

Development Application
Statement of Environmental Effects



North Penrith

Staged Integrated Housing Development

Submitted to Penrith City Council

On Behalf of UrbanGrowth

2014 ■ Proj No

Instructions on how to complete the following Statement of Environmental Effects (SEE) Template

- This Statement of Environmental Effects (SEE) template includes a number of 'help boxes' located throughout the document to provide instructions on how to assist you with preparing and filling in the SEE for your project.
- Simply follow the advice in the box and then delete each box before finalising the SEE document ready for lodgement with the DA.
- Each section of the SEE template includes text that is highlighted in grey. These sections are to be replaced with specific information about the project (e.g. site area, lot numbers, etc.) or are to be amended to suit the development, or can be utilised if the text is considered an appropriate response.
- The SEE template has been prepared to cover a range of key and potential issues and may address matters which are not relevant to the application. Where matters are not deemed relevant, these should either be deleted or stated that these are not relevant.
- Key sections that must be completed include Sections 1.0 (Introduction), 2.0 (Site Analysis), 3.0 (Description of Proposed Development) and 4.0 (Conclusion). These sections have been prepared so that you need to insert relevant information specific to your specific development.
- Section 4.0 includes a range of key assessment matters that relate to the development. Please amend to suit the DA and add any additional written assessment as maybe relevant to the SEE.
- It is important to start with a fresh template each time an SEE is prepared in order to ensure that all the relevant matters are tailored to each DA/project

Contents

1.0	Introduction	2
1.1	Planning Background	2
1.2	Project Background	2
2.0	Site Analysis	3
2.1	Site Location and Context	3
2.2	Site Description	3
3.0	Description of Proposed Development	5
3.1	Dwelling Designs	5
3.2	External Materials and Finishes	5
3.3	Subdivision	5
3.4	Separate Construction and Occupation Certificates	5
3.5	Easements	7
3.6	Landscape and Open Space	7
3.7	Access and Parking for Dwellings	7
3.8	Stormwater & Sediment & Erosion Control	7
3.9	Utility Services	7
4.0	Assessment of Planning Issues	8
4.1	Compliance with Relevant Strategic and Statutory Plans and Policies	8
4.2	Consistency with the Concept Plan	9
4.3	Urban Design and Built Form	10
4.4	Landscape Design	11
4.5	Construction and waste management	11
4.6	Stormwater management	11
4.7	Contamination	12
4.8	Social and Economic Impacts	12
4.9	Site Suitability	12
4.10	Public Interest	12

1.0 Introduction

This Statement of Environmental Effects (SEE) is submitted to Penrith City Council in support of a Development Application (DA) for integrated housing as part of Stage 2D of the North Penrith project.

This DA seeks approval for:

- subdivision of Lot 151 in DP 1184497 to create 1 Torrens Title lots;
- construction of 1 detached dwelling and associated landscaping and parking

The SEE has been prepared by Wisdom Homes on behalf of UrbanGrowth, and is based on the Architectural Drawings provided by Wisdom Homes and the following reports:

- Subdivision Plans prepared by LANDCOM
- Landscape Plans prepared by Eco Design
- BASIX Certificates
- Sediment and Erosion Control Plans prepared by Wisdom Homes
- Waste Management Plan prepared by Wisdom Homes

This report describes the site, its environs, the proposed development, and provides an assessment of the proposal in terms of the matters for consideration under Section 79C(1) of the *Environmental Planning and Assessment Act 1979* (EP&A Act).

1.1 Planning Background

On 9 November 2011, the Minister for Planning approved Concept Plan (MP 09-04536) and gazetted an amendment to Schedule 3 of the State Environmental Planning Policy (Major Development) 2005 (Major Development SEPP) for the redevelopment of the North Penrith site.

The Concept Plan and the Schedule 3 amendment were intended to facilitate the development of a transit oriented and cohesive mixed uses development incorporating residential, retail, commercial, business, civic, community, industrial and recreation uses.

