



# cityscape

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## STATEMENT OF ENVIRONMENTAL EFFECTS

PROPOSED TWO LOT SUBDIVISION AND DEDICATION  
OF LAND AS ROAD RESERVE

91 FORBES ST, EMU PLAIN

JUNE 2021

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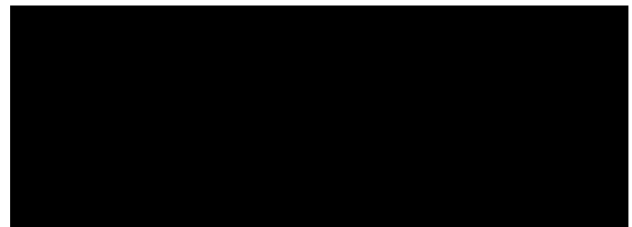
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cityscape planning + projects, 2021

This report is provided to accompany a Development Application to be lodged on the subject land and is to be used for that purpose solely and for the client exclusively. No liability is extended for any other use or to any other party. Whilst the report is derived in part from our knowledge and expertise, it is based on the conditions prevailing at the time of the Report and upon the information provided by the client.

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## 1.0 INTRODUCTION

Cityscape has been engaged to prepare a Statement of Environmental Effects (SEE) to accompany a Development Application (DA) to be submitted on the subject site.

The SEE has been prepared pursuant to Section 4.12 of the *Environmental Planning & Assessment (EP&A) Act 1979*, and clause 50 of the *Environmental Planning & Assessment Regulation, 2000*.

The purpose of this SEE is to:

- Describe the proposed development and its context
- Assess the development proposal against applicable planning instruments, standards and controls
- Assess the potential environmental impacts and mitigation measures

It has been compiled, through on ground investigations, research, analysis and discussion with planning officers from Penrith City Council (PCC).

The DA is to be read in conjunction with the accompanying DA form and following reports and plans identified in the Table below:

**TABLE 1: Accompanying Plans and Reports**

| PLAN/REPORT                           | AUTHOR             |
|---------------------------------------|--------------------|
| Survey + Subdivision Plan             | Freeburn Surveyors |
| Flood Assessment and Engineering Plan | J Wyndham Prince   |
| Quantity Surveyor                     | Kue-S-Services     |

## 2.0 THE SUBJECT SITE

### 2.1 SITE LOCATION + DESCRIPTION

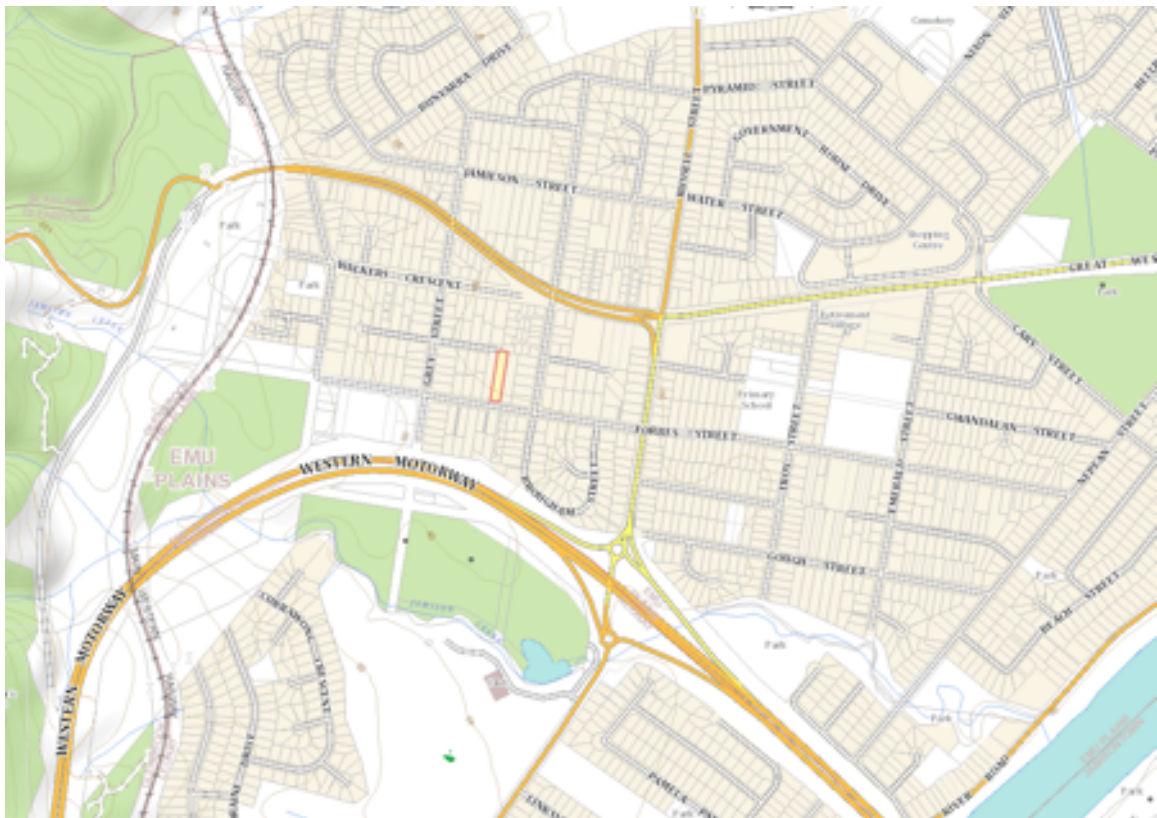
The subject site is a large rectangular shaped parcel of land located on the northern side of Forbes St approximately 100m east of its intersection with Grey St. It also has a second street frontage to Acorn St at its northern boundary.

