

Statement of Environmental Effects

Construction of a Dual Occupancy and Strata Subdivision.

LOT: 20 DP: 1197799

6 Assisi Close, Cranebrook

New South Wales, 2749

Penrith City Council



Statement of Environmental Effects

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Revision

05.11.2021 – Issued to Designer – Waiting for additional information.

08.11.2021 – Issued to Designer – FINAL



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Introduction

This Statement of Environmental Effects has been prepared on behalf of the designer of the proposed development at the subject property, 6 Assisi Close, Cranebrook. This Statement of Environmental Effects provides the supporting evidence for the Construction of a new attached dual occupancy and Strata subdivision (Figure 1) in accordance with the Environmental Planning and Assessment Act 1979 (EPA&A 1979).



Under section 4.15 of the Environmental Planning and Assessment Act 1979, the consent authority is required to assess the impacts of the development. This Statement of Environmental Effects, its supporting plans and reports contain all the necessary information to assist the consent authority in making an informed assessment and determination of the proposal.

This Statement is based on the assessment of the following architectural plans:

Architectural plans prepared by AA Dream Homes, Project No. 2146, Drawing A0 – A16, Revision A, dated October 2021.

Other plans and reports pertaining to this Statement are outlined where relevant within the report.

Local Character and Context

Character is what makes a neighbourhood distinctive. It is created by a combination of the land, public and private spaces and how they interact to make a distinctive character and identity of an area.

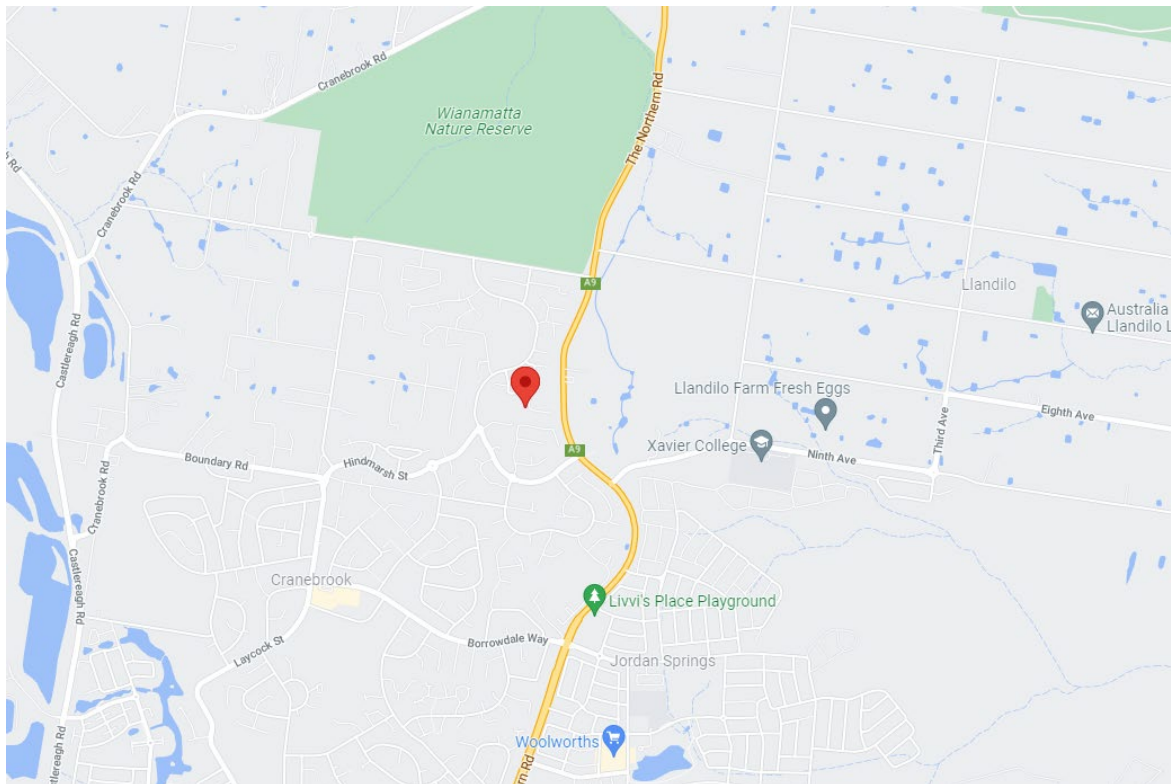


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This includes the interplay between buildings, architectural style, subdivision patterns, activity, topography and vegetation
(<http://www.planning.nsw.gov.au/Policy-and-Legislation/Local-character>)

Local Character

The site is situated west of The Northern Road at Llandilo and north east of the Cranebrook town centre (Figure 2).



Neighbourhood Scale & Streetscape

The locality is characterised by similar lot sizes and frontages, with recently constructed single and double storey dwellings, with associated pools, outbuildings and attached and detached garages (Figure 3)



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Site Scale

Lot 20 DP 1197799 (6 Assisi Close, Cranebrook) is located within an established low residential area, is irregular in shape and has a total area of approximately 640.10m² and an arc frontage of 15.4m frontage (Figure 2). The site has a rear boundary to Corpus Christi Primary School accessed from Andromeda Drive. The site is currently vacant.



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Planning History

DA17/1008: Attached Dual Occupancy & Strata Subdivision x 2 Lots
Determined: 21/02/2018.

The application has since lapsed with no works yet to have commenced.

The Proposal

The development proposes an identical development to that approved in DA17/1008 being an attached dual occupancy and strata title subdivision consisting:

Dual Occupancy

Each dwelling will contain:

Ground floor:

- Entry patio;
- Living room
- Combined Bathroom and Laundry;
- Combined Kitchen, Dining and Living.
- Attached single garage

1st Floor (Unit 1):

- Master Bedroom, WIR & Ensuite



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- Bedroom 2, Bedroom 3 & Bedroom 4
- Bathroom
- TV Area

1st Floor (Unit 2):

- Master Bedroom, WIR & Ensuite
- Bedroom 2 & Bedroom 3
- Bathroom
- TV Area

Strata title subdivision

Lot 1: 348.15sqm

Lot 2: 291.95sqm

Considerations under section 4.15 of the Environmental Planning & Assessment (EP&A) Act 1979

(a)(i) – Provisions of any environmental planning instrument

State Environmental Planning Policies

The following State Environmental Planning Policies are applicable to the land:

SEPP (Building Sustainability Index: BASIX) 2004

This policy aims to ensure consistency in the implementation of the BASIX scheme throughout the State by overriding provisions of other environmental planning instruments and development control plans that would otherwise add to, subtract from or modify any obligations arising under the BASIX scheme.

