired future character and dwelling densities of the area.

Figure 8: Zoning Map Sheet LZN_019 Extract (Source: Penrith LEP 2010)



The development seeks to utilise the land in accordance with the zoning and take advantage of its proximity to an established commercial centre, local schools, public transport and recreational opportunities.

The proposed development is to provide a built form that is consistent with the evolving medium density character within the subject area. Furthermore, the development will also increase housing opportunities and the housing stock of St Marys by an additional 5 dwelling or a total of 6 x 4 bedroom dwellings.

The table below provides detail on the development standards relevant to the current proposal as well as other relevant LEP provisions.

Penrith Local Environmental Plan 2010 – Compliance Table			
Clause	Controls	Comments	Complies
Zoning	R3 – Medium Density	Multi dwelling housing is permissible with Council consent in the R3 – Medium Density Zone	Yes
Part 2 Permitted or Prohibited Development			
2.3	Zone Objectives and Land Use Table	The proposal is consistent with the zone objectives of the R3 – Medium Density and will appropriately fulfil the subject site's zoning potential and will provide additional housing in the catchment of public transport and services whilst contributing to range of housing types to suit the needs of residents within a medium density context.	Yes
2.6	Subdivision – Consent Requirements	No subdivision is proposed.	N/A
2.7	Demolition Requires Consent	Council consent is sought for the demolition of the existing structures on site.	Yes
Part 4 Principal Development Standards			
4.1A	Minimum Subdivision Lot Size: Multi-dwelling housing: 800m ²	A minimum lot size of 800m ² is identified for the site under the Penrith Local Environmental Plan 2011 Clause 4.1A. The subject site has a total site area of 923.2m ² . Complies.	Yes
4.3	Height of Building: 8.5m	Penrith Local Environmental Plan 2010 Height of Buildings Map Sheet HOB_019 indicates that the maximum building height within the subject site is 8.5m. No part of the proposal exceeds 8.5m in height. Complies.	Yes

Clause	Controls	Comments	Complies
4.4	Floor Space Ratio	No FSR control applies to the subject site. Not relevant.	N/A
Part 5 Miscellaneous Provision			
5.9	Repealed	Repealed.	N/A
5.10	Heritage Conservation	<p>The site is not identified as a heritage item, is not located within a heritage conservation area, nor are there any heritage items within vicinity of the development site</p> <p>As a result, the subject site will not have any associated heritage restrictions.</p>	N/A
Part 7 Additional Local Provisions			
7.1	Earthworks	<p>This application seeks Council consent for the excavation of the site as per the attached plans noting the basement parking area. It is considered that the proposed excavation will have minimal adverse environmental or amenity impact.</p> <p>The proposal results in an appropriate outcome when considering the nature of the development, the unique characteristics of the site and compliance with relevant Council controls.</p> <p>The proposal will not adversely affect or disrupt drainage and flood patterns, flood storage or soil stability in the area.</p> <p>The proposed excavation is consistent with the current and future use of the land and will develop the site into context with its surrounds and in accordance with Councils current and proposed planning strategies.</p> <p>It is noted that the basement excavation is contained to the building footprint area of the development to maximise landscape plantings.</p> <p>It is considered unlikely due to the location of the site as well as previous development that excavation will lead to the disturbance of relics.</p>	Yes
7.2	Flood Planning	Council's Flood Planning Map indicates that the site is not flood prone.	Yes