The NSW Minister for Planning then made the State Environmental Planning Policy Amendment (North Penrith) 2011 which amended the Penrith City Centre Local Environmental Plan 2008 (LEP 2008). Therefore the zoning, building height standards and heritage provisions that relate to North Penrith are now regulated under LEP 2008.

Various Project Applications have also been approved by the Minister for Planning in accordance with the Concept Plan for bulk earthworks, construction of roads and large lot subdivision.

1.2 Project Background

Each proposed development is subject to pre-assessment by UrbanGrowth before it is submitted to Penrith Council for DA assessment. A Pre-DA Lodgement meeting was held with Council. The matters raised by Council in that meeting have been taken into consideration in finalising the subject development application.

2.0 Site Analysis

2.1 Site Location and Context

The North Penrith site is located approximately 50 km to the west of Sydney CBD on the northern side the Penrith CBD. The North Penrith site's southern boundary adjoins the Penrith Railway Station. The North Penrith site is between Lemongrove Road to the east and Castlereagh Road to the west both of which are accessible via Coreen Avenue to the north – see **Figure 1**.

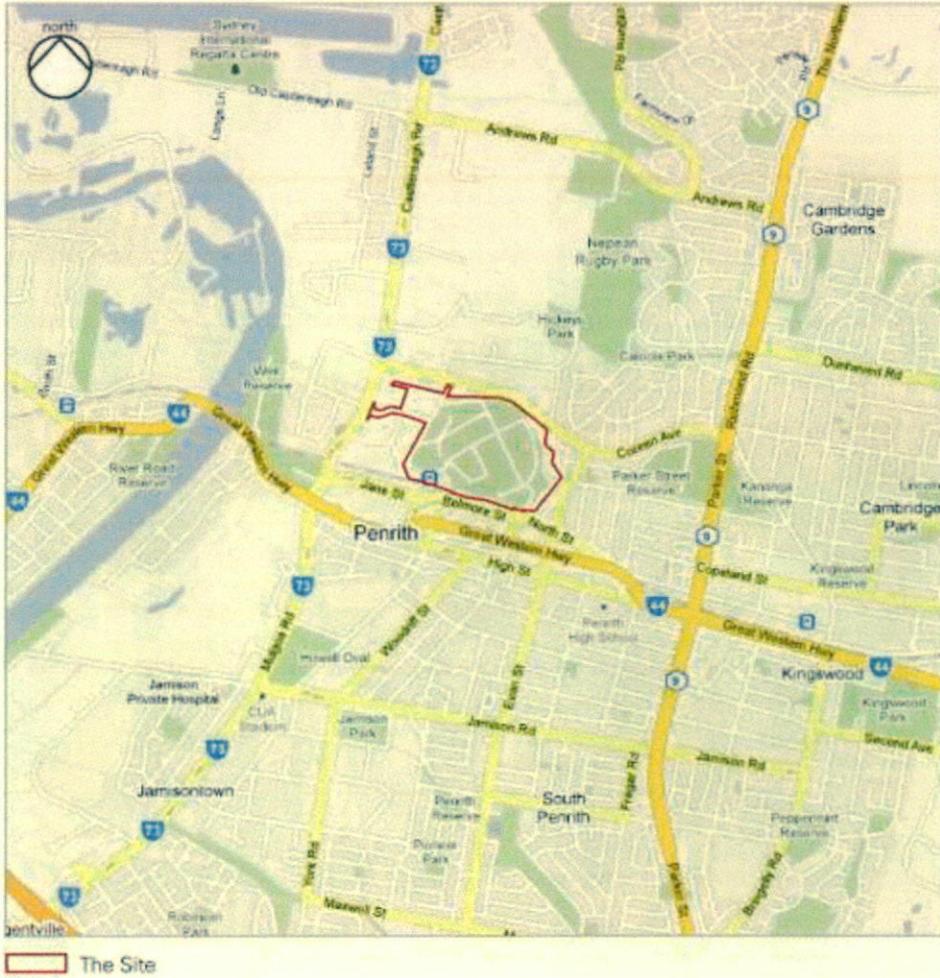


Figure 1 – Location of North Penrith site

2.2 Site Description

The site of the proposed integrated development (herein referred to as 'the site') is 345.70m² in area and is legally described as:

- Lot 151 in DP 1184497

A location plan of the site in its context to the rest of North Penrith is included with the Architectural Plans submitted with this DA.