A BASIX Certificate is provided with this application

SEPP (Infrastructure) 2007

The site is not fronting or adjacent to a rail corridor, classified road or within the vicinity of a telecommunications structure requiring consideration under the SEPP.

SEPP (Vegetation in Non-Rural Areas) 2017

The site does not contain trees or vegetation with biodiversity values.

SEPP 55 – Remediation of Land

The site is currently vacant being part of a newly developed area with dwellings used for residential purposes. In this regard the site does not require remediation under the *Contaminated land Management Act 1997*.

Sydney Regional Environmental Plan No 20—Hawkesbury-Nepean River



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(No 2—1997)

The secondary dwelling will not affect the environment of the Hawkesbury-Nepean River.

Penrith Local Environmental Plan 2010

The site is identified within area covered by Penrith Local Environmental Plan 2010

Zoning:

Zone is R2. The proposed development (Dual Occupancies) is permissible with consent. The objectives of the zone are:

- *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.*

In this regard, the proposal has a compatible land use (i.e. *housing needs of the community within a low density residential environment*). The proposed development therefore complies with one or more objectives of the zone.

4.1 Minimum subdivision lot size

(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.*

(4) *This clause does not apply in relation to the subdivision of any land—*

(a) *by the registration of a strata plan or strata plan of subdivision under the Strata Schemes Development Act 2015, or*

(b) *by any kind of subdivision under the Community Land Development Act 1989.*

The minimum size shown on the Lot Size Map is 550sqm. The development proposes Strata subdivision to which the minimum lot size does not apply.

4.1A Minimum lot sizes for dual occupancies, multi dwelling housing and residential flat buildings

(2) *Development consent may be granted to development on a lot in a zone shown in Column 2 of the Table to this clause for a purpose shown in Column 1 of the Table opposite that zone, if the area of the lot is equal to or greater than the area specified for that purpose and shown in Column 3 of the Table.*



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Column 1	Column 2	Column 3
Dual occupancy (attached)	Zone R2 Low Density Residential	650 square metres

The development is for a Dual occupancy (attached) in Zone R2 Low Density Residential and the lot has an area of 640.10sqm which is less than that required by this clause. A 4.6 Exceptions to development standards have been submitted as a separate attachment with this application for Councils consideration as was the case in the identical approved development DA17/1008.

4.3 Height of buildings

(2) The height of a building on any land is not to exceed the maximum height shown for the land on the [Height of Buildings Map](#).

The height of building is proposed as 8.46m which is less than the height of building shown on the [Height of Buildings Map](#) (8.5m) and therefore complies with this development standard.

4.6 Exceptions to development standards

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

(a) to provide an appropriate degree of flexibility in applying certain development standards to particular development,

(b) to achieve better outcomes for and from development by allowing flexibility in particular circumstances.

(2) Development consent may, subject to this clause, be granted for development even though the development would contravene a development standard imposed by this or any other environmental planning instrument. However, this clause does not apply to a development standard that is expressly excluded from the operation of this clause.

(3) Development consent must not be granted for development that contravenes a development standard unless the consent authority has considered a written request from the applicant that seeks to justify the contravention of the development standard by demonstrating—

(a) that compliance with the development standard is unreasonable or unnecessary in the circumstances of the case, and

(b) that there are sufficient environmental planning grounds to justify contravening the development standard.

(4) Development consent must not be granted for development that contravenes a development standard unless—

(a) the consent authority is satisfied that—

(i) the applicant's written request has adequately addressed the matters required to be demonstrated by subclause (3), and

(ii) the proposed development will be in the public interest because it is consistent with the objectives of the particular standard and the objectives for development within the zone in which the development is proposed to be carried out, and

(b) the concurrence of the Planning Secretary has been obtained.



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5.10 Heritage conservation

The site is not within nor in the vicinity of a heritage item.

5.11 Bush fire hazard reduction

The site is not identified as being affected by bushfire.

5.21 Flood Planning

The site is not identified as being flood prone.

7.1 Earthworks

The dual occupancy will require ground works to support the footings as is standard engineering practice.

7.4 Sustainable development

In deciding whether to grant development consent for development, the consent authority must have regard to the principles of sustainable development as they relate to the development based on a “whole of building” approach by considering each of the following—

- (a) *conserving energy and reducing carbon dioxide emissions,*
- (b) *embodied energy in materials and building processes,*
- (c) *building design and orientation,*
- (d) *passive solar design and day lighting,*
- (e) *natural ventilation,*
- (f) *energy efficiency and conservation,*
- (g) *water conservation and water reuse,*
- (h) *waste minimisation and recycling,*
- (i) *reduction of vehicle dependence,*
- (j) *potential for adaptive reuse.*

The development is considered sustainable. Refer to SEPP BASIX.

(a)(ii) – Provisions of any draft environmental planning instrument

There are no draft environmental planning instruments that apply to the proposed development.

(a)(iii) – Provisions of any development control plan

Penrith Development Control Plan 2014

Penrith Development Control Plan 2014 is applicable to the site. In particular, the following apply:



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C1 Site Planning and Design Principles

This Section provides an overview of the key site planning and design principles applicable to all developments. It illustrates how the design of any development should adopt an integrated approach to improve design quality and sustainability.