Clause	Controls	Comments	Complies
7.3	Development on Natural Resources Sensitive Land	The subject site is not identified on the Natural Resource Sensitive Map. Not applicable.	N/A
7.4	Sustainable Development	<p>The proposal satisfies the LEP in that:</p> <p><i>(a) conserving energy and reducing carbon dioxide emissions,</i> <i>(b) embodied energy in materials and building processes,</i></p> <p>Proposal incorporates a BASIX certificate relating to energy efficiency.</p> <p><i>(c) building design and orientation,</i> <i>(d) passive solar design and day lighting,</i> <i>(e) natural ventilation,</i></p> <p>The majority of units are oriented to the north and north-west and receive good solar access and natural ventilation (including at first floor).</p> <p><i>(f) energy efficiency and conservation,</i> <i>(g) water conservation and water reuse,</i></p> <p>Proposal incorporates a BASIX certificate relating to energy/water efficiency.</p> <p><i>(h) waste minimisation and recycling,</i></p> <p>Waste management and recycling can be addressed through waste management plan.</p> <p><i>(i) reduction of vehicle dependence,</i></p> <p>Proposal is within walking distance to local bus stops with regular services to Penrith, St Marys and Mt Druitt and that gives alternative means of transport.</p> <p><i>(j) potential for adaptive reuse.</i></p> <p>Given the zoning of the site as R3 there is limited adaptive re-use potential on the site.</p>	Yes
7.5	Protection of Scenic Character and Landscape Values	The site is not identified on the Land with Scenic and Landscape Values Map. Not applicable.	N/A
7.6	Salinity	Due to the nature and location of the site it is not likely to be affected by Saline Soils. Not applicable.	N/A

Clause	Controls	Comments	Complies
7.7	Servicing	The development site is well serviced by water and sewer and the required utility clearances will be obtained prior to works commencing on site.	Yes

PENRITH DEVELOPMENT CONTROL PLAN 2014

All relevant Council controls have been identified and considered in the following compliance table.

Penrith Development Control Plan 2014 Compliance Table			
Clause	Controls	Comments	Complies
C1 Site Planning and Design Principles			
1.1	Site Planning	<p><u>1.1.1 Site Analysis</u></p> <p>A Site Analysis has been prepared and is attached as part of this application. The site analysis identifies the relevant considerations required by Council and acknowledges the unique opportunities and constraints of the site that have informed the design of the development proposal.</p>	Yes
		<p><u>1.1.2 Key Areas with Scenic and Landscape Values</u></p> <p>The subject site is not located within the Scenic and Landscape Values Map under the Penrith LEP 2010. Not applicable.</p>	Yes
1.2	Design Principles	<p><u>1.2.2 Built Form – Energy Efficiency and Conservation</u></p> <p>The proposed development has been designed and sited to maximise solar access to the majority of units and designed in a manner that achieves natural ventilation to all 6 dwellings.</p> <p>A BASIX certificate is attached to this statement.</p>	Yes
		<p><u>1.2.3 Building Form – Height, Bulk and Scale</u></p> <p>It is considered that the proposal will result in an appropriate outcome on site that responds to the unique characteristics of the site.</p>	Yes

Clause	Controls	Comments	Complies
		<p>The site complies with maximum height that applies for the site under Penrith LEP 2010. It is noted that the subject area is currently ongoing a transformation from low density residential dwelling to more medium density housing, with the proposal designed to be consistent with the evolving medium density built form character within the subject area.</p> <p>Further the basement form is an ongoing emerging form of development in the broader locality that provides for design improvements over a traditional townhouse proposal with at-grade parking.</p>	
		<p><u>1.2.4 Responding to the Site's Topography and Landform</u></p>	
		<p>The subject site experiences a gentle fall over the site depth which means the site is relatively flat and the development has taken care in the siting of the buildings to limit cut and fill as far as practicable- noting cut to the basement is necessary but the footprint is contained beneath the dwelling footprints above.</p>	Yes
		<p><u>1.2.5 Safety and Security (Principles of Crime Prevention through Environmental Design)</u></p>	
		<p>The proposed development incorporates an active façade that will permit casual surveillance of Sydney Street, as well as common areas and landscaped areas of the proposal.</p>	Yes
		<p>The proposal incorporates open space and landscaped areas that will contribute to activity and natural surveillance of the area.</p>	
		<p>The proposed landscaping and fencing is appropriate when considering CPTED principles and will not permit easy concealment of intruders.</p>	
		<p>The proposed development is appropriate and provides measures, built elements, landscaping and design features that are consistent with CPTED principles.</p>	

