



Statements of Environment Effects

Proposed One-storey Second Dwelling (Granny Flat)

Mr BEAU NIHA

20 November 2018

Revision: A

Reference:



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1 Introduction

This statement accompanies an application to carry out a development for the erection a second dwelling in the back yard at 60 Barker St, Cambridge Park, NSW.

The purpose of this statement is to discuss the proposed development and its impacts on the environment in accordance with the requirements of S.79C of the Environmental Planning & Assessment (EP & A) Act. 1979.

In order to minimize environmental impact we have decided to proposed a new one storey second dwelling (Granny Flat).



2 Locality and Site

The site comprises Lot 9 in DP 23256 and it is general flat with a lower land at the back yard.

The site has a size of 817.6 sqm. It complies with the minimum 450 sqm for secondary dwelling. The site is roughly in a rectangular shape and located at Barker ST.

Access to existing is currently from Barker street. The access road will remain unaffected.

The site is located within a residential area and surrounded by residential properties

Zoning of the property is R2.

There are no variations to this application.





3 Proposed Development

The proposed development includes additions to the existing house and the erection of a second dwelling in back yard.

Second dwelling

- Single level
- Two (2) bedrooms
- Living & dining area, Kitchen, laundry and bathrooms

The Buildings have been designed to respond to its natural surroundings. All development in the area have similar features and characteristics of the proposed development.

The development will integrate well into its surrounding area. It is designed as a single level in order to minimize cost, and minimize any impact to the adjoining neighbours



4 Compliance and Assessment

The development has been inspected and assessed under the relevant Section 79C (1) "Matters for Consideration" of the Environmental Planning and Assessment Act 1979.

The site is located within a bushfire prone area with vegetation buffer.

4.1 Environmental Planning Instruments

Penrith Local Environmental Plan

The land is zoned residential R2. Secondary dwellings are permissible with development consent in the subject zone.

The proposal meets the zone objectives.

The site achieves the minimum allotment site area of 450 sqm required for the secondary dwellings.

State Environmental Planning Policy No 55 – Remediation of Land

The subject site is zoned residential and, given the types of uses permissible within the residential zones, it is considered unlikely that the land is contaminated.

Based on Council's records and a site visit, it does not appear that the subject site has been used for any potentially contaminating activities. As such, it is considered unlikely that the land is contaminated.

4.2 Draft Environmental Planning Instruments

There are no relevant draft environmental planning instruments which apply to the development.

4.3 Matters for consideration under Section 79C(1) of the Environmental Planning and Assessment Act 1979

The matters for consideration under Section 79C (1) of the Environmental Planning and Assessment Act 1979 have been considered and the proposal is considered to achieve the objectives in a positive manner.

4.4 Any other matters prescribed by the Regulations

There are no any other matters prescribed by the Regulations

4.5 Development Control Plans

The proposed development is defined by Penrith Development Control Plans 2014 Part D2 2.3 Residential Development, Secondary Dwellings. The compliance of this development to the Penrith DCP are tabulated in below,

Ryde DCP Part 3.3 (Minimum Requirements)	Standard	Proposal	Complies
Minimum Site Area	450sqm	817.6sqm	Yes
Rear Boundary Setback	3 m	3 m	Yes
Side Boundary Setback	900 mm	900 mm	Yes
Maximum Site Coverage	50%	47.98%	Yes
Maximum Floor to Ceiling Height	2.7 m	2.6 m	Yes

Other assessment related to this development are listed in below,

Pedestrian and Vehicle Movement

Both dwellings will be accessed through Barker Street.

Privacy, Views and Overshadowing:

There are no privacy concerns onto any of the adjoining neighbours.

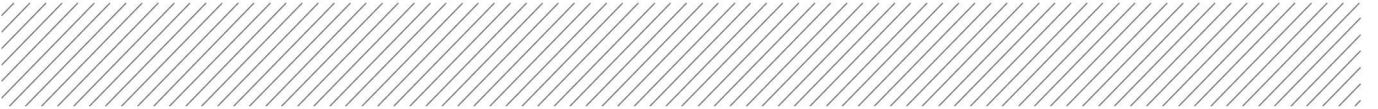
Energy Efficiency

The proposed building has been designed to be energy efficient. It has sufficient light entering the building. A Basix Certificate, which indicates that the design has been designed to be energy efficient, is accompanied with this application.

Cut and Fill:

none.

Waste:



Waste will be removed on a weekly basis or whenever it is needed. A skip bin will be placed at the front yard.

Stormwater:

Refer to the stormwater plan. Drainage will be through to Barker ST.



5 Conclusion

The proposed additions to the existing house and second dwelling at 60 Barker St, Cambridge Park, will have following benefits:

- The building would be a good measure for the future desired character of the area
- The site is suitable for a development of this nature
- The proposal will not result in any adverse environmental impacts to adjoining properties and the surrounding public domain, particularly in relation to overshadowing, privacy and overlooking.
- It will provide high quality design and construction
- The proposal will promote natural light and ventilation
- The proposal provides maximum use and development potential of the site
- It is consistent with the strategic principals, aims and objectives of the relevant environmental planning instruments and development control plans
- The building suits the topography while maximising visual privacy with adjoining neighbours.
- The proposal will improve the habitant's residential accommodation and amenity through practical use of space

It is considered that the proposed development performs favourably within the existing development of the area and should be considered to be given development consent subject to appropriate conditions.