A plan showing the locality of the site is provided at Figure 1.

The site is known as No.91 Forbes St, Emu Plains but has the following real property description:

**Lot:** 17    **DP:** 236214

**FIGURE 1: LOCATION OF SITE**



## 2.2 SITE DIMENSIONS

The site is a large irregular shaped parcel with a total site area of approximately 2023m<sup>2</sup>. It has a frontage of 20.115m to both Forbes and Acorn Streets.

## 2.3 TOPOGRAPHY

The site within a relatively flat and unrelieved area and as such experiences limited slope or topographic variation, however does fall approx. 3.5m to the north.

Contours and spots levels are provided on the accompanying subdivision plan as well as the topographic plan provided at Figure 2.

The site does not possess any other topographical features of significance, including watercourses or rock outcrops.

## 2.4 FLORA & FAUNA

The site has been largely cleared as part of previous development and use of the site. However still does contain a sparse covering of vegetation including both shrubs and small trees.

The limited vegetation coverage on site is represented in the aerial photo provided at Figure 3, whilst figures 4-6 provide images of the site and its vegetation.

FIGURE 2: SITE TOPOGRAPHY



FIGURE 3: AERIAL VIEW OF SITE



## 2.5 EXISTING DEVELOPMENT

The site currently accommodates a large single storey building, in-ground pool and two garage type buildings, which are located at the rear of the site. Images of those buildings are also provided at Figures 5-6.

The site also currently sits within a future road reserve area that forms the cul-de-sac head of Acorn St. This is shown at Figure 4.

## 2.6 ADJACENT DEVELOPMENT

The site sits within an established residential environment and as such adjoins other similar suburban type residential development in all directions. This development and land use is evident in the aerial photo provided at Figure 7.

FIGURE 4: **ACORN ST**





FIGURE 5: EXISTING DWELLING



FIGURE 6: EXISTING REAR YARD AREA



## 2.7 ABORIGINAL & EUROPEAN HERITAGE

A search of Council and NSW databases has confirmed that neither the subject site nor lands within the immediate vicinity of the site are identified as containing any identified items of Aboriginal or European heritage. Written confirmation of the absence of Aboriginal heritage is provided at Annexure A.

## 2.8 SERVICES & INFRASTRUCTURE

The site forms part of an established urban area and as such enjoys access to power and communication services as well as access to *Sydney Water's* reticulated water and sewer services.

## 2.9 LOCAL VIEWSHEDS

The site is not located within an area that is attributed with scenic landscape values but does enjoy a pleasant and open outlook.

## 2.10 HAZARDS & NUISANCE

The site is not identified as being bushfire prone land on the relevant Council map.

However, the very northern section of site is identified as being exposed to 1% AEP overland flood flows. An extract of that flood map is provided at Figure 8 and demonstrates the limited extent of overland flood flows impact.

The site is not exposed to any other conceivable hazard or risk.

FIGURE 7: ADJACENT LAND USE



FIGURE 8: FLOOD MAP



## 3.0 DEVELOPMENT PROPOSAL

The applicant seeks Council consent for the subdivision of the subject site to create 2 (one additional) allotments together with a third lot that is proposed to be dedicated to Council as road reserve.

The southern lot will retain the existing dwelling house within its boundaries whilst the northern lot will retain the inground pool and sheds.

Vehicle access to both lots is proposed via Forbes St and Acorn St respectively. The Acorn St access to proposed lot 171 will require construction of a temporary driveway 3.6m (minimum) wide.

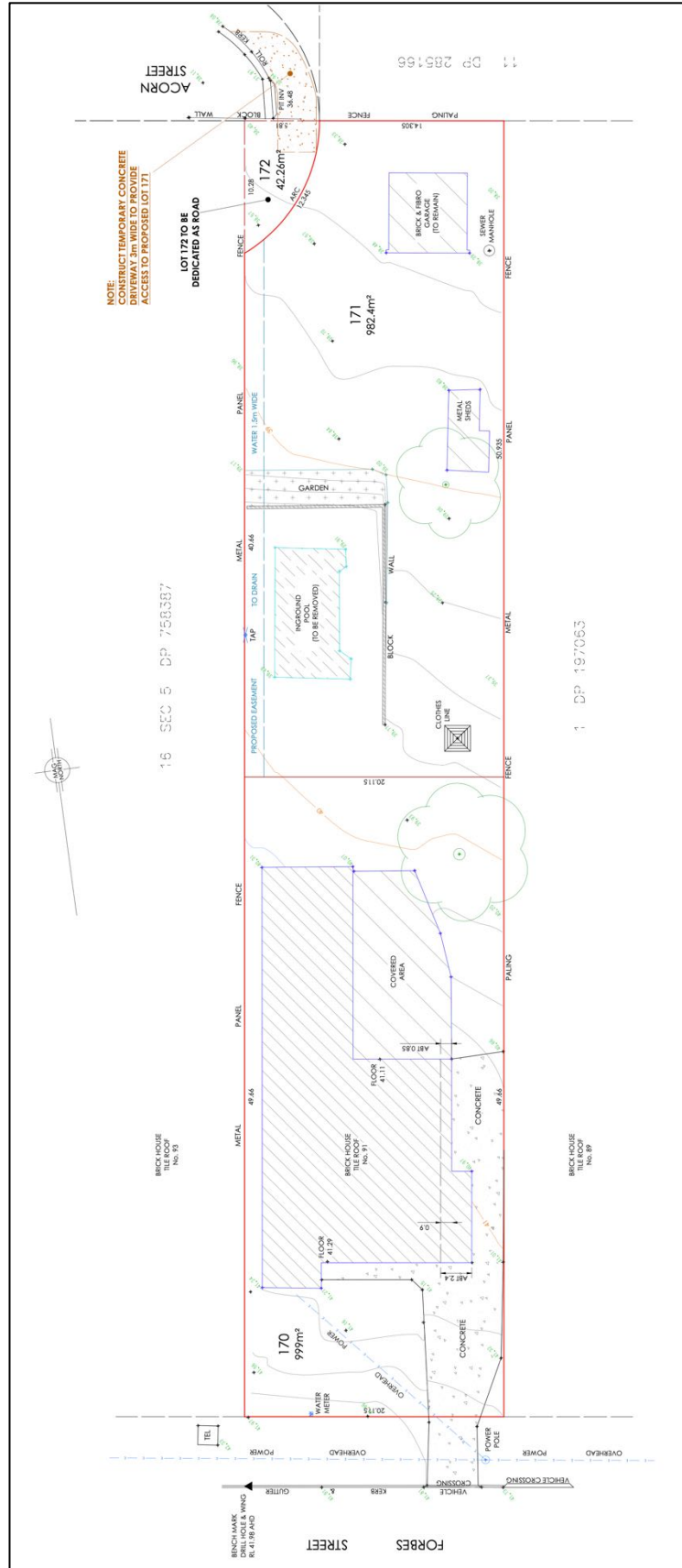
The subdivision will also create a third parcel (identified as proposed lot 172) that will represent that relevant portion of the site to be dedicated to Council to facilitate the construction of that relevant section of the cul-de-sac head to Acorn St. This parcel will never be registered as a lot.