Clause	Controls	Comments	Complies
		<p><u>1.2.6 Maximising Access and Adaptability</u></p> <p>The proposed development incorporates a suitable path of travel from the street to the units.</p> <p>It is noted that a chair lift is proposed to provide access from the basement to the ground floor.</p>	Yes
C2 Vegetation Management			
2.1	Preservation of Trees and Vegetation	<p>The subject site is within a well-established residential area, having historically been used for residential purposes. It is noted that identified trees are to be removed to accommodate the proposed development, however it is noted that the locality has been earmarked to accommodate medium density development by virtue of its R3 zoning – and it is also noted that suitable replacement planting within a R3 context is proposed to offset the loss of trees on-site.</p> <p>A large tree at the rear of the site is to be retained as nominated on the plans and this is a suitable design response.</p> <p>The site is not identified as being located within the Natural Resource Sensitive Map under Penrith LEP 2010.</p> <p>The proposal will incorporate landscape embellishment works in accordance with the landscape plan to help soften the physical bulk and built form of the proposed development.</p> <p>The proposal provides landscaping embellishment work that will improve and enhance the subject site within a medium residential density context.</p> <p>It is highlighted that no significant vegetation is to be impacted as part of the proposal. Landscaping of the site is to be undertaken in accordance with the attached Landscape Plan.</p>	Yes
2.2	Biodiversity Corridors and Areas of Remnant Indigenous Vegetation in Non-Urban Areas	Subject site is not identified as being within a Natural Resource Sensitive Land under Penrith LEP 2010. Not applicable.	N/A
2.3	Bushfire Management	Subject site is not identified as being within a Bushfire Prone Land.	N/A

Clause	Controls	Comments	Complies
C3 Water Management			
3.2	Catchment Management and Water Quality	<p>Appropriate management of the site during the demolition and construction phases will contribute towards protecting the water system.</p> <p>A Stormwater Management Plan has been prepared and is attached as part of this application.</p>	Yes
3.3	Watercourses, Wetlands and Riparian Corridors	Subject site is not located within close proximity to a watercourse, wetland or riparian corridor. Not applicable.	N/A
3.4	Groundwater	The proposed development is to be for a MUH development. It is therefore considered that the risk of site contamination occurring during construction and future use of the site is low. Not applicable.	N/A
3.5	Flood Planning	Council's Flood Planning Map indicates that the site is not flood prone.	N/A
3.6	Stormwater Management and Drainage	A Stormwater Management Plan has been prepared and is attached as part of this application	Yes
3.9	Water Sensitive Urban Design	<p>The proposed development incorporates Water Sensitive Urban Design (WSUD) principles that seek to minimise and manage the impact of stormwater on site and within the area.</p> <p>The proposed development appropriately addresses the unique characteristics of the site and will allow for the efficient management of stormwater. See attached Stormwater Management Plan for detail.</p>	Yes
C4 Land Management			
4.1	Site Stability and Earthworks	<p>This application seeks Council consent for the excavation of the site as per the attached plans. It is considered that the proposed excavation, will have minimal adverse environmental or amenity impact.</p> <p>The proposal results in an appropriate outcome when considering the nature of the development, the unique characteristics of the site and compliance with relevant Council controls.</p>	Yes

Clause	Controls	Comments	Complies
		<p>The proposal will not adversely affect or disrupt drainage and flood patterns, flood storage or soil stability in the area.</p> <p>The proposed excavation is consistent with the current and future use of the land and will develop the site into context with its surrounds and in accordance with Councils current and proposed planning strategies.</p> <p>Further the extent of excavation to the basement is limited to the footprint of the dwellings to maximize landscaping above.</p> <p>It is considered unlikely due to the location of the site as well as previous development that excavation will lead to the disturbance of relics.</p>	
4.3	Erosion and Sedimentation	<p>This application seeks Council consent for the excavation of the site as per the attached plans.</p> <p>It is considered that the proposed excavation, will have minimal adverse environmental or amenity impact.</p> <p>The proposal results in an appropriate outcome when considering the nature of the development, the unique characteristics of the site and compliance with relevant Council controls.</p> <p>An Erosion and Sediment Control Plan is attached as part of this application.</p>	Yes
4.4	Contaminated Lands	<p>The site was previously used for urban purposes. The land is not known to have been used for any purposes that may give rise to the likelihood of contamination.</p> <p>Nothing on site indicates a previous contaminating use.</p> <p>If any contaminated material or suspected material is unearthed during the construction process, then actions consistent with the legislative requirements and guideline documents will be undertaken.</p>	Yes
4.5	Salinity	<p>Due to the nature and location of the site it is not likely to be affected by Saline Soils. Not relevant.</p>	N/A