The location of the site of the proposed development is within the residential precinct North Penrith as shown in **Figure 2** and within the Concept Plan site as shown on the Location Plan at **Figure 3**.



Figure 2 – Location plan

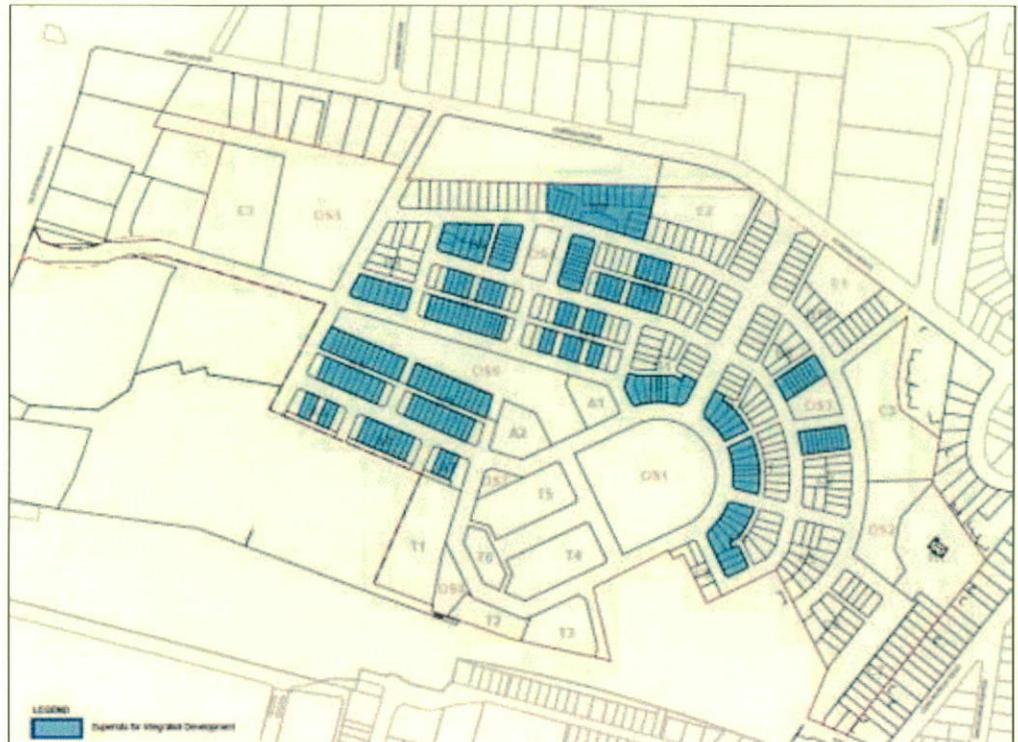


Figure 3 – Location of Integrated Housing development throughout North Penrith site

The site's levels have been prepared as part of a previously approved Project Application for earth works. Once completed the site will be level. The site is cleared of existing vegetation and does not contain any existing structures.

The site has direct frontage to Empire Circuit.

3.0 Description of Proposed Development

This chapter of the report provides a detailed description of the proposed development. Architectural and Landscape drawings included with the DA.

This DA seeks approval for:

- subdivision of Lot 151 in DP 1184497 to create 1 Torrens Title lots;
- construction of 1 detached dwelling and associated landscaping and parking

Table 1 provides an overview of the key development information relating to the development.

3.1 Dwelling Designs

The architectural character of each of the proposed dwellings has been designed in accordance with the development principles included in the North Penrith Design Guidelines.

3.2 External Materials and Finishes

The proposed external materials and finishes are shown on the Architectural Plans have been selected from the Residential Design Palette included in the North Penrith Design Guidelines to provide a contemporary appearance and ensure use of modern and lightweight materials.