The dimension of each lot is and proposed access arrangement is represented in Table 2 and a detailed subdivision plan accompanies the Development Application however a representation of that plan is provided at Figure 9.

**TABLE 2: PROPOSED LOT DIMENSIONS**

| Proposed Lot | Area (m <sup>2</sup> ) | Lot Width | Lot Depth | Vehicular Access |
|--------------|------------------------|-----------|-----------|------------------|
| Lot 170      | 999m <sup>2</sup>      | 20.115m   | 49.66m    | Forbes St        |
| Lot 171      | 982.4m <sup>2</sup>    | 20.115m   | 50.935m   | Acorn St         |

FIGURE 9: PROPOSED SUBDIVISION PLAN



A 1.5m drainage easement is also provided at the western boundary to facilitate drainage of stormwater under gravity to Acorn St from lot 170 across proposed lot 171.

The development would also necessitate to stormwater pits and lines located both on site and within the Acorn St road reserve as shown on the accompanying engineering plans.

## 4.0 STATUTORY SITUATION

### 4.1 ZONING

The subject site is zoned **R2 Low Density** pursuant to Penrith LEP 2010. An extract of the relevant zone map is provided at Figure 10.

### 4.2 MINIMUM LOT SIZE

Clause 4.1 of Penrith LEP 2010 references the relevant map that defines the minimum lot size for subdivision of the subject land. An extract of this map is provided at Figure 11 and identifies the minimum lot size of 600m<sup>2</sup>.

Table 2 demonstrates that proposed lots 170 and 171 readily achieves the relevant development standard.

The area identified as proposed lot 172 provides a site area of only 42.26m<sup>2</sup>, which is below the minimum lot size. However, this land will be dedicated to Council as a road reserve under S.49 of the *Local Government Act, 1993* and as such will never be registered as a lot. Accordingly, the development causes no non-compliances with minimum lot size development standard.

### 4.3 MINIMUM LOT WIDTH AND DEPTH

Clause 4.1(4A) of Penrith LEP 2010 requires that development achieve a minimum lot width of 15m. Both proposed lots provide a minimum lot width of 20.115m and therefore achieve the relevant standard.

The proposed subdivision is therefore permissible under the statutory framework and Council can grant development consent.

FIGURE 10: EXTRACT OF ZONING MAP

Land zoning map - sheet LZN-008

- Zone**
- E1 Neighbourhood Centre
  - E2 Local Centre
  - E3 Commercial Core
  - M1 Mixed Use
  - B1 Business Development
  - E4 Enterprise Corridor
  - N1 National Parks and Nature Reserves
  - E5 Environmental Conservation
  - E6 Environmental Management
  - I1 General Industrial
  - I2 Light Industrial
  - I3 Heavy Industrial
  - R1 General Residential
  - R2 Low Density Residential
  - R3 Medium Density Residential
  - R4 High Density Residential
  - R5 Large Lot Residential
  - RE1 Public Recreation
  - RE2 Private Recreation
  - PU1 Primary Production
  - PU2 Rural Landscape
  - PU3 Primary Production Small Lots
  - SPT1 Special Activities
  - SPT2 Infrastructure
  - W1 Natural Waterways
  - WSP SEPP Western Sydney Parklands