Clause	Controls	Comments	Complies
C5 Waste Management			
		<p>A Waste Management Plan is attached as part of this application.</p> <p>Notwithstanding it is noted that waste is to be appropriately managed during the demolition and construction stages of the development.</p> <p>Bin storage area is located within the ground floor and are designed to align with the Council design guidelines for a collect and return service.</p> <p>Refer to attached Waste Management Plans for detail.</p>	Yes
C6 Landscape Design			
		<p>A landscape concept plan accompanies this development application.</p> <p>The concept plan details the landscape embellishment works proposed and it can be seen that these works is consistent with landscape works of other comparable MUH along Sydney Street and surrounding streets and will also contribute towards softening the proposed built form.</p>	Yes
C7 Cultural and Heritage			
7.1	Heritage	<p>The site is not identified as a heritage item, is not located within a heritage conservation area, nor are there any heritage items within vicinity of the development site</p> <p>As a result, the subject site will not have any associated heritage restrictions.</p>	N/A
7.2	Aboriginal Cultural and Heritage	Not relevant.	N/A
7.3	Significant Trees and Gardens	The subject site does not contain any trees or gardens that is considered to be of cultural, historical, scientific or aesthetic significant.	N/A

Clause	Controls	Comments	Complies
C10 Transport, Access and Parking			
10.2	Traffic Management and Safety	<p>It is considered that the vehicular access and exit points are clearly defined and provide for the safe and efficient movement of vehicular traffic on site and entering and exiting the site.</p> <p>The proposed parking area and ancillary driveway will not contribute to the creation of traffic hazards.</p> <p>The proposal provides for the safe and efficient movement of pedestrian and vehicular traffic within the site and both entering and exiting the site. Vehicle and pedestrian routes are clearly indicated and accessible.</p> <p>The basement design also avoids a shared pedestrian/vehicle access arrangement to mitigate safety concerns.</p>	Yes
10.3	Key Transport Corridors	The subject site is not located within a key transport corridor. Not relevant.	N/A
10.5	Parking, Access and Driveways Parking Rates 3 or more bed: 2 spaces (12) Visitors: 1 space for every 5 dwellings (1.2)	<p>Proposed dimensions for car parking spaces are consistent with Council controls. See plan for detail.</p> <p>The development proposes the construction of a two (2) storey MUH with:</p> <ul style="list-style-type: none"> - 6 x 4 bedroom dwellings <p>As per the DCP, for proposed multi dwelling housing, 2 spaces must be provided for every 3 or more bedroom dwelling. Additional 1 space are to be provided for every 5 dwelling for visitor parking.</p> <p>Taking into account this requires a minimum of 13.2 spaces are to be provided on site.</p> <p>The development is to provide a total of 13 car parking spaces within the basement level with the following breakdown:</p> <ul style="list-style-type: none"> - 12 residential car parking spaces including an accessible car parking spaces. - 1 visitor car parking space. <p>Furthermore, a car parking space in-front of the site can also be utilised.</p> <p>As such the development complies with Council's car parking controls.</p>	Yes