3.3 Subdivision

N/A

3.4 Separate Construction and Occupation Certificates

To facilitate staged construction and occupation of each of the proposed dwellings, we request that Council insert the following as a condition of consent into the approved written consent for the development:

“Staging of construction and occupation – Notwithstanding any other condition of this consent, the consent permits separate Construction Certificates and Occupation Certificates to be issued for the development and approved by this consent for each approved dwelling, provided that all conditions of consent the relevant to that dwelling have been complied with prior to the release of the Construction Certificate or Occupation Certificate for that dwelling.”

Table 1 - Key development information

Dwelling - Key development information	Site Area (m ²)	GFA (m ²)	Height ¹ (m) & Storeys	Height of each floor	Front Setback (m ²)	Private Open Space (m ²)	Principal Private Open Space (m ²)	Car Spaces
Dwelling 1	345.70	247.94	7.669m	2740mm & 2440mm	5.004m	72.30	18.0	2

¹ **building height (or height of building)** means the vertical distance between ground level (existing) and the highest point of the building, including plant and lift overruns, but excluding communication devices, antennae, satellite dishes, masts, flagpoles, chimneys, flues and the like. (Standard Instrument (Local Environmental Plan) Order 2006

3.5 Easements

As illustrated on the subdivision plan and included within the draft Section 88B Instrument, numbered 2 easement types are to be provided as part of the subdivision of Lot 151 in DP 1184497. The easements set out within the draft Section 88B Instrument comprise:

- Easement for access, maintenance and overhang 0.9 wide (B1)
- Easement to drain water 1.5 wide
- Easement for access, maintenance and overhang 0.9 wide

3.6 Landscape and Open Space

The proposed landscape treatment for each residential lot is shown in the proposed Landscape Plans and has been designed to contribute to the overall design of the dwelling and to provide versatile and functional outdoor living areas.

It should be noted that the landscape embellishment of the adjoining streetscape will be delivered as part of the approved and relevant Project Application for the North Penrith site.

3.7 Access and Parking for Dwellings

The majority of the residential lots and dwellings will be accessed from the roads they front onto via driveways leading directly from the roads.

Where single garages are proposed, sufficient driveway space to accommodate a second car space.

3.8 Stormwater & Sediment & Erosion Control

The drains will connect to the stormwater drainage infrastructure within the roads, as approved as part of the relevant approved Project Application. The proposed lots have been designed to allow stormwater to either drain directly to the roads which they front onto or via collective rear easements. All stormwater will ultimately drain into the overall integrated stormwater management system for the broader North Penrith site.

In carrying out subdivision works, control measures will be implemented during in accordance with the erosion and sediment control plans included with the DA.

3.9 Utility Services

Telephone, electricity, gas, water and sewer services will be installed underground within each of the adjoining road reserves. These services will be installed within trenches in the road reserves.

4.0 Assessment of Planning Issues

Under Section 79C(1) of the EP&A Act, in determining a development application the consent authority has to take into account a range of matters relevant to the development including the provisions of environmental planning instruments; impacts of the built and natural environment, the social and economic impacts of the development; the suitability of the site; and whether the public interest would be served by the development.

A number of planning issues which would usually be considered as part of a DA were addressed as part of the Concept Plan and Project Application Environmental Assessments. As the proposed development is consistent with the Concept Approval this does not require further assessment (see Section 4.2). The issues include:

- Social and Economic Issues
- Community Services and Facilities
- Transport and Accessibility
- European Heritage
- Indigenous Heritage
- Geotechnical, Soil and Contamination
- Biodiversity
- Visual Impact
- Water and Hydrology
- Ecological Sustainable Development
- Utilities and Infrastructure
- Crime and Public Safety

Pursuant to Section 75P(1)(a) of the EP&A Act, Schedule 3 of the North Penrith Concept Approval sets out specific future environmental assessment requirements that apply to the subject development under Part 4 of the EP&A Act.

Accordingly, the assessment provided in this SEE includes the aforementioned matters in addition to other potential planning issues which are relevant to the detailed design of the building under the Concept Approval.