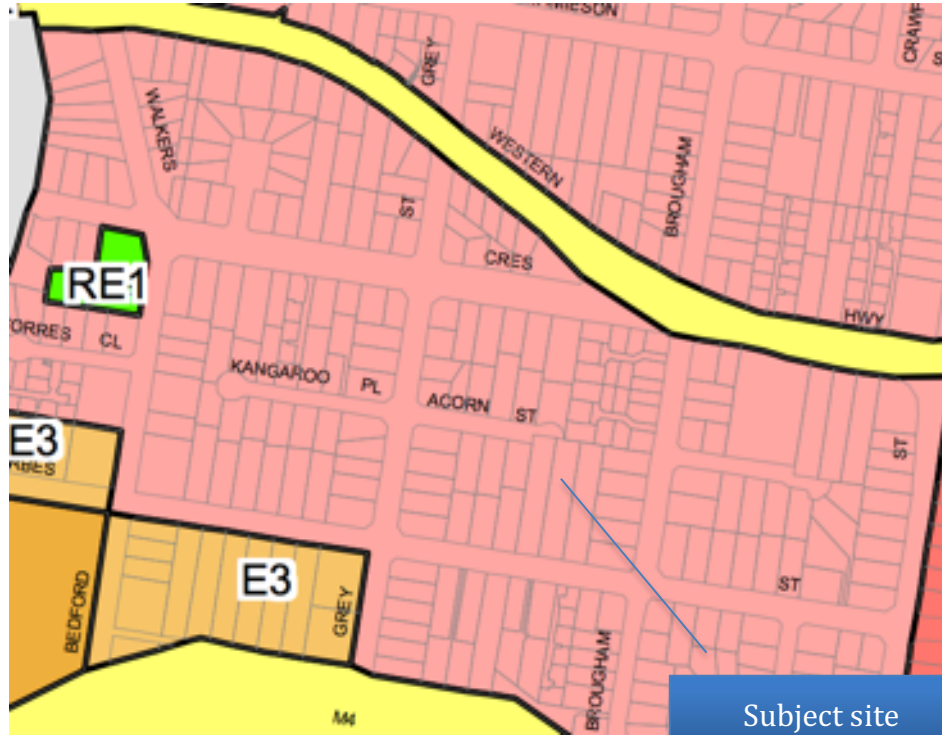
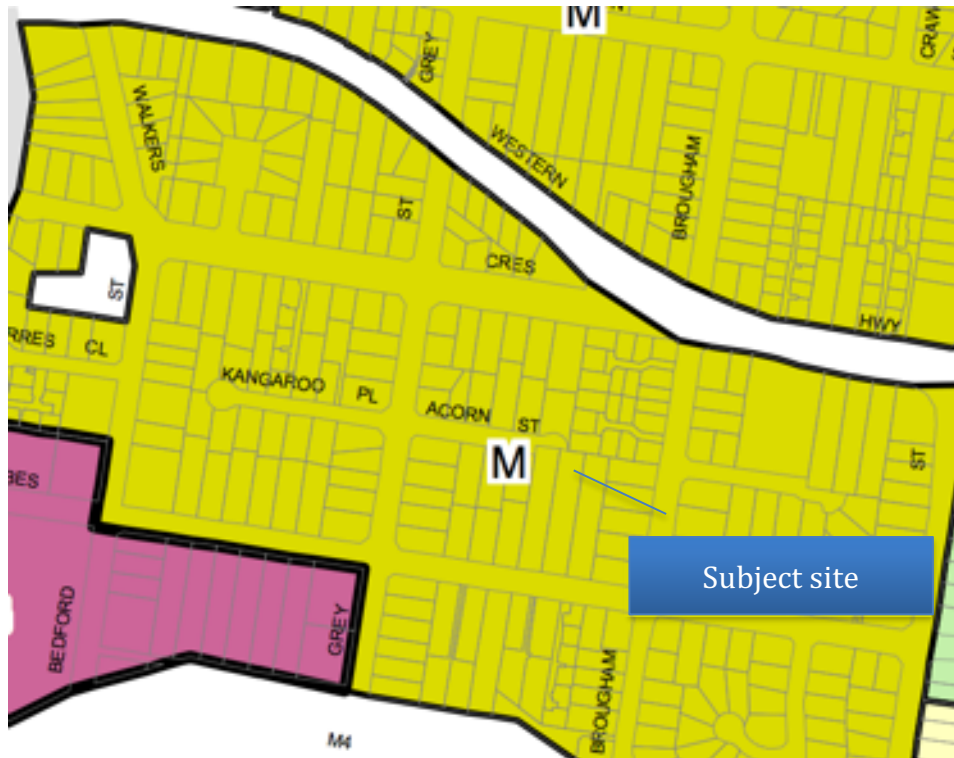


FIGURE 11: EXTRACT OF MINIMUM LOT SIZE MAP

Minimum Lot Size (sq m)

- F 400
- G 450
- K1 550
- K2 560
- M 600
- R 750
- S 800
- U1 1000
- U2 1200
- V 2000
- W 4000
- X 6000
- Y1 10000 (1 ha)
- Y2 12500 (1.25 ha)
- Z 20000 (2 ha)
- AB1 100000 (10 ha)
- AB2 200000 (20 ha)
- AB3 400000 (40 ha)
- A 1000000 (1000 ha+)
- Refer to Clause 7.16, 7.19 & 7.21





## **5.0 PLANNING ASSESSMENT**

### **5.1 THE PROVISION OF ANY ENVIRONMENTAL PLANNING INSTRUMENT**

#### **5.1.1 SREP NO.20 – HAWKESBURY NEPEAN**

*Sydney Regional Environmental Plan No 20 (SREP 20)* is in place to protect the environment of the Hawkesbury-Nepean River system by ensuring that the impacts of future land uses are considered in a regional context.

It seeks to achieve this by providing a series of strategies and planning controls that all development must be considered against.

The proposed development is not in conflict with this objective, and it is considered that any risks relating to the protection of the Hawkesbury-Nepean River system would be considered and addressed through the implementation of any conditions of consent relating to erosion and sediment control, and stormwater runoff mitigation.

#### **5.1.2 SEPP No 55 – REMEDIATION OF LAND**

The object of this Policy is to provide for a State wide planning approach to the remediation of contaminated land. In particular, this Policy aims to promote the remediation of contaminated land for the purpose of reducing the risk of harm to human health or any other aspect of the environment.

