

STATEMENT OF ENVIRONMENTAL EFFECTS (SEE)

SITE: Lot 3799 DP 1200053
78 Matthew Bell Way, Jordan Springs NSW 2747

APPLICANT: Mr. Aaron Wright
21 Camden St. Penrith NSW 2750

PROPOSAL: Proposed modifications to TH1 (double storey detached dwelling)

1. INTRODUCTION

This application seeks the modification approval (S4.55/56) of a residential development comprising of 2 new double storey detached dwellings. The modifications are done to townhouse (TH1) only. Plans are prepared by Dziner's Den Architects.

The site is located at **Lot 3799 Matthew Bell Way, Jordan Springs** in Northridge pocket developed by Lend Lease.

For the purposes of this application, Penrith City Council is the consent authority. The original DA was approved by Penrith City Council in 2017 with Application number DA17/0819.

This Statement of Environmental Effects (SEE) was submitted to Penrith City Council in accordance with the Environmental Planning and Assessment Act 1979, in support of a development application for 2 detached dwellings.

The purpose of this report is to detail the particulars of the site, the compliance of the application in relation to Council's policies, consider any impacts on the natural and built environment due to the modifications done to the dwelling (TH1).

The following section of this statement addresses the likely impact of the proposal on the environment.

2. THE SITE**2.1 Location & Description**

The subject allotments are part of land known as **Lot 3799 Matthew Bell Way, Jordan Springs** in Northridge pocket developed by Lend Lease.

The legal description of this property comprises of **Lot 3799 DP 1200053**.

Currently, the site is vacant, and the existing site has approximate total area of **873.1 sqm**. As mentioned on siting requirements (issued by Lend Lease) the site is suitable for dual occupancy development that results in 2 dwellings on a single allotment of land subject to Penrith City Council approvals.

Access to site is available from **Matthew Bell Way** which accommodates two-way vehicle traffic flow. There are no existing structures on site. There is an existing sewer line inside western site boundary for which there is an easement approx. 2m wide. There is an easement 900 mm wide for access and maintenance along southern site boundary.

2.2 Site Context

The neighborhood generally consists of a mix of detached dwellings of a single and two storey nature as anticipated within an existing residential area.

3 THE PROPOSED MODIFICATIONS

This application seeks approval for the modifications done to TH1 subject to Penrith City Council approvals. The proposed development had been considered suitable for the area and formally approved by Penrith City Council estate in 2017.

The TH1 has double storey with four bedrooms, double car park garage and construction to be concrete floor slab, brick veneer & with cladding on first floor walls, colorbond metal roof and powder coated aluminium frame glass windows. The driveway will be as per council requirements and vehicular access is from existing road Matthew Bell Way. The modifications to TH1 are limited to ground floor (only) such as,

- Verandah on south side of Lobby converted into Study
- Kitchen replaced with Living/Rumpus with direct access to rear Verandah
- Living replaced with Kitchen with direct access to Living/Dining and Verandah
- Laundry relocated between Study and Living/Rumpus

4 ENVIRONMENTAL PLANNING CONTROLS

4.1 Penrith Local Environmental Plan 2010 & Residential Development Controls of Precinct Plan and Development Control Strategy Western Precinct St. Marys and Northridge Estate Building & Siting Design Guidelines

The site is zoned 2a Residential under Penrith Local Environmental Plan 2010. The objectives of this zone include:

- a) To promote development that is consistent with the Council's vision for Penrith, namely, one of a sustainable and prosperous region with harmony of urban and rural qualities with a strong commitment to environmental protection and enhancement,
- b) To ensure development incorporates the principles of sustainable development through the delivery of balanced social, economic and environmental outcomes,
- c) To encourage development to be designed in a way that assists in reducing and adapting to the likely impacts of climate change,
- d) To protect the environmental values and heritage of Penrith, including places of historic, aesthetic, architectural, natural, cultural, visual and Aboriginal significance,
- e) To provide for an urban environment that is active, attractive and safe for residents and visitors,
- f) To foster viable employment, transport, education, and future investment opportunities that are suitable to the needs and skills of the residents and the workforce,
- g) To protect views and vistas from main roads and other public vantage points
- h) To protect or reduce the impact that the development may have on local flora and fauna

The proposed development ensures that residential amenity is maintained within the locality as it does not adversely impact upon solar access, internally or externally. The proposed development is sympathetic to the streetscape and will not result in excess traffic generation. The visual privacy is preserved, and adequate levels of open space are provided. The proposed modifications to TH1 has no impact to the streetscape and to the immediate neighbors.