4.1 Compliance with Relevant Strategic and Statutory Plans and Policies

The DA's consistency and compliance with the relevant statutory plans and policies is located in **Table 2** below. The detailed Tables of Compliance included with the DA demonstrates how the development complies with the North Penrith Design Guidelines. Variations to, and non-compliance with, the key standards and guidelines highlighted in the table are discussed in detail in the following sub-sections of this environmental assessment.

Table 2 – Summary of consistency with key strategic and statutory plans and policies

Instrument/Strategy	Comments
State Planning Instruments and Controls	
SEPP 55	The Stage 2D Project Application will undertake the necessary works to ensure the site is suitable for the proposed residential use.
SEPP (BASIX)	BASIX Certificates are included with the DA

Instrument/Strategy	Comments	
SREP No. 20 Hawkesbury Nepean River	<p>The proposed development complies with the broad aims and objectives of the SREP in that it will not have any direct impact on any environmentally sensitive areas, or the water quality or quantity of the aquatic ecosystem on the site, which the SREP seeks to preserve.</p> <p>Consideration of the impacts of proposed development has been undertaken in accordance with the aims of the SREP and its strategies.</p> <p>Impacts of this proposal were considered during the Concept Plan and relevant Project Application before the preparation of this application.</p>	
Local Planning Instruments and Controls		
Penrith City Centre LEP 2008 (Part 7)	CI 49 - Zoning	The site is zoned as R1 General Residential
	CI 50 – Land Use Table – Zone R1	The proposed development is permissible within the R1 General Residential Zone.
	CI 51 - Height of Buildings	The proposed development will have a maximum height of 7.669m and as such complies with clause 51.
	CI 53 – Architectural Roof Features	The development does not include an architectural roof feature that exceeds the height limit set out in clause 51.
	CI 54 – Heritage Conservation	The site is not on land where a heritage item is located or in the vicinity of a heritage item.
	CI 55 - Earthworks	The proposal does not include substantive earthworks.
North Penrith Design Guidelines	<p>A detailed assessment of the development against the relevant controls of the Design Guidelines is included in the Tables of Compliance with this DA.</p> <p>The development is generally able to comply with the required controls in the Guidelines. Where the development is not able to comply with relevant requirement of the Guidelines justification is included in the Tables of Compliance included with the DA.</p>	

4.2 Consistency with the Concept Plan

The North Penrith Concept Plan Approval established the vision and planning framework to be used by Penrith Council to assess the detailed design of the future buildings on the site. The Concept Plan Approval contains:

- Terms of Approval;
- Future Environmental Assessment Requirements;
- Statement of Commitments; and
- North Penrith Design Code.

Development for the purpose of residential dwellings and the proposed subdivision layout is consistent with the Concept Plan Terms of Approval and Statement of Commitments.

4.3 Urban Design and Built Form

The proposed design and layout for development is considered suitable given that:

- the provision of more compact and efficiently shaped allotments enables affordable, yet amenable dwelling designs to be constructed;
- the subdivision pattern maximises the opportunity for a greater number of dwellings to obtain views across the public open space and the public domain; and
- the dwelling designs endeavour to ensure that a high quality product continues to be delivered within the North Penrith site.

4.3.1 Subdivision

All proposed dwelling allotments fully comply with the minimum allotment dimensions required by Section 3.2 of North Penrith Design Code.

4.3.2 Design Quality & Streetscape

The proposed dwelling designs ensure a high quality product continues to be delivered within the North Penrith site that generally accords with the objectives and outcomes sought by the North Penrith Design Guidelines. The proposed dwellings will have a positive impact upon the built environment and streetscape in that:

- a mix of one, two and three storey dwellings are provided, which provide built variety to the streetscape;
- the proposed dwellings are sympathetic in terms of scale, height, bulk and design in accordance with that envisaged in the Design Guidelines;
- the dwellings are appropriately designed to respond to the microclimate including sun, shade, breeze and general weather;
- the dwellings incorporate appropriate materials, textures, forms and colours that complement the local landscape and other future residential development;
- the proposed designs ensure that affordable housing designs are provided to the market; and
- the proposed designs are of a high quality contemporary architectural design which will contribute to the character of the local environment and provide an attractive visual outlook; and
- the use of architectural elements such as porches, define the dwelling entries and facades.