Clause	Controls	Comments	Complies
D2 Residential Development			
2.4	Multi Dwelling Housing	<p><u>2.4.2 Preferred Configuration for New Dwellings</u></p> <p>1. The proposed development has been designed to be consistent with other comparable MUH within the subject area and within the wider Penrith Local Government Area (LGA).</p> <p>The front block has been designed to address Sydney Street and adopt a traditional orientation with the living room and verandah to the primary frontage to the street setback.</p> <p>Parking is to be provided within a basement level and as such will permit the development to minimise hard surfaces whilst increasing landscaping areas.</p> <p>Furthermore, appropriate landscaping embellishment works will contribute towards softening the built form, whilst positively contribute to the cohesiveness and visual appreciation of the streetscape.</p> <p>2. The proposed MUH development comprises a series of building blocks that are separated from one another by landscaped courtyards. See attached plans for detail.</p> <p>The proposed layout and siting of the units are consistent with the layout patterns of other comparable MUH development within the Penrith LGA.</p> <p>3. The rear portion of the site is to be appropriately landscaped, with existing trees to the rear portion of the site to be retained. See attached landscaped plans for detail.</p> <p>4. The development proposes to incorporate an attractive landscape front setback to Sydney Street that is considered appropriate within a medium residential development context, which will also positively contribute to the streetscape.</p> <p>5. No garages are proposed as all parking is to be provided within a basement thus ensuring that the visual appearance of the streetscape along the eastern side of Sydney Street is maintained.</p>	<p>Yes</p> <p>Yes</p> <p>Yes</p> <p>Yes</p> <p>Yes</p>

Clause	Controls	Comments	Complies
2.4.3	Development Site	<p>1. DCP requires a minimum lot width of 15m to undertake a development for a MUH within the R3 Zone.</p> <p>The development site has a site frontage of 15.24m to Sydney Street and as such complies with Council's minimum lot width requirement for MUH within the R3 Zone.</p>	Yes
2.4.4	Urban Form	<p>1. The front block adopt a traditional orientation with its living room, verandahs and front porch addressing the site's front setback. Where appropriate, the front setbacks are to be landscaped and with no garages proposed with all parking provided within a basement level.</p> <p>3. The proposed multi-unit development avoids developing a "gun barrel" style development, by incorporating a series of 3 blocks of attached 2 buildings which are <14m in length and well below the 20m control. The development provides building separation of 4m between the front and central block but only provides a building separation of 3m between the central and rear block at the first level, however the proposal is consistent with the intention to provide for a series of separate block elements. At the ground floor the separation is 5m and 4m respectively and therefore the variation is limited to the first floor only at the rear.</p> <p>A reduced building separation to the rear blocks at the first level is considered acceptable as the central block provides black walls to its eastern elevation and therefore minimise potential privacy impacts to the rear block. In addition, the separation is commensurate with the block lengths proposed- as the block lengths are much less than 20m which reduces bulk and scale and the development still presents as a series of attached pairs of dwellings that aligns with the control and therefore the proposal aligns with the intent of the control and therefore the minor variation is considered appropriate on the site.</p> <p>4. The MUH development has been articulated through shadow casting features and stepping external walls.</p> <p>The 3 x internal blocks are separated by pedestrian pathways, planter box areas and landscape strips with the proposed buildings designed to incorporate a variety of roof forms and pitches. It is noted that the proposal provides windows in every elevation.</p>	<p>Yes</p> <p>Minor Departure to 4m Separation Control</p> <p>Yes</p>

Clause	Controls	Comments	Complies
2.4.5	Front and Rear Setbacks Rear Setback:	1. The DCP requires a minimum rear setback of any single storey component of a building at 4m and a minimum rear setback of any two storey component at 6m.	Yes
	Single storey component:4m	The development provides a minimum rear setback of 6m from the primary building line to both the ground and first floor and as such is consistent with Council's rear setback controls.	
	Second storey component:6m		
	Front Setback: Average of neighboring development or 5.5 minimum	3. The development adopts a minimum front setback >6m from the primary building line to the primary frontage (Sydney Street). It is noted that with the locality expected to undergo a transformation of its built form towards medium densities by virtue of its R3 zoning, the development proposes to establish an appropriate setback of built form within a medium density context.	Yes
		5. No garages are proposed as all parking is to be provided within a basement level. Not applicable.	N/A
2.4.6	Building Envelope and Side Setbacks	1. The proposal is within the building envelope. Complies.	Yes
	Side Setbacks: 2m	2. Development provides side setback >2m from the primary building line to both its northern and southern side boundaries and as such the proposal is consistent with Council's side setback controls. The building is stepped to ensure that the 2m provided is for a portion of the building with the majority at least 2.5m and no more than 50% being at 2m minimum setback.	Yes
		4. Cut and fill is limited to <500mm	Yes
		5. Appropriate roof provided that is consistent with other roof forms within the locality associated with comparable MUH developments, noting roof pitch is <35 degrees.	Yes
		6. The proposal provides adequate separation and landscaping between neighbouring buildings.	Yes
		7. The proposal provides a minimum side setback of greater than 2m for all side boundaries.	Yes
2.4.7	Driveways and Parking Areas	1. The proposal complies with the provisions in accordance with the parking section of the Penrith DCP 2014. See section 10.5 above for detail.	Yes