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Previous and existing use of the site does not provide any land use or activity that would give rise to any potential for contamination and the development does not propose to change the land use.

The development therefore does not cause any inconsistency with the objectives or provisions of this planning instrument.

### 5.1.3 PENRITH LEP 2010

The relevant provisions of the Penrith LEP 2010 are provided below together with an assessment of the development against those provisions.

## PART 2 PERMITTED OR PROHIBITED DEVELOPMENT

### 2.3 Zone objectives and land use table

#### Zone R2 Low Density Residential

##### 1 Objectives of zone

- To provide for the housing needs of the community within a low density residential environment.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.
- To promote the desired future character by ensuring that development reflects features or qualities of traditional detached dwelling houses that are surrounded by private gardens.
- To enhance the essential character and identity of established residential areas.

- **To ensure a high level of residential amenity is achieved and maintained.**

**COMMENT:**

The development will facilitate new, low density, residential type development opportunities on lands that immediately adjoin similar scaled development.

The new lots will each allow for appropriate scaled built forms that will provide high amenity dwelling envelopes for future dwellings and without adverse impact to existing and adjacent development.

The site and broader area also enjoy access to a range of urban services and facilities and is not expected to exceed the capacities of any of those services.

Accordingly, the development is considered to be consistent with the relevant zone objectives.

## **2.6 Subdivision—consent requirements**

### **(1) Land to which this Plan applies may be subdivided, but only with consent.**

The subject Development Application seeks to obtain formal Development Consent for the subdivision of the site.

## **PART 4 PRINCIPAL DEVELOPMENT STANDARDS**

### **4.1 Minimum subdivision lot size**

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**(3) The size of any lot resulting from a subdivision of land to which this clause applies is not to be less than the minimum size shown on the Lot Size Map in relation to that land.**

The Lot Size Map identifies the subject site as having a minimum lot size of 600m<sup>2</sup>.

Table 2 demonstrates that the subject development provides 2 x lots that each achieve that minimum size and therefore comply with the relevant standard.

## **PART 5 MISCELLANEOUS PROVISIONS**

## **PART 6 URBAN RELEASE AREAS**

## **PART 7 ADDITIONAL LOCAL PROVISIONS**

### **7.2 Flood planning**

**(1) The objectives of this clause are as follows—**

- (a) to minimise the flood risk to life and property associated with the use of the land,**
- (b) to limit uses to those compatible with flow conveyance function and flood hazard,**
- (c) to manage uses to be compatible with flood risks,**
- (d) to enable safe and effective evacuation of land,**
- (e) to ensure the existing flood regime and flow conveyance capacity is not compromised,**
- (f) to avoid detrimental effects on the environment that would cause avoidable erosion, siltation, destruction of riparian vegetation or a reduction in the stability of river banks or waterways.**

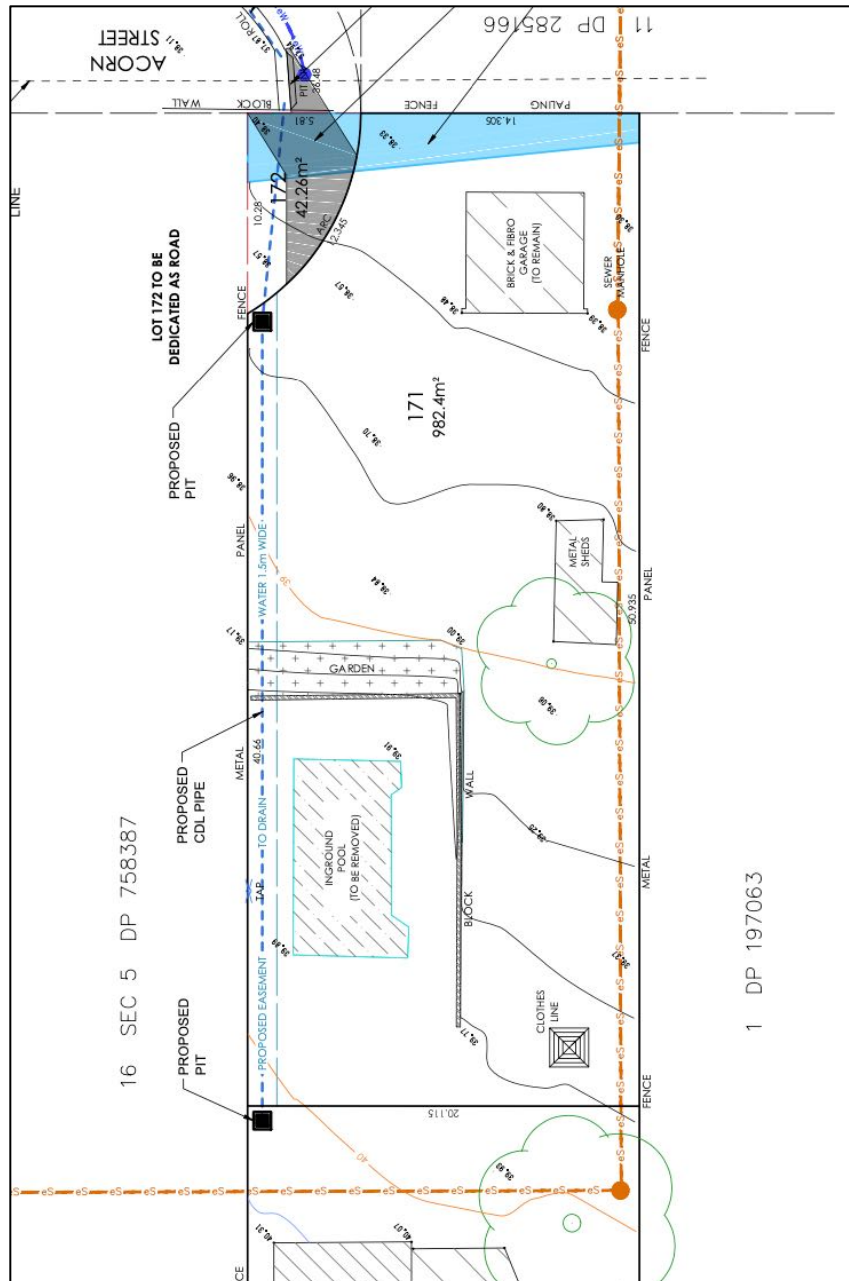
**(2) This clause applies to the following land—**