4.3.3 Building Envelopes

All proposed dwellings fully comply with the minimum required building envelope controls at Section 3.3 of the North Penrith Design Code.

4.3.4 Overshadowing

The Architectural Plans include shadow diagrams depicting the shadows cast by each dwelling at 9am, 12noon and 3pm during the winter solstice.

These diagrams show that the development is able to achieve the required 2 hours of solar access between 9am and 3pm during the winter solstice.

4.3.5 Privacy

The proposed dwellings have been designed to minimise the potential for adverse visual and acoustic privacy impacts on the adjacent dwellings. The dwellings have been designed to ensure windows are off-set against windows of neighbouring dwellings, at both ground and first floor.

Furthermore, the main living rooms are all located on the ground floor – opening to the rear of the lot - and bedrooms are located on the first floor. All of the dwellings provide adequate setbacks, so as not to impact on the visual privacy of neighbouring dwellings.

4.3.6 Internal Amenity

The internal layouts of the dwellings provide open plan layouts for ease of movement and efficient use of space. All bedrooms are adequately sized, generally have built in storage and have easy access to bathrooms.

4.4 Landscape Design

Proposed landscaping for the development has been designed in accordance with the development controls for private open space and landscaping included at Section 3.5 of the North Penrith Design Guidelines.

The proposed landscaping for the development is appropriate for the site given that:

- the gardens are compatible in scale and form with the corresponding dwelling;
- the integrated outdoor and internal living areas, allow outdoor areas to act an extension of the internal living areas;
- reduced stormwater runoff, increased water infiltration and beneficial air and water exchange to tree roots through the use of porous and permeable paving solutions such as gravel; and
- it will integrate with and complement landscaping in the public domain of North Penrith.

4.5 Construction and waste management

The sediment and erosion plan submitted outlines the necessary measures that will ensure soil and sediment remains on site and is prevented from entering the broader stormwater system for the North Penrith site.

Further, all waste material resulting from construction and subdivision work on the site will be disposed of, recycled or reused in accordance with the parameters set out in the Waste Management Plan included with the DA.

4.6 Stormwater management

The proposed integrated approach to the stormwater management will:

- protect natural systems – including the rehabilitated lake system and further downstream, the protected wetland and the greater Hawkesbury- Nepean Catchment;
- integrate stormwater management with the provision of open space;
- protect water quality – by filtering stormwater from the urban environment prior to draining to the lake system;
- reduce run-off and peak flows – through localised detention measures; and
- add value while maintaining development costs in its construction and long term maintenance.

4.7 Contamination

Investigations undertaken as part of the Concept Plan assessment have concluded that the site is suitable for the proposed development without need for further investigations or remediation. Hence, the site is suitable for the proposed development with regard to the issue of contamination.

4.8 Social and Economic Impacts

This proposal will further commence the transformation of vacant and disused land into a functioning and attractive residential community.

During construction, construction personnel are likely to patronise local shops and services - providing a temporary economic benefit to these businesses. New residents will also patronise local shops and services and start to develop a residential community as envisaged.

4.9 Site Suitability

The site is considered suitable for the proposed development on the basis that it:

- does not contain any heritage items, nor is it associated with heritage values;
- contains the necessary services to support development such as water, sewer reticulation, electricity and telecommunications;
- will include the necessary infrastructure to support residential development including the provision of roads and stormwater measures.

The proposed development is suitable for the site in that it:

- is permissible with consent;
- adds to the diversity of residential development to be delivered throughout the North Penrith site;
- will provide diversity in the design outcomes for the streetscapes throughout the North Penrith site;
- the development generally complies with the relevant built form development controls within the North Penrith Design Guidelines; and
- will provide additional housing choice for local populations.

4.10 Public Interest

The development proposed in this application will contribute to the overall delivery of a unique residential development that will complement and support the Penrith Town Centre as envisaged by the approved Concept Plan and the North Penrith Design Guidelines. Hence, no element of the proposal will be detrimental to the public interest.