

STATEMENT OF ENVIRONMENTAL EFFECTS

Purpose

The purpose of this report is to outline the proposal for the subject site, and to consider the environmental effects which may result from the development and how such can be minimised.

Existing Characteristics

The development site is identified by the street address 2 – 4 South Street, Glenmore Park. The title description is Lot 8, DP 1020587. The allotment has a total area of 4,359.30m². The allotment is adequate in site area, width and length to accommodate the proposal.

The site is located within the Local Government Area of the City of Penrith. Glenmore Park is an established residential locality, accommodating low and medium density residential development. Glenmore Park enjoys accessibility to a wide range of goods and services, from within the Local Government Area, and has access to several regional commercial centres.

South Street consists predominantly of residential properties, which exhibit varying densities and materials

Addressment of Penrith LEP 2010 – Dual Occupancies and Secondary Dwellings in certain Rural and environmental zones.

Reference is made to the Penrith LEP 2010 – Part 7 – Section 7.10: Dual Occupancies and Secondary Dwellings in certain rural and environmental zones – Subclause (2):

'This clause applies to land in the following zones that is not connected to a sewage reticulation system'

The subject allotment does have access to a reticulated sewage system provided by Sydney Water. Supporting evidence of the properties sewer service diagram has been enclosed with the development application.

Therefore this clause of the Penrith LEP 2010 is not applicable in this instance.

Variation Request Against the Penrith Council Development Control Plan 2014

The proposed dwelling to create a dual occupancy proposes a side setback of 3m from the eastern side boundary.

It is requested that a variation consideration be given for the proposed development in regards to the Penrith City Council DCP 2014 – D1: Rural Land Uses – Part 1.2.2. Setbacks and Building Separation – Control 3)c):

'The minimum side setback for dwellings is 5m where the allotment is less than 2 hectares'

Despite the non-compliance, the objectives of the council regulations will be met conclusively. A breakdown of these reasons are as follows;

- The proposed location of the dual occupancy will have no effect on the sight distances to any present vehicular entry points to the subject property or any immediate neighbouring properties
- The proposed location of the dual occupancy will not propose any removal of established vegetation present on the site. Even with the inclusion of the dual occupancy on site there is ample area available for additional landscaping on site.
- The eastern elevation of the dwelling proposes highlight windows along this elevation so there are no potential concerns with privacy breaches with the neighbouring property.

From the above justification despite the shortfall in the numerical required we believe that there will be no negative implications with the proposed dual occupancy on site and the proximity to the neighbouring side setback

We seek council's support on this item

Infrastructure

Water and Sewerage

Reticulated water and sewerage is available to the subject site. Amplification of the existing system should not be required.

Drainage

All stormwater drainage will be directed into the existing system, as this occurs naturally, an easement over any adjoining property is not required.

Electricity

The local electricity grid system has the capacity to supply an increase of power to the subject site if required.

Waste disposal

The subject site is in Council's waste collection area, which will continue to be utilised

Telephone services

Telstra's infrastructure enables telephone services to be provided to the subject site.

Conclusion

Preliminary investigations of the infrastructure services that affect the development of the subject site indicate that the site is capable of further development without any adverse impact on the local services.

Proposal

The proposal involves the construction of a Dwelling to Create a Dual Occupancy to the rear of the existing site

Environmental Constraints

The subject site is not known to experience any form of environmental constraint, be it flooding, tidal inundation, subsidence, slip or bush fire risk.

Suitability of the land for development

The subject property is considered to possess ideal land conditions for a proposal such as this. It is considered that the siting of the proposed is complementary to that of residential properties in the surrounding area, and that the finishes, materials and the general colour scheme will be in tones to harmonise with the surroundings.

Vegetation

The proposed development will have little effect on the majority of the existing vegetation. All landscaping will be preserved so that the amenity of neighbours in terms of privacy and solar access is maintained or improved.

Drainage

The development of this site with this proposal is not expected to increase the run off into adjoining sites. Water will be collected and directed in the existing system onsite, which is then piped to the street gutter or easement as applicable.

Overshadowing

The development is modest in size and has taken into consideration the amenity of neighbouring properties. The concluding design therefore will not significantly overshadow adjoining properties

Amenity of the Neighbourhood

The proposed development will not cause significant impacts upon the future amenity of the adjoining properties. The siting, scale & materials used in the construction of the proposal will be in character of the adjoining properties. Compliance with the provisions of the Councils guidelines in terms of density, height, setbacks, design and car parking will ensure that impact on amenity will be negligible.

Noise

The distance from the street, boundary setbacks & landscaping will minimise the effects of any noise generated on or off site.

Privacy

Privacy of adjoining property owners will not be jeopardised, as adequate levels of privacy to all existing developments will be maintained.

Traffic and Car parking

It is anticipated that the development of this proposal will have little or no adverse affect on traffic movements in the locality. It is anticipated that the proposal will not contribute any significant traffic numbers to the local road system and/or surrounding arterial roads.

Car parking areas are readily accessed from the driveway, having adequate width and room for manoeuvring.

The required parking spaces to be provided for a dual occupancy have been nominated on the architectural plans within the existing detached garage located on site currently. There is no proposal for any new carparking facilities as part of this application.

Public transport

The subject property enjoys good proximity to existing public transport networks, and it is considered that this development proposal will have no significant impact on the existing public transport system servicing the locality.

Environmental Implications of the Development

The proposed Dwelling to Create a Dual Occupancy is compatible with the mixed development of the locality, as recent developments in the locality are of this nature. This proposal has similar building characteristics to other dwellings in South Street.

The proposed has been located to take advantage of the orientation of the allotment, maximise the privacy of the owners and the adjoining properties and to enable the additional stormwater to be drained into the existing system. As the proposed is sympathetic, and is felt that it is in keeping with the locality, there should be minimal impact on the existing environment and privacy of the adjoining occupiers.

Conclusion

To conclude, a summary of the main points of this proposal for a Dwelling to Create a Dual Occupancy

1. The development does not adversely affect the natural or built environment
2. The development does not adversely affect the landscape or scenic quality of the locality
3. The development will not generate any adverse social and/or economic effects on the locality
4. The development is considered compatible to that of the locality by way of character, location, siting, bulk, scale, shape, size, height, density design or external appearance
5. The subject property is not constrained by reason of its being subject to flooding, tidal inundation, subsidence, slip or bush fire
6. Is compatible to development on adjoining land
7. The development does not generate exceptional traffic, nor adversely affect the movement of traffic in the immediate surrounding neighbourhood
8. The development does not place undue demand on existing public transport services
9. Utility services are available and adequate for the proposed development
10. The development does not adversely affect the existing for likely future amenity if the immediate and surrounding neighbourhood.

It is our belief that this proposal is consistent with the aims and objectives of the pertinent statutory documents, and the architectural design, character, scale, material and detail of the project will be compatible with those of the neighbourhood. The development will have negligible adverse environmental effects and will be a positive asset to the neighbourhood.

We seek Council to consider this application favourably.