1.1. Site Planning	
1.1.1. Site Analysis	
Site analysis should include plan and section drawings of the existing features of the site at the same scale as the site and landscape plan.	A site analysis has been provided.
1.1.2. Key Areas with Scenic and Landscape Values	
N/A. The site is not on land identified in the LEP Scenic and Landscape Values Map (including gateway sites) or on land zoned E1 National Parks and Nature Reserves or E2 Environmental Conservation.	
1.2. Design Principles	
1.2.1. Application of Certification System	
a) Non-residential developments, including mixed-use developments, with a construction cost of \$1 million or more are to demonstrate a commitment to achieving no less than 4 stars under Green Star or 4.5 stars under the Australian Building Greenhouse Rating system, now part of the National Australian Built Environment Rating System (NABERS).	N/A
1.2.2. Built Form - Energy Efficiency and Conservation	
a) The selection criteria for construction materials, including internal fit-out work, should include detailed documentation of their energy efficiency properties.	The development complies with SEPP (BASIX) 2004 and the specifications (CC) outline the material properties.
b) Buildings should be designed on passive solar design principles which: i) Respond to orientation to maximise the northerly aspect and solar access in the cooler periods; ii) Reduce overheating in summer and promote solar gain in winter; and iii) Ensure there is adequate cross flow of air by utilising natural ventilation, resulting in a reduction in the use of mechanical ventilation and/or air-conditioning systems.	The development complies with SEPP (BASIX) 2004 and complies with the relevant heating and cooling loads.
c) The future use and occupants of the building should be considered in the design and location of building services/equipment to ensure that: i) The thermal comfort of occupants is optimised through zoning sections of the floor area to ii) of building services is provided enable individual control of heating and cooling; iii) Lighting systems and fittings have reduced energy consumption that are also appropriate for the use/activity located in that part of the building; iv) The equipment or service will be used and its future use will not affect other elements of sustainability; and v) Sub-metering to individual tenancies within the development to enable individual monitoring of consumption performance.	The development complies with SEPP (BASIX) 2004 and complies with the relevant energy requirements.
d) Common and service areas in the building should incorporate energy and water efficiency/conservation measures in their design and location.	N/A the development does not propose any "common or services areas".
1.2.3. Building Form - Height, Bulk and Scale	
a) Context: An applicant must demonstrate how all proposed buildings are consistent with the height, bulk and scale of adjacent buildings and buildings of a similar type and use.	The proposed dual occupancy is not more than 2 storeys in height and is consistent with a residential development in form and scale.

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<p>b) Character: An applicant must demonstrate how any building's height, bulk and scale will avoid or minimise negative impacts on an area's landscape, scenic or rural character (where relevant) taking into account the topography of the area, the surrounding landscape and views to and from the site.</p> <p>c) Articulation: Where the dimension of the building is 20m or more, an applicant must demonstrate how the building or surface has been articulated (either through built form or materials) to minimise impact on bulk and scale.</p> <p>d) Overshadowing: Building locations, height and setbacks should seek to minimise any additional overshadowing of adjacent buildings and/or public spaces where there would be a significant reduction in amenity for users of those buildings/spaces.</p> <p>e) Setbacks/Separations: Buildings should be sufficiently set back from property boundaries and other buildings to:</p> <ul style="list-style-type: none"> i) Maintain consistency with the street context and streetscape character, especially street/front setbacks; ii) Maximise visual and acoustic privacy, especially for sensitive land uses; iii) Maximise deep root planting areas that will support landscape and significant tree plantings integrated with the built form, enhancing the streetscape character and reducing a building's visual impact and scale; iv) Maximise permeable surface areas for stormwater management; and v) Minimise overshadowing. <p>f) Building Façade Treatment: The aim is to ensure that any built form will:</p> <ul style="list-style-type: none"> i) promote a high architectural quality commensurate with the type of building and land use; ii) adopt façade treatments which define, activate and enhance the public domain and street character; iii) ensure that building elements are integrated into the overall building form and façade design; iv) compose façades with an appropriate scale, rhythm and proportion that responds to the building's desired contextual character; v) design façades to reflect the orientation of the site using elements such as sun shading, light shelves and appropriate glazing as environmental controls; vi) express important corners by giving visual prominence to parts of the façade, for example, a change in building articulation, material or colour, roof expression or building height, and vii) co-ordinate and integrate building services to improve the visual presentation. <p>g) Roof Design: The roof is an important architectural element of any building and:</p> <ul style="list-style-type: none"> i) the shape and form of the roof should respond to its surrounding context and minimise visual impact from any key viewpoints; and ii) should consider opportunities for incorporating 'green roofs'. 	<p>The site does not have views to or from the site to impact on the area's landscape, scenic or rural character.</p> <p>The dimension of the building is not more than 20m.</p> <p>The site is located along the east-west axis with shadows being cast to the front of the dwelling and its access handle at 8 Assisi Close not reducing the amenity of the users of that site.</p> <p>The setbacks are consistent with the requirements of the DCP to ensure privacy and the availability of landscape area and the like.</p> <p>The proposed development has a façade that consistent with a residential dwelling.</p> <p>The roof is pitched consistent with a residential dwelling.</p>
<p>1.2.4. Responding to the Site's Topography and Landform</p>	
<p>a) Applicants must demonstrate how the development responds to the natural topography and landform of the site based on analysis drawings.</p> <p>b) Any built form should be located, oriented and designed to</p>	<p>The site has a slope from south to north (side to side) and west to east (rear to front). The development incorporates minimal cut and fill.</p>

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<p>minimise excavation, cut and fill in accordance with the requirements of the Land Management Section of this Plan.</p> <p>c) The built form should respond to the natural topography by:</p> <ul style="list-style-type: none">i) Avoiding steep slopes for buildings;ii) Aligning the built form with the contours; andiii) Utilising split level design on gentler slopes. <p>d) Where relevant, buildings should be placed so there is a backdrop of a hill, slope or rise behind the building. In this way, the ridgeline of any building is lower than the highest level of any hill, slope or rise on which the building is placed to avoid being visible above that hill, slope or rise.</p>	
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C3 Water Management

General Objectives

- a) To adopt an integrated approach that takes into account all aspects of the water cycle in determining impacts and enhancing water resources;*
- b) To promote sustainable practices in relation to the use of water resources for human activities;*
- c) To minimise water consumption for human uses by using best practice site planning, design and water efficient appliances;*
- d) To address water resources in terms of the entire water catchment;*
- e) To protect water catchments and environmental systems from development pressures and potential pollution sources;*
- f) To protect and enhance natural watercourses, riparian corridors, wetlands and groundwater dependent ecosystems;*
- g) To protect, conserve and enhance surface and groundwater resources;*
- h) To integrate water management with stormwater, drainage and flood conveyance requirements; and*
- i) To utilise principles of Water Sensitive Urban Design in designing new developments or infill development in existing areas.*

The site is not identified as being affected by flood. The dual occupancy will not cause undue load on the stormwater system.