- (a) land at or below the flood planning level,**
- (b) land identified as “Flood planning land” on the Clause Application Map.**

A Flood Certificate obtained from Penrith City Council on 13/5/2021 has identified the site is exposed to 1% AEP overland flow flood levels varying from RL3805m AHD at the north west corner to RL38.1m AHD at the north east corner.

A flood Assessment has been prepared by J. Wyndham Prince and accompanied this report. This assessment demonstrates that only the very northern section of the site is impacted by overland flood flows t as per the image at Figure 12.

**FIGURE 12: EXTENT OF OVERLAND FLOOD IMPACT**



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The flood assessment identifies a limited scope of works that to manage drainage arrangements and provide adequate vehicle access to the site.

The assessment also demonstrates that any dwelling on site would need to have a finished floor level of (FFL) of RL 39.0m AHD to provide a suitable flood hazard response.

The existing dwelling at 91 Forbes St has a FFL of RL 41.29m AHD and proposed lot 171 provides ample opportunity to provide a dwelling with a FFL of 39.0m AHD.

The development therefore provides an outcome that is compatible with the relevant flood risk and causes no inconsistency with the objectives or requirements of this LEP clause.

## **7.7 Servicing**

**(1) The objective of this clause is to ensure that development of land to which this Plan applies reflects the availability of services.**

**(2) Before granting development consent for development on any land to which this Plan applies, the consent authority must be satisfied that:**

**(a) the development will be connected to a reticulated water supply, if required by the consent authority, and**

**(b) the development will have adequate facilities for the removal and disposal of sewage, and**

**(c) if the development is for seniors housing, the development can be connected to a reticulated sewerage system, and**

**(d) the need for public amenities or public services has been or will be met.**

---

The site forms part of an established urban area and as such enjoys access to power and communication services as well as access to *Sydney Water's* reticulated water and sewer services.

The development will also attract S7.11 development contributions which will assist meeting demand for local amenities and services.

**PART 8 LOCAL PROVISIONS – PENRITH CITY CENTRE**  
**PART 9 PENRITH PANTHERS SITE**

Not relevant to the subject site.

**5.2 THE PROVISIONS OF ANY DRAFT PLANNING INSTRUMENT**

The Department of Planning, Industry & Environment have released a Draft SEPP (Environment) that seeks to protect and manage our natural environment. This Draft SEPP applies to the subject site.

However, the Draft SEPP does not necessarily seek to introduce new planning controls but rather simply seeks to consolidate several SEPP's including SREP 20 – Hawkesbury Nepean.

Accordingly, the development proposes no inconsistency with that Draft SEPP.

There are no other know Draft Planning Instruments relevant to the site or its development.

## 5.3 THE PROVISIONS OF ANY DEVELOPMENT CONTROL PLANS

### PENRITH DCP 2014

#### C1: SITE PLANNING AND DESIGN PRINCIPLES

The site survey provides a detailed analysis of key site features and further analysis of key natural and built features of the site is provided at Section 2 of this report.

The development will facilitate the delivery of a planned road and the new lot will facilitate a future dwelling in an unconstrained section of the site.

It is therefore considered that the development provides a suitable site responsive design.

#### C2: VEGETATION MANAGEMENT

The development does not propose to remove any trees or vegetation.

All vegetation across the site will be retained as part of the development therefore ensuring that a natural landscape character is retained.

#### C3. WATER MANAGEMENT

The is identified as being exposed to the 1% AEP overland flood flows to a very minor extent.



Flood Assessment advice has been prepared and accompanies the DA. The advice states that under Council's Stormwater Drainage Policy (2018), the minimum freeboard requirements of any habitable room must be at least 0.5m above the 1% AEP flood levels and for non-habitable (e.g. garages) areas to be at least 0.1m above the 1% AEP flood.

Therefore, any further development will need to ensure a minimum finished floor level of RL.39.0m.

The existing dwelling at 91 Forbes St has a FFL of RL 41.29m AHD and proposed lot 171 provides ample opportunity to provide a dwelling with a FFL of 39.0m AHD.

A concept stormwater plan is also provided and drains all development to Acorn St per existing and proposed stormwater infrastructure.

#### **C4 LAND MANAGEMENT**

Standard construction measures shall be implemented to ensure the site is protected from erosion and sedimentation during that stage of development.

The site presents no current or historical use that presents potential for contamination.

#### **C5.WASTE MANAGEMENT**

The development will not generate any significant or new wastes.

## C6. LANDSCAPE DESIGN

The retention of all existing vegetation on site ensures that the development that new or additional landscaping is not warranted or necessary.

## C7. CULTURE AND HERITAGE

Not relevant as the site does not accommodate nor is located adjacent to any heritage identified at schedule 5 of the LEP.

## C10. TRANSPORT ACCESS AND PARKING

The development does not propose any new roads but will dedicate land for road reserve purposes and simply rely upon both Acorn St and Forbes St to provide vehicle access.

The RTA document, *Guide to Traffic Generating Developments (2002)*, states that a single dwelling house is likely to generate an average of 9 vehicle trips per day. The development will result in two additional dwellings and therefore will likely generate 9 additional vehicle trips per day.

This is considered to be well within the capacity of the road network and will not cause any significant disruption to the performance of any intersection in the local network.

## C11. SUBDIVISION

Assessment provided below.

## **C12. NOISE AND VIBRATION**

The development does not propose any new noise sources nor is it located in close proximity to any activity that will generate noise nuisance.

## **C13. INFRASTRUCTURE AND SERVICES**

The site is located in an established suburban area and as such enjoys access to full suite of urban infrastructure and services including, water, energy utilities, telecommunication.

The development will also dedicate land to Council to facilitate delivery of the Acorn St cul-de-sac head.

## **C11 – SUBDIVISION**

### **11.3 RESIDENTIAL SUBDIVISION**

The abovementioned section of DCP identifies the following controls for residential subdivision:

#### **11.3.1 ALLOTMENT ORIENTATION**

This control seeks to achieve lot layouts with opportunities for good solar access and energy efficient dwelling design. To best achieve this it identifies a preferred allotment orientation of 20° either side of north.

---

The proposed lot layout identified at Figure 9 reveals that all lots will have excellent solar access being provided with an opportunity to provide a direct northern aspect to both internal and external living areas.

The development is therefore considered to clearly satisfy this element of the DCP.

### **11.3.2 SITE FRONTAGE**

This control seeks to allow the development of small sites and requires that site frontage is sufficient to permit vehicular and pedestrian access to the site and discourages deep, narrow lots. Each lot provides a lot width that well exceeds the minimum lot width as required by the LEP.

Both proposed lots provide a depth to frontage ratio of 2.5:1 which is considered to be a suitable response to the site given the prevailing lot pattern in the local and broader area.

The development is therefore considered to readily satisfy this element of the DCP.

### **11.3.3 ALLOTMENT DIMENSIONS**

This section seeks to provide a diverse range of housing types to meet the increasingly diverse housing demands of the community.

For lots greater than 400m<sup>2</sup> it requires the provision of a 10m x 12m or 8m x 15m building envelope to be provided behind the building line.

---

The subject subdivision proposal provides two lots that will create new and diverse housing opportunities, with each lot having the ability to accommodate the identified building envelope requirements, as identified by the DCP.

No battle-axe lots are proposed as part of the development.

The development is therefore considered to satisfy these elements of the DCP.

#### **11.3.4 ROAD NETWORK**

The development does not propose any new roads but will simply rely upon both Acorn St and Forbes St to provide vehicle access.

The RTA document, *Guide to Traffic Generating Developments (2002)*, states that a single dwelling house is likely to generate an average of 9 vehicle trips per day. The development will result in two additional dwellings and therefore will likely generate 9 additional vehicle trips per day.

This is considered to be well within the capacity of the road network and will not cause any significant disruption to the performance of any intersections in the local network.

#### **11.3.5 ROAD DESIGN + CONSTRUCTION**

The development will result in partial completion of the cul-de-sac head located within St.

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### **11.3.6 LANDSCAPING + SITE DESIGN**

This control seeks to maintain and enhance the existing streetscape and landscape character of areas.

Emu Plains currently provides a suburban landscape character represented as free-standing dwellings located on regular shaped and sized lots with open front gardens and generous landscaped curtilage areas.

The subject site provides limited tree coverage and the development allows for retention of majority of all trees.

The proposed development will insert only one new dwelling into the Acorn St streetscape at a scale and density consistent with the prevailing settlement pattern.

Accordingly, it is considered that the proposed subdivision will not adversely impact upon that landscape character as all key elements of the landscape inclusive of street trees, and remnant vegetation can be largely be retained as part of the subdivision and subsequent development of the site.

### **11.3.7 SERVICES**

### **11.3.8 DRAINAGE**

Not necessarily relevant as the objective and controls relate to larger scale subdivisions.

However, the site does provide a concept stormwater management plan that demonstrates how all storm water from the site can be suitably managed.

### **11.3.9 PUBLIC OPEN SPACE**

The control seeks to ensure appropriate allocations of open space are provided. For established areas it requires that subdivision be accompanied by developer contributions to fund such allocations.

The development will attract those relevant contributions and therefore payment can be expected to be levied as part of a condition of consent.

### **11.3.10 ENVIRONMENTAL SITE MANAGEMENT**

This control seeks to avoid degradation of natural systems.

The subject site is located in a suburban environment that does not accommodate any items of natural or ecological significance.

The development will yield only one additional dwelling in an existing suburban area.

The subject development therefore is consistent with this DCP objective.

## **5.4 IMPACTS OF DEVELOPMENT**

### **5.4.1 NATURAL ENVIRONMENT**

The site does not accommodate any features of natural or ecological significance.

The site also enjoys access to a full range of urban services and utilities including water, sewer and stormwater drainage that will further mitigate adverse impacts upon local or regional water quality.

As a consequence, it can be safely concluded that the development will not cause adverse impact upon the natural environment.

### **5.4.2 BUILT ENVIRONMENT**

The local character of the area is represented as a suburban residential environment that provides single and multi-dwelling houses on a mix of lot sizes with open front garden areas.

The development forms a small and logical infill subdivision that has limited ability to cause adverse impact upon the built environment. It will also facilitate the delivery of important road infrastructure.