Clause	Controls	Comments	Complies
		<p>2. Driveways, access ways and car parking spaces are to be appropriately dimensioned in accordance with Council controls.</p> <p>Furthermore, the driveway permits the safe movement and parking of vehicles on site and allow vehicles to enter and leave the site in a forward direction. See attached plans for detail.</p> <p>It is also noted that separate vehicle and pedestrian access is provided to the site, noting the provision of basement carparking contributed towards minimised paved areas within the front setback and increases landscape opportunities.</p>	
		<p>3. No garages are proposed as all parking is to be provided within a basemen level thus ensuring that the visual appearance of the streetscape along the eastern side of Sydney Street is maintained.</p>	Yes
2.4.8	<p>Landscaped Area</p> <p>Minimum landscaped area:</p> <p>40% of the site</p>	<p>1. Landscaped areas will provide effective separation between building blocks with all private courtyards oriented to maximize solar access.</p> <p>2. 30% of the site area dedicated as deep soil zones. The non-compliance to landscape area is a by-product of providing basement car parking, however when calculating landscape area including planter boxes and terrace area the development provides a total of 51% of the site as landscaped area. The DCP provides that terraces and patios not higher than 0.5m above ground and pedestrian pathways may be included. Therefore, whilst the proposal is non-compliant with only 30% being outside of the basement footprint the additional hard surfaces that are permitted to be counted takes the total landscaped area and patios/pedestrian pathways to 51% which is substantial and suitable to ensure that the development is located in a landscape setting.</p> <p>It is noted that the provision of basement car parking will result in a positive outcome in terms of improving ground floor layouts to dwellings, avoiding dominance of driveways and parking areas and improving the streetscape presentation of locating car parking spaces within the basement level, whilst the deep soil zones will permit planting of deep rooted trees whilst permitting stormwater penetration and therefore the non-compliance is acceptable and worth of Council support given the overall soft surfaces and patio and entry pathways is significantly higher than 40%.</p>	<p>Yes</p> <p>Variation</p>

Clause	Controls	Comments	Complies
2.4.9	Solar Planning	<p>1. The proposal incorporates appropriate design features including window size and location that will permit adequate solar penetration as well as cross ventilation of the proposed dwellings.</p> <p>It is noted that all dwellings receive in excess of 3 hours sunlight between 9am and 3pm during mid-winter and all private courtyards, which are oriented to the north and north-west.</p> <p>The proposal does not result in unacceptable overshadowing of adjoining residential properties. Appropriate setbacks are employed to ensure solar access and privacy to adjoining development. See shadow diagram for detail.</p>	Yes
5.4.10	Significant Townscapes & Landscapes	The site is not within an area of townscape or landscape significance. Not relevant.	N/A
2.4.11	Corner Site and Park Frontages	The development site is not a corner land parcel nor does it front a park or public reserve. Not applicable.	N/A
2.4.12	Building Design	<p>1. The development adopts a variety of architectural features designed to minimise the apparent scale and bulk of the proposed two storey MUH by:</p> <ul style="list-style-type: none"> - Incorporation of stepping alignment of walls; - Projections on ground floor plan; and - Projecting verandahs and awnings. <p>2. The proposal incorporates physical articulation of the built form and a mixed palette of building materials and finishes that are typical of comparable MUH within the subject area and within the Penrith LGA.</p> <p>Materials used are consistent with that existing in the area while being contemporary in character, including a mix of face and painted brickwork.</p> <p>The range of materials significantly contributes to the articulation of the building and reducing the overall bulk and mass of the building.</p> <p>3. The facades of the proposed units include windows and doors along all visible walls and the use projecting verandahs to provide an attractive built form.</p>	<p>Yes</p> <p>Yes</p> <p>Yes</p>