4.2 Precinct Plan and Development Control Strategy Western Precinct St. Marys and Northridge Estate Building & Siting Design Guidelines

The objectives contained in the development controls include the following:

- a) Ensure that the standards of development provide for a residential living environment that is both habitable and hospitable in a manner that is both contemporary and appropriate to urban living needs
- b) Increase choice in housing types
- c) Provide flexible housing to meet changing lifestyles and mobility
- d) Increase housing close to public transport and employment and
- e) Increasing housing suitable for the elderly

The development is of modern design that is sympathetic to the streetscape and site. The development is within reasonable access to commercial centers, employment and public transport services are provided within close proximity to the site.

Following are the Planning and Design Principles and Residential Development Controls from Precinct Plan and Development Control Strategy Western Precinct St. Marys

Table 3 – Planning and Design Principles for the Urban Character Areas near Bushland Edge

	Urban Area/Neighborhood	Bushland Edge
Character	Residential Scale and Character	Residential Character with layout and setting that responds to bushland setting and interface
Predominant Land uses	Residential	Residential
Typical Built from Typology and Design	Range of Attached and Detached Dwellings Dwellings to be designed to address the street and enhance passive surveillance	Generally detached residential dwellings Dwellings is to be designed to street and activate parkland edges enhancing passive surveillance and views across parkland. Design will be required to accommodate APZ requirements
Typical Building Heights	1-2 storeys	1-2 storeys
Open Space	Local/Neighborhood Park within 5min. walk	Regional Parkland setting within 5min walk Local neighborhood parks generally within 5min walk
Public Transport	Generally, within 5-10 min. walking distance of a bus stop	Generally, within 5-10 min. walking distance of a bus stop

Table 4 – Residential Development Controls

Allotment Type		Detached				Compliance
Allotment Size (sqm)		270-500 sqm	501-999 sqm	1000 sqm +	1600 sqm +	
Typical Frontage (m)		9-20 m	16-25 m	20m +	40m +	
Typical Depth (m)		25-30 m	25-40 m	30m +	40m +	
Setbacks						
Primary	Building Frontage	4.5m	4.5m	6m	9m	Yes
	Garage Frontage	5.5m	5.5m	7m	10m	Yes
	Articulation Setback	3.5m	3.5m	5m	8m	Yes
Secondary	Building Frontage	1.5m	1.5m	3m	5m	Yes
	Garage Frontage	2.5m	2.5m	4m	5.5m	Yes
	Articulation Setback	1m	1m	2m	4m	Yes
Side	Internal	0/0.9m	0.9m	0.9m	4m min (total combined min. 10m both sides)	Yes
Rear	Building	3m	3m	6m	6m	Yes
	Garage (Rear loaded)	0.9m	0.9m	1.5m	1.5m	
Zero Lot Line (max m)		13m	0	0	0	Yes
Open Space						
Private (d)		20% (e)	20%	35%	35%	Yes
Min. width		3m	3m	3m	3m	Yes
Height						
Max. height Storeys		2	2	2	2	Yes
Parking Spaces						
Overall		1 to 2	2	2	2	Yes
Typical Character Areas						
Urban area/Neighborhood		✓	✓	✓		
Bushland edge		✓	✓	✓		
Indicative % of Overall dwelling mix		60-70%	20-25%	1-2%		

General Notes:

- All housing types except apartment, urban sleeve and shop-top buildings: max. 2 storeys (plus attic) unless otherwise stated.
- All dwellings including those dwellings in a mixed-use building and serviced apartments intended or are capable of being strata titled are to demonstrate compliance with the State Environmental Planning Policy – Building Sustainability Index (BASIX).
- Table to be read in conjunction with building envelope plans and built form typology plans - Refer Appendix D in Precinct Plan report.
- Private Open Space % can be made up of several individual open spaces so long as the minimum dimension is achieved. This may include open space in the front setback where appropriate screening or privacy and a connection to internal living spaces can be achieved.

4.3 Solar Access and Energy Conservation

The neighboring allotment enables optimal solar access to the subject site, with minimal impact on surrounding development. Internally the development is capable of receiving at least 4 hours of sunlight to habitable rooms and courtyard areas. The development including the modifications to TH1 will not adversely affect the Neighboring properties.