Lot sizes area of a type and scale that is consistent with the established land fragmentation pattern of the local area and the development will not generate traffic beyond the capacity of the local network.

Suburban character issues will be further considered as part of future development applications for dwelling and associated built forms.



### **5.4.3 SOCIAL IMPACT**

The proposed subdivision will create an additional housing opportunities in the local area. This is considered to be a positive social impact.

### **5.4.4 ECONOMIC IMPACT**

The proposed subdivision will cause no economic impacts to the local or broader area.

## **5.5 SUITABILITY OF THE SITE**

The subject site is appropriately zoned and serviced to accommodate the proposed subdivision and will cause no adverse impacts to the built or natural environment.

The development will also facilitate the delivery of future road infrastructure by dedicating land to Council as a road reserve.

The subject site is therefore ideally suited to the proposed development.

## **5.6 THE PUBLIC INTEREST**

The public interest is best served when the outcomes from development represents positive benefits as distinct from negative benefits.

The proposed subdivision has no negative outcomes and hence the public interest is best served by approval of the development.

## 6.0 CONCLUSION

This SEE has been prepared as part of a development application which seeks to two (one additional) Torrens Title allotments plus dedicate land to council as a road reserve.

The SEE has assessed undertaken an environmental assessment of the proposal against all relevant environmental planning instruments including Penrith LEP 2010 and its associated DCP.

In summary this assessment demonstrates that the proposal is considered to:

- Provide a small and logical infill type subdivision
- Represents an appropriate response to the context, setting, planning instruments, controls and guidelines and other considerations outlined in Section 4.15(1) of the *Environmental Planning & Assessment Act, 1979*.
- Provide a lot layout that is consistent with the prevailing and desired future character of the site and its surrounds.
- Provide suitable vegetation conservation and stormwater management responses.
- Facilitate the delivery of future road infrastructure
- Have no significantly adverse impacts upon the natural or built environment

The benefits provided by the development outweigh any potential impacts and it is therefore considered to be in the public interest. The proposal will deliver a suitable and appropriate development that is worthy of approval.

# ANNEXURE A: AHIMS SEARCH



**AHIMS Web Services (AWS)  
Search Result**

Purchase Order/Reference : forbes st  
Client Service ID : 269972

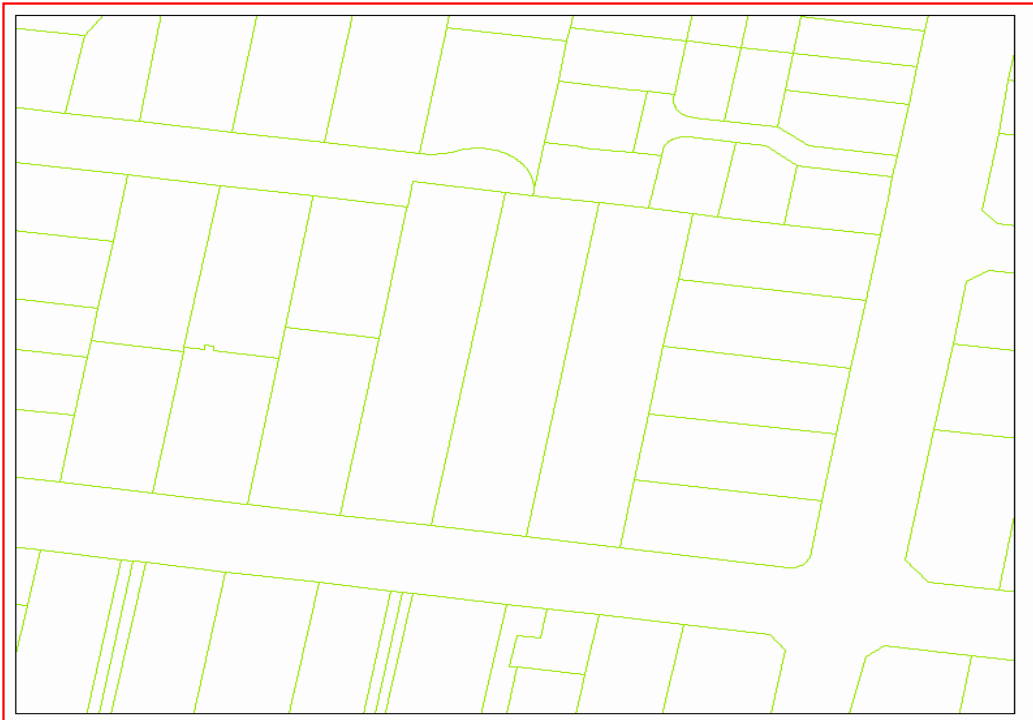
Vince Hardy  
16 Alexandra Cres  
GLENBROOK New South Wales 2773  
Attention: Vince Hardy  
Email: vhardy@cityscape.net.au

Date: 06 March 2017

Dear Sir or Madam:

**AHIMS Web Service search for the following area at Lot : 17, DP:DP236214 with a Buffer of 50 meters, conducted by Vince Hardy on 06 March 2017.**

**The context area of your search is shown in the map below. Please note that the map does not accurately display the exact boundaries of the search as defined in the paragraph above. The map is to be used for general reference purposes only.**



A search of the Office of the Environment and Heritage AHIMS Web Services (Aboriginal Heritage Information Management System) has shown that:

|          |  |
|----------|--|
| <b>0</b> | <b>Aboriginal sites are recorded in or near the above location.</b>          |
| <b>0</b> | <b>Aboriginal places have been declared in or near the above location. *</b> |