C5 Waste Management

General Objectives

- a) To facilitate sustainable waste management within the City of Penrith in accordance with the principles of Ecologically Sustainable Development;*
- b) To manage waste in accordance with the 'Waste Hierarchy' to:*
 - i) Avoid producing waste in the first place;*
 - ii) Minimise the amount of waste produced; iii) Re-use items as many times as possible to minimise waste;*
 - iv) Recycle once re-use options have been exhausted; and v) Dispose of what is left, as a last resort, in a responsible way to appropriate waste disposal facilities;*
- c) To assist in achieving Federal and State Government waste minimisation targets as set out in the Waste Avoidance and Resource Recovery Act 2001 and NSW Waste Avoidance and Resource Recovery Strategy 2007;*
- d) To minimise the overall environmental impacts of waste by:*



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- i) Encouraging development that facilitates ongoing waste avoidance and complements waste services offered by both Council and/or private contractors;*
- ii) Requiring on-site source separation and other design and siting standards which assist waste collection and management services offered by Council and/or the private sector;*
- iii) Encouraging building designs and construction techniques that minimise waste generation;*
- v) Maximising opportunities to reuse and recycle building and construction materials as well as other wastes in the ongoing use of a premise; and*
- v) Reducing the demand for waste disposal.*

A waste management plan has been prepared in accordance with the requirements of the DCP.

C10 Transport, Access and Parking

General Objectives

- a) To integrate transport planning and land use to promote sustainable development and greater use of public transport systems;*
- b) To minimise the impacts of traffic generating developments and manage road safety issues;*
- c) To ensure that access paths and driveways are integrated in the design of developments and minimise impacts on road systems;*
- d) To provide appropriate parking for all development whilst promoting more sustainable transport use;*
- e) To facilitate connections and accessibility for those using non vehicle transport by providing appropriate facilities to improve amenity and safety;*
- f) To facilitate bicycle connections and provide appropriate bicycle facilities to improve amenity and safety; and*
- g) To ensure that access is provided for all people with diverse abilities.*

Each dwelling is provided with a single attached garage located behind the building line with sufficient space to the front for a second hard stand space.

C12 Noise and Vibration

General Objectives

The objective of this section is to ensure that future development that generates noise or vibration does not adversely affect the amenity of surrounding land uses.

The site is not fronting or adjacent to a rail corridor, classified road requiring a noise assessment. The subdivision or the construction of dwellings will not unduly increase noise in the area.

D2 Residential Development

2.2. Dual Occupancies

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2.2.2 Preferred Configuration for Dual Occupancy Development	
<p>1) New development should incorporate the traditional configuration of the cottages and cottage gardens that define the character of Penrith's established neighbourhoods, because:</p> <p>a) traditional development demonstrates social and urban design benefits, particularly the orientation of dwellings and their private open spaces towards the street rather than overlooking neighbouring dwellings and gardens;</p> <p>b) patterns of buildings and private gardens in established neighbourhoods have visual and symbolic richness that are valued by their community;</p> <p>c) the use of traditional features softens the popular perception that redevelopment is changing the traditional character of Penrith City.</p> <p>2) There are several possible types of dual occupancy development:</p> <p>a) attached: as semi-detached pairs fronting the street, or one dwelling set behind another;</p> <p>b) detached: either two dwellings fronting the street, or one dwelling set behind another.</p> <p>3) In order to reflect patterns of traditional development, the preferred configuration for dual occupancies involves a "green corridor" of trees and shrubs along rear boundaries:</p> <p>a) conserving remnant vegetation;</p> <p>b) providing new shelter and habitat;</p> <p>c) contributing to streetscape; and</p> <p>d) providing a green outlook for dwellings.</p> <p>4) In order to reflect patterns of traditional development, the preferred configuration for dual occupancies involves substantial back garden areas:</p> <p>a) adjoining neighbouring back yards;</p> <p>b) surrounded by stepping building forms, predominantly of a single storey.</p> <p>5) In order to reflect patterns of traditional development, the preferred configuration for dual occupancies involves garages integrated with the design of buildings and front gardens:</p> <p>a) allowing living areas and entrances to remain visible from the street;</p> <p>b) maximising the area available for front garden plantings.</p>	<p>The development is appropriate for the residential streetscape and generally incorporates a traditional configuration and presentation to the streetscape.</p> <p>The dwellings are attached side-by-side fronting the street</p> <p>Landscaping is provided to the front, sides and rear of the development.</p> <p>Landscaping is provided to the front, sides and rear of the development.</p> <p>A single attached garage is provided to the street façade of each of the dwellings flanked by a living room and with sufficient space in the front yard for landscaping</p>
2.2.3 Alternative Configuration for Dual Occupancy Development	
Various Controls	N/A. The development is for "traditional" side by side dual occupancy.
2.2.4 Urban Form	
<p>1) Both dwellings should front the street, and display a traditional orientation with:</p> <p>a) a semi-detached configuration, and an individual architectural appearance for each dwelling (that is, non-symmetrical); and</p> <p>b) living rooms and entrances facing the street rather than neighbouring properties; and</p> <p>c) extensive private gardens to the rear adjacent to neighbouring yards; and</p> <p>d) garages integrated within the building façade, ensuring that at least one principal living room and the entry to each</p>	<p>Both dwellings front the Assisi Close street frontage, and display a traditional orientation with:</p> <p>a) a semi-detached configuration, and an individual architectural appearance for each dwelling; and</p> <p>b) a ground floor living rooms and entrances that face the street; and</p> <p>c) extensive private gardens to the rear adjacent to neighbouring yards; and</p> <p>d) garages integrated within the building façade, flanked by a principal living room with the entry to each dwelling visible from the street; and</p>