Clause	Controls	Comments	Complies
2.4.13	Energy Efficiency	<p>The application has been provided with a BASIX certificate indicating energy efficiency for each residential unit is provided.</p> <p>Furthermore, where appropriate living rooms have been oriented to achieve a northerly aspect as far as practicable.</p> <p>Appropriate shading devices including overhanging eaves and pergolas over courtyards are proposed to provide adequate shading from the summer sun.</p>	Yes
2.4.14	Design of Dwelling and Private Courtyards	<p>1. The proposal incorporates appropriate north or north-west facing private open space for each dwelling. It is noted that the private open space provided for each dwelling has a size >25m² and has minimum dimension of 5m x 4m.</p> <p>Private courtyards are generally accessed from living areas.</p>	Yes
2.4.15	Garage Design	<p>1. No garages are proposed as all parking is to be provided within a basemen level thus ensuring that the visual appearance of the streetscape along the eastern side of Sydney Street is maintained.</p> <p>2. Development provides two car parking spaces per dwelling within the basement level.</p>	Yes
2.4.16	Garden Design	<p>Where appropriate, small to medium trees are to be planted along the sites front and side boundaries. See landscaping plans for detail.</p>	Yes
2.4.17	Paving Design	<p>Where appropriate, hard paved surfaces are minimised to maximise landscaping and gardens.</p> <p>The proposal provides attractive driveways and provide soft verge planting. Refer to attached landscaped plans for detail.</p>	Yes
2.4.18	Fencing and Retaining Walls	<p>Proposed fencing is to be consistent with that existing within Penrith Local Government Area of similar multi-dwelling housing.</p> <p>The proposed fencing is compliant with Council controls.</p> <p>It is noted that maximum height of fencing is 1.2m which aligns with the control.</p>	Yes
2.4.19	Visual and Acoustic Privacy and Outlook	<p>The proposal contains design elements that seek to reduce potential visual, privacy and acoustic impacts and promote a high standard of residential amenity.</p>	Yes

Clause	Controls	Comments	Complies
		<p>This includes the siting/layout of dwellings, location/size of windows, as well as the potential to incorporate other elements including using landscaping, blank walls, and offset windows.</p> <p>It is considered that the proposed development produces an appropriate outcome on site that will provide a high level of residential amenity for future residents and will not adversely impact upon residential amenity currently enjoyed by adjoining properties.</p>	
2.4.20	Safety and Security	<p>The proposed development incorporates an active façade that will permit casual surveillance to Sydney Street as well as driveway and landscaped areas of the proposal.</p> <p>The proposal incorporates open space and landscaped areas that will contribute to activity and natural surveillance of the area. The proposed landscaping and fencing is appropriate when considering CPTED principles and will not permit easy concealment of intruders.</p> <p>The proposed development is appropriate and provides measures, built elements, landscaping and design features that are consistent with CPTED principles.</p>	Yes
2.4.21	Accessibility and Adaptability	<p>Proposal has been designed to provide access to and from the site for people with a disability.</p> <p>Dwellings have been designed to meet the needs of an ageing population.</p>	Yes
2.4.22	Storage and Services	<p>The proposal provides appropriate storage per dwelling in the basement or within the dwelling itself. Letter boxes and other services are provided.</p>	Yes

CONCLUSION

Following a review of the relevant planning controls, it is concluded that the proposed development is consistent with the objectives, planning strategies and detailed controls of these planning documents.

Consideration has been given to the potential environmental and amenity impacts that are relevant to the proposed development and this report addresses these impacts.

Having regard to the benefits of the proposal and taking into account the absence of adverse environmental, social or economic impacts, the application is submitted to Council for assessment and granting of development consent. Think Planners Pty Ltd recommends the approval of the application, subject to necessary, relevant and appropriate conditions of consent.