The new dwellings will comply with the NSW government BASIX which covers the energy requirements including savings and impact reduction. The amended BASIX has been provided with the modification application.

4.4 Visual Privacy

Both dwellings either meet or exceed the side boundary and rear boundary setback requirements. Due to the neighboring building locations with respect to the window placements in proposed dwellings the visual privacy impact is not likely to occur. The modifications in TH1 has no adverse impact to the neighbor's privacy and vice versa. In addition to this, the landscaping will further enhance the level of visual privacy. The side boundary and rear boundary will have metal fencing as per Northridge building and siting guidelines fencing requirements. The sufficient level of visual privacy will be achieved.

4.5 Stormwater and Drainage

The existing system of stormwater control is discharging into existing rear boundary (western boundary) stormwater drainage. All stormwater and drainage to the proposed development will be connected to the existing drainage system. The modifications to TH1 has minimal to no change in the stormwater as approved under original DA application.

4.6 Waste Management

All waste disposal and location of waste receptacles will be within the site in an appropriate location to allow easy access and reduce spillage of material into the street. The location of waste bins has been shown on plans. The modifications to TH1 has no change in waste management

4.7 Conclusion with respect to Council requirements

The proposal is considered to generally satisfy all the relevant development standards and objectives relating to dwellings as contained within the relevant DCP.

4.8 National Construction Code (NCC) and Australian Standards (AS) compliance

Both dwellings under Class 1a complies with current version of NCC and relevant AS such as:

AS 3660.1:2014 – Termite Management Part 1- New Building Work

AS 1684.2:1999 – Timber Frame Structure

AS 3623:1993 – Domestic Metal Framing

AS 3740:2010 – Waterproofing of Domestic Wet Areas

AS 3786 Current version – Smoke Alarm

AS/NZS 3500 Current version – National Plumbing and Drainage

AS/NZS 2904:1995 – Damp Proof Courses and Flashing

AS 3700:2011 – Masonry Structures

AS 3959 Current version – Construction of buildings in bushfire prone areas

4.9 Architectural Aesthetic

The proposed development will be compatible with the surrounding developments and is considered consistent with the typical dwelling in a well-established suburban location. The siting of these dwellings will provide generous boundary setbacks, contributing to spatial separation and openness between buildings with visual privacy.

Both dwellings have veneer mix of bricks and cladding with contrasting fascia, gutters, downpipes, powder coated aluminium framed windows and metal pergolas. The material and relationship of the proposed development matches with the neighboring buildings and continues the existing street scape. The materials reflect the context of the surrounding domestic construction. The proposed modifications to TH1 has no change to the street façade as approved originally.

The following matters are considered relevant when considering onsite impacts

4.10 Sedimentation Control

All disturbed areas will be provided with sedimentation controls in the form of geo textile filter fabric fencing and/or stacked hay bales as specified on the Sedimentation Plan. Soil erosion control measures can easily be provided in accordance with Council's policy with compliance required as a condition of consent

4.11 Noise and Vibration

All work will be undertaken during hours specified within the development consent and/or normal construction hours. No adverse impact in terms of vibration is envisaged as conventional slab construction techniques will be employed and no rock hammering or associated work is planned

4.12 The suitability of the site for the development

The proposed site is within an established residential precinct and is close to local commercial, retail and transport facilities. The existing road network provides easy access to all locations. The proposed development is constructed with all services necessary and has been designed to suit site constraints and the character of the surrounding locality. The residential use of the site is permissible with development consent under the provisions of the Penrith Local Environmental Plan and satisfies most of the objectives and provisions of the relevant development control plan as discussed above.

4.13 Any submissions made in accordance with this Act or the regulations

Council will consider any submission/s may receive during the notification period (if any) for this modification application

4.14 Public interest

As this proposal can reasonably satisfy the objectives of all relevant planning instruments and development control plans, approval of the modification application is considered to be in the public interest.

5 CONCLUSION

It is requested that consideration be granted to these modifications based on the individual merits of the proposal, including the suitability of the site for the development and the absence of any adverse impacts associated with the proposed development
The residential use of the site is permissible with development consent.

It is considered that the proposed dwelling will blend with the existing, and likely future character of this section of Jordan Springs. The proposal is not expected to have an adverse impact on the natural or built environment.