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<p>dwelling are visible from the street; and e) the size of driveways minimised, retaining sufficient area for attractive front gardens.</p> <p>2) For any dwelling behind the street frontage: a) a single storey appearance; and b) living rooms, entrances and any dormer windows should face the street and / or the landscaped rear boundary setback; and c) private gardens fill the rear setback; and d) conceal garages from the street</p> <p>3) Avoid "gun-barrel" style developments with long buildings, long straight driveways and rows of uniform width garden courtyards: a) for attached dwellings, use stepped walls to cast shadows and reduce apparent scale of buildings; b) for detached buildings that are set one behind the other, separate each building by an "open space corridor" at least 4m wide running across each site: - a combination of garden areas and parking courtyards; or - open parking spaces lined by an "avenue" of shady, overhanging trees;</p> <p>4) "Articulate" all building forms and facades by design measures that cast deep shadows across every elevation: a) external walls should not be longer than 5m between distinct corners; b) use a variety of roof forms and pitches; c) provide windows in every elevation; d) use a variety of shady verandahs, awnings and car-ports.</p>	<p>e) a suitable sized driveway retaining sufficient area for attractive front gardens.</p> <p>N/A. As above.</p> <p>N/A. As above.</p> <p>The development is well articulated across all building forms and facades by design measures that cast deep shadows across every elevation.</p>
<p>2.2.5 Front and Rear Setbacks</p>	
<p>1) Development must be within the development footprint which is determined by the maximum development footprint for your site by: a) The minimum rear setback for a single storey building (or any single storey component of a building) is 4m. b) The minimum rear setback for a two storey building (or any two storey component of a building) is 6m. c) Adopting an average 6m rear setback on irregular shaped allotments; and d) Adopting a front setback that matches the neighbourhood character.</p> <p>2) Within the rear boundary setback: a) there shall be no building encroachments either above or below ground (eaves excepted); b) maximise the amount of undisturbed soil, encouraging rapid growth of healthy trees and shrubs; c) where there are physical encumbrances such as open drains, increase the setback accordingly.</p> <p>3) Determine an appropriate front setback: a) either average the setbacks of b) the immediate neighbours; or c) adopt a 5.5m minimum whichever is the greater dimension; d) and provide extensive landscaping within the front setback area.</p>	<p>Front: front setback that matches the neighbourhood character. Rear: Ground floor: Generally, 4m with the exception of a small portion of the Unit 2 as proposed in the approved DA17/1008. The encroachment does not reduce privacy as the rear neighbour is the rear of Corpus Christi primary School. Upper floor: >6m</p> <p>As above. The rear setback allows for a sufficient area of landscaping.</p> <p>The lot is an irregular allotment and the front setback is consistent with the neighbouring dwelling to the north at 4 Assisi Close.</p>

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<p>4) Permissible encroachments within the front setback are: a) verandahs and pergolas only; b) with a maximum 1.5m encroachment.</p> <p>5) Garages and parking spaces are not permissible within the front setback, other than stacked parking or driveways leading to a garage.</p>	<p>Front patios of not more than 1.21m encroach the front setbacks</p> <p>The garages are located behind the building line.</p>
<p>2.2.6 Building Envelope and Side Setbacks</p>	
<p>1) Development is to comply with the building envelope for the site. The building envelope means a height plane over the site at 45 degrees from a specified height above natural ground level at the side boundaries of the site, as shown in Figure D2.5.</p> <p>2) The building envelope, and the apparent rise in storeys and external wall heights, shall be measured relative to: a) side boundaries only; and b) existing ground level.</p> <p>3) Only minor encroachments through the building envelope shall be permitted: a) eaves to main roofs; b) chimneys and antennas; c) pergolas.</p> <p>4) Cut and fill and ground floor heights are restricted by the following: a) provide stepping building platforms in line with existing topography with floors no higher than 1m above natural ground level; b) restrict cut-and-fill to a maximum of 500mm; c) provide effective sub-soil drainage.</p> <p>5) Pitches for main roofs are to be in accordance with the following: a) for single-storey dwellings: not greater than 35 degrees, providing for attic rooms; b) for two storey dwellings: not greater than 25 degrees, in order to reduce the visual scale of buildings.</p> <p>6) Setbacks from side boundaries should be varied to articulate walls to side boundaries by the following: a) maximise setbacks (and landscaped area) beside neighbouring cottage back-yards; b) Otherwise, a minimum 900 mm setback at ground level for walls no longer than 10m; c) a greater set-back for second storey walls, consistent with the building envelope.</p>	<p>The development generally complies with the building envelope for the site with the exception of an encroachment by the patio at ground floor and minor parts of the upper floor as shown on the front elevation and consistent with that approved in DA DA17/1008. The encroachment is a direct result of the irregular shape of the site. The development does not pose privacy issues from the encroachment having complying with the overall side setbacks, landscaping and maximum height for the site.</p> <p>The building envelope, and the apparent rise in storeys and external wall heights, has been measured relative to: a) side boundaries only; and b) existing ground level.</p> <p>The development includes encroachments as noted above.</p> <p>Cut and fill and ground floor heights are provided: a) stepped building platforms in line with existing topography with floors no higher than 1m above natural ground level; b) Cut of 800mm with fill less than 500mm. The proposed cut is consistent with that approved in DA DA17/1008. The encroachment is a direct result of the topography of the site having a cross fall both north to south and east to west. The cut is able to be undertaken using standard engineering practices and does not result in any privacy issues. c) with effective sub-soil drainage.</p> <p>The pitch for the main roofs is not greater than 25 degrees, in order to reduce the visual scale of buildings (20.5)</p> <p>The setbacks from side boundaries are in excess of 900mm and varied in plan and form.</p>

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<p>7) Zero setbacks from the side boundary are not permissible except for single garages with an open appearance. In addition these garages are to be no taller than 2.1 m at the boundary.</p> <p>8) For any dwelling placed behind another fronting the street, attic rooms are permissible subject to:</p> <ol style="list-style-type: none"> being within the prescribed building envelope within a hipped or gabled roof where the maximum roof pitch is 35 degrees provided that dormer windows do not face side boundaries. 	<p>N/A. Zero setbacks are not proposed.</p> <p>N/A. The dwellings are side-by-side</p>										
<p>2.2.7 Driveways and Parking Areas</p>											
<p>1) Provide onsite parking in accordance with parking section of this DCP.</p> <p>2) Garages for attached dwellings should:</p> <ol style="list-style-type: none"> occupy not more than 50% of any street frontage; flanked by at least one principal living room that faces the street with secondary windows facing the side boundary for light and ventilation. <p>3) For dwellings located one behind the other, driveways should:</p> <ol style="list-style-type: none"> be separated from dwellings by a landscaped verge at least 1m wide; where possible, also separated from boundary fences by a landscaped verge; prevent adverse long-term effect upon any vegetation that must be preserved; provide for effective and healthy landscaping along all site boundaries; drain by gravity to Council's stormwater network. 	<p>Two spaces are provided per dwelling in accordance with the parking section of the DCP.</p> <p>The garages occupy less than 50% of the street frontage and are flanked by a front living room that faces the street</p> <p>N/A. The dwellings are side-by-side</p>										
<p>2.2.8 Landscaped Area</p>											
<p>1) Landscaped areas should be:</p> <table border="1" data-bbox="103 1328 831 1552"> <thead> <tr> <th>Zone</th> <th>Minimum landscaped area % of the site</th> </tr> </thead> <tbody> <tr> <td>R1 Residential General</td> <td>40</td> </tr> <tr> <td>R2 Low Density Residential</td> <td>50</td> </tr> <tr> <td>R3 Medium Density Residential</td> <td>40</td> </tr> <tr> <td>R4 High Density Residential</td> <td>35</td> </tr> </tbody> </table> <p>2) Landscaped areas should provide:</p> <ol style="list-style-type: none"> effective separation between neighbouring dwellings; healthy growth of new trees and shrubs; and long-term survival of existing vegetation required by Council to be preserved (both on-site and on neighbouring properties); and private courtyards for all dwellings and a green outlook; and civic gardens along street frontages. <p>3) Landscaped areas are required to:</p> <ol style="list-style-type: none"> have a minimum width of 2m and serve as functional spaces; should include private courtyards measuring a minimum of 30m²; 	Zone	Minimum landscaped area % of the site	R1 Residential General	40	R2 Low Density Residential	50	R3 Medium Density Residential	40	R4 High Density Residential	35	<p>Required: 50% (320.05m²) Provided: 56% (359m²)</p> <p>The landscaped areas provide:</p> <ol style="list-style-type: none"> effective separation between neighbouring dwellings; healthy growth of new trees and shrubs; and long-term survival of existing vegetation required by Council to be preserved (both on-site and on neighbouring properties); and private courtyards for all dwellings and a green outlook; and civic gardens along street frontages. <p>The landscaped areas:</p> <ol style="list-style-type: none"> have a minimum width of 2m and serve as functional spaces; including private courtyards measuring a minimum
Zone	Minimum landscaped area % of the site										
R1 Residential General	40										
R2 Low Density Residential	50										
R3 Medium Density Residential	40										
R4 High Density Residential	35										

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<p>c) may include verandahs or patios that open directly to private courtyards;</p> <p>d) do not include substantially-paved areas such as buildings, driveways and covered garages;</p> <p>e) that part of any easement exceeding 10% of the site area shall not be included in the landscaped area calculation.</p>	<p>of 30m²;</p> <p>c) include patios that open directly to private courtyards;</p> <p>d) do not include substantially-paved areas such as buildings, driveways and covered garages;</p> <p>e) do not include that part of any easement exceeding 10% of the site area.</p>
<p>2.2.9 Solar Planning</p>	
<p>1) The applicant must demonstrate that dwellings meet acceptable solar standards and that existing neighbouring and proposed private open spaces receive adequate solar access by:</p> <p>a. Providing shadow diagrams prepared by a qualified technician for all two-storey buildings and additions;</p> <p>b. Illustrating the impacts of proposed development upon existing neighbouring dwellings and their open space areas;</p> <p>c. Demonstrating shadows cast by neighbouring buildings;</p> <p>d. Maximising potential for solar gain by placing windows in all exterior walls that are exposed to northern sun;</p> <p>e. Ensuring that the proposed development provides a minimum of 3 hours sunlight between 9am and 3pm on 21 June, to living zones (ie areas other than bedrooms, bathrooms, kitchen and laundry) of each dwelling, and the living zones of any adjoining dwellings;</p> <p>f. Ensuring that the proposed development provides a minimum of 3 hours sunlight between 9am and 3pm on 21 June, to 40% of the main private open spaces of the dwelling and main private open spaces of any adjoining dwellings; and</p> <p>g. In situations where the existing overshadowing by buildings and fences reduces sunlight to less than the minimums noted above, the development is to not further reduced sunlight to the specified areas by more than 20%.</p>	<p>Suitable shadow diagrams are included with the application.</p> <p>The site is located along the east-west axis with shadows being cast to the front of the dwelling and its access handle at 8 Assisi Close not reducing the amenity of the users of that site.</p> <p>Sufficient solar access is available to each of the POS and living rooms within the proposed development.</p>
<p>2.2.10 Significant Landscapes & Townscapes</p>	
<p>Various Controls</p>	<p>N/A. The site is not located in a significant Landscape or Townscape area</p>
<p>2.2.11 Corner Sites and Park Frontages</p>	
<p>Various controls</p>	<p>N/A. The site is not a corner site or a site with a park frontage</p>
<p>2.2.12 Building Design</p>	
<p>1) Dormer windows apply traditional design practices including:</p> <p>a) capped by hipped or gabled roofs, within the building envelope, and no taller than the ridgeline of the building's principal roof;</p> <p>b) appear predominantly glazed, or open and have a vertical proportion;</p> <p>c) occupy not more than 25% of any roof measured in elevation;</p> <p>d) meet guidelines for privacy and solar planning; and</p> <p>e) dormer face to sit above the roof plane, i.e. not to rise continuous from ground level.</p> <p>2) Development should demonstrate a variety of architectural features:</p> <p>a) to express the street frontage as two individual dwellings: attached features such as balconies and verandahs;</p> <p>b) to down-play the appearance of garages awnings and balconies that overhang garage entries are to be used and the garage shutters used should incorporate windows, or semi-transparent screens of lattice, battens or similar</p>	<p>N/A. No dormer windows proposed.</p> <p>The development demonstrates a variety of architectural features including:</p> <p>a) expressing the street frontage as two individual dwellings;</p> <p>b) down-playing the appearance of garages;</p> <p>c) minimizing the scale and bulk the alignment of walls by the use of step and corners</p> <p>d) accentuating the articulation of building forms by</p>

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<p>materials;</p> <p>c) to minimize scale and bulk the alignment of walls should be stepped and corners should be overhung by verandahs or awnings, or broken by windows and doors;</p> <p>d) to accentuate articulation of building forms incorporate a variety of windows and doors in all visible walls, use a range of projecting roofs, awnings and verandahs and provide a combination of building materials: painted and face brickwork, and light-weight cladding.</p>	<p>using a variety of windows and doors in all visible walls, projecting roofs, awnings and verandahs and combination of building materials</p>
<p>2.2.13 Energy Efficiency</p>	
<p>1) All new dual occupancy development should employ construction techniques that provide appropriate thermal mass such as:</p> <p>a) ground floor: slab-on-ground;</p> <p>b) walls: masonry internal walls to ground floor are desirable.</p> <p>2) All new dual occupancy development should adopt an appropriate orientation for rooms and windows including:</p> <p>a) living areas - facing within 30 degrees of solar north is desirable;</p> <p>b) windows - at least 50% of glazing facing solar north is desirable, unprotected glazing facing east, west or south shall be avoided and for every habitable room, windows in two external walls are desirable;</p> <p>3) All new dual occupancy development should provide effective shading from summer sun including:</p> <p>a) Overhanging eaves: at least 450mm wide;</p> <p>b) Adjustable exterior shading devices for windows and doors to habitable rooms, and to skylights;</p> <p>c) Pergolas over courtyards.</p> <p>4) All new dual occupancy development should employ effective glazing including:</p> <p>a) for any large south-facing window: high performance glass e.g. double glazing in thermal break frames;</p> <p>b) windows and doors facing east, south or west: high performance glass e.g. Double glazing in thermal break frames;</p> <p>c) all windows and external doors: weather-stripping should be used.</p> <p>5) All new dual occupancy development should adopt a configuration for dwellings that promotes cross-ventilation including:</p> <p>a) living areas and bedrooms with two external walls for windows;</p> <p>b) particularly important for attic rooms.</p>	<p>Refer to SEPP BASIX.</p>
<p>2.2.14 Design of Dwellings and Private Courtyards</p>	
<p>1) A reasonable area of private open space should be provided for each dwelling:</p> <p>a) a minimum of 30m²;</p> <p>b) including one area measuring at least 6m by 4m, suitable for outdoor dining; and</p> <p>c) located immediately next to, and level with, living or dining rooms; and</p> <p>d) also incorporating an area for outdoor clothes-drying at least 2m wide, exposed to sunlight and breeze, screened from view by a fence or wall at least 1.8m tall; and</p> <p>e) with access direct to the street or a common driveway</p>	<p>A reasonable area of private open space is provided for each dwelling including:</p> <p>a) a minimum of 30m²;</p> <p>b) including one area measuring at least 6m by 4m, suitable for outdoor dining; and</p> <p>c) located immediately next to, and level with, living rooms; and</p> <p>d) also incorporating an area for outdoor clothes-drying at least 2m wide, exposed to sunlight and breeze, screened from view by a fence or wall at least 1.8m tall; and</p>

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<p>through a courtyard at least 2m wide; or via a carport with an open design.</p> <p>2) Landscaped areas should maximise the area available for private courtyards and gardens:</p> <p>a) the front and rear boundary setbacks should be used for private residential gardens;</p> <p>b) common open space should be restricted to the verges of any shared driveway.</p>	<p>e) with access direct to the street</p> <p>The landscaped areas are maximized throughout the site.</p>
<p>1) Rooms within a dual occupancy development should have dimensions and an area that:</p> <p>a) can accommodate the range of furniture typically associated with their function; and</p> <p>b) recognise that furnishing options may be restricted by the location of windows and doors;</p> <p>c) acknowledge that access and furnishing options may be restricted by raked attic ceilings;</p> <p>d) provide flexibility to meet the needs of future occupants: for example home business activities and aged residents.</p>	<p>Rooms within the development have dimensions and an area that:</p> <p>a) can accommodate the range of furniture typically associated with their function; and</p> <p>b) recognise that furnishing options may be restricted by the location of windows and doors;</p> <p>c) acknowledge that access and furnishing options may be restricted by raked attic ceilings;</p> <p>d) provide flexibility to meet the needs of future occupants: for example home business activities and aged residents.</p>
<p>2.2.15 Garage Design</p>	
<p>1) Garage and parking areas should be planned to:</p> <p>a) minimise disruption to traditional or established streetscapes by concealing from the street;</p> <p>b) provide flexible accommodation for vehicles, domestic pets, storage, and covered areas for outdoor recreation (as shown in figure D2.6);</p> <p>c) minimise transmission of noise to adjoining dwellings;</p> <p>d) provide secure parking;</p> <p>e) allow for maintenance access to rear garden courtyards; and</p> <p>f) provide for effective and healthy landscaping along verges and boundaries.</p> <p>g) permit all turning movements, full opening of vehicle doors as defined by AS 2890.6-2009;</p> <p>2) For dwellings that require two spaces:</p> <p>a) provide at least one covered space;</p> <p>b) for dwellings located one behind the other: the second space may be an open court facing the side driveway; or</p> <p>c) for paired dwellings facing the street: the second space may be stacked on the driveway in front of the covered space. Please refer to figure D2.7.</p> <p>3) Garages and parking spaces are not permissible within the front setback</p>	<p>The garage and parking areas have been planned to:</p> <p>a) minimise disruption to the streetscapes by concealing from the street;</p> <p>b) provide flexible accommodation for vehicles, domestic pets, storage, and covered areas for outdoor recreation;</p> <p>c) minimise transmission of noise to adjoining dwellings;</p> <p>d) provide secure parking;</p> <p>e) allow for maintenance access to rear garden courtyards; and</p> <p>f) provide for effective and healthy landscaping along verges and boundaries.</p> <p>g) permit all turning movements, full opening of vehicle doors as defined by AS 2890.6-2009;</p> <p>The dual occupancy requires 2 spaces per dwelling provided as follows:</p> <p>a) one covered space;</p> <p>c) The second space is proposed as stacked on the driveway in front of the covered space.</p> <p>The garages and parking spaces are not proposed within the front setback</p>
<p>1) Design of covered garages to consider the following:</p> <p>a) low, open appearance similar to a wide verandah;</p> <p>b) if exposed at the end of a building, enclosed by semi-transparent screens that provide for natural ventilation and effective security (rather than surrounded by masonry walls);</p> <p>c) with shutters that have windows, or are semi-transparent screens providing natural ventilation and effective security.</p>	<p>The garages are attached to the front of the dwellings and located behind the building line.</p>
<p>2.2.16 Garden Design</p>	
<p>1) The rear boundary setback should provide:</p> <p>a) private garden courtyards;</p> <p>b) a corridor of habitat, and a green backdrop that is visible from the street;</p> <p>c) conservation for any existing corridor of mature trees; or</p>	<p>The rear boundary setback provides:</p> <p>a) private garden courtyards;</p> <p>b) a corridor of habitat, and a green backdrop that is visible from the street;</p> <p>d) an interlocking canopy of low to medium-height</p>

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<p>d) an interlocking canopy of low to medium-height trees and shrubs; e) predominantly species indigenous to the soils of Penrith City.</p> <p>2) Alongside boundaries, provide: a) small-to medium height canopy trees for sun-shading and privacy separation between dwellings; b) within the verges to any common driveway: hedges fronting windows to any dwelling;</p> <p>3) Alongside boundaries within private courtyards provide: a) feature plantings of ground covers and shrubs growing to fence height at maturity; b) a level area of well-drained turf, or an alternative water-permeable material such as river pebbles.</p> <p>4) Street frontage plantings should provide: a) private gardens for street-front dwellings; b) a civic garden frontage appropriate to the established neighbourhood character; and c) mixed species of trees, shrubs, and accent plantings including flowers and ground covers; d) level areas of well-drained turf; and e) along noisy thoroughfares: noise attenuation with an interlocking canopy formed by at least two rows of trees underplanted with dense hedges.</p>	<p>trees and shrubs; e) predominantly species indigenous to the soils of Penrith City.</p> <p>Alongside boundaries: a) small-to medium height canopy trees for sun-shading and privacy separation between dwellings; b) within the verges to any common driveway: hedges fronting windows to any dwelling;</p> <p>Alongside boundaries within private courtyards provide: a) feature plantings of ground covers and shrubs growing to fence height at maturity; b) a level area of well-drained turf, or an alternative water-permeable material such as river pebbles.</p> <p>Street frontage plantings provide: a) private gardens for street-front dwellings; b) a civic garden frontage appropriate to the established neighbourhood character; and c) mixed species of trees, shrubs, and accent plantings including flowers and ground covers; d) level areas of well-drained turf</p>
<p>2.2.17 Paving Design</p>	
<p>1) Hard paved surfaces should: a) maximise the area available for landscaping and gardens; b) impose no adverse long term effect on any vegetation that Council requires preserved.</p> <p>2) Driveways and associated parking courts should: a) provide an attractive "address" for any dwellings without a direct frontage to the street; b) minimise the area and width of driveways along the street-frontage; c) be overlooked by continuously-occupied rooms such as kitchens and living rooms; d) be divided into panels by bands of contrasting materials or pavers; e) provide barrier-free access continuous from the street to the entrance of each dwelling; f) provide for landscaping as continuous verges along both sides, or as a verge beside dwellings with plantings in pavement cut-outs along a boundary fence; g) incorporate materials and a profile that maximise the potential for direct infiltration of rainfall (other than in areas of recognised high soil salinity); h) collect and channel run off into grated sumps located strategically and integrated with the design of surface pavement.</p> <p>3) Courtyard paving should be provided: a) at the threshold to each doorway leading from a dwelling: at least 1m wide; b) beneath clothes lines; c) where outdoor storage of garbage bins is proposed; d) in the form of widely spaced pavers, or porous unit paving,</p>	<p>Hard paving areas are limited to the driveway and access from the driveway to the front porches.</p> <p>Driveways: b) minimise the area and width of driveways along the street-frontage; c) are overlooked by continuously-occupied front living room; d) have an appropriate finish; e) provide barrier-free access continuous from the street to the entrance of each dwelling; f) provide for landscaping as continuous verges along both sides, g) incorporate materials and a profile that maximise the potential for direct infiltration of rainfall; h) collect and channel run off into grated sumps located strategically and integrated with the design of surface pavement.</p> <p>Suitable paving is provided: a) at the threshold to each doorway leading from a dwelling at least 1m wide; b) beneath the clothes lines; c) where outdoor storage of garbage bins is proposed;</p>

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<p>maximising direct infiltration of rainfall.</p>	
<p>2.2.18 Fences and Retaining Walls</p>	
<p>1) Be sympathetic to the natural setting and character in form, materials and colour.</p> <p>2) Maximise natural surveillance from the street to the building and from the building to the street.</p> <p>3) Be structurally adequate, in accordance with the Building Code of Australia, and meets the Dividing Fences Act.</p> <p>4) Fences should be no taller than:</p> <p>a) 1.8m generally; and</p> <p>b) 2.4m on sloping sites, including the height of any retaining wall.</p> <p>5) Fences along boundaries forward of the front building alignment: Penrith Development Control Plan 2014 D2 Residential Development D2 - 33</p> <p>a) should not be taller than 1.2m, or if taller, of see-through construction;</p> <p>b) should not be constructed of metal panels;</p> <p>c) walls of solid construction and taller than 1.2m (such as courtyard walls) should be set back at least 2m from the front boundary (to allow for landscaping) and should not occupy more than 50% of the allotment width.</p> <p>6) Fences along boundaries along driveways and separating existing multi-unit housing, or fronting a public park should be 1m tall, or if taller, of see-through construction;</p> <p>7) Fences along boundaries around private courtyards should minimise cross-viewing and the transmission of noise;</p> <p>8) Fences along boundaries in any location that can be seen from the street or a public park frontage should not be constructed of metal panels;</p> <p>9) Fences along boundaries fronting noisy thoroughfares:</p> <p>a) solid masonry walls are acceptable to a maximum of 1.8m; and</p> <p>b) incorporating corners and planting beds every 5m;</p> <p>10) Where fencing affects easements or stormwater flow paths: consult with Council and the relevant authority.</p> <p>11) Fencing of a "see-through" construction includes:</p> <p>a) panels set into a timber frame or between brick piers; where</p> <p>b) any solid base is not taller than 1m; and</p> <p>c) panels are spaced pickets or palings, or lattice.</p> <p>12) Retaining walls:</p> <p>a) generally should be no taller than 500mm;</p> <p>b) should not cut through roots of any tree required by Council to be preserved;</p> <p>c) should be separated from any associated fence by a planter-bed at least 500mm wide, minimising the apparent overall height of fencing;</p>	<p>No retaining walls or front fences are proposed. A 1.8m high dividing fence is proposed between the two dwellings to the rear.</p>

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d) should provide drainage for any associated planter-bed;
e) should be separated from any driveway by a landscaped verge at least 500mm wide, to prevent impact damage from vehicles.

2.2.19 Visual and Acoustic Privacy and Outlook

1) Demonstrate a package of measures that achieves reasonable privacy:
a) for adjacent dwellings: at least 3m between any facing windows, screened by landscaping or other means including courtyard walls, or pergolas to prevent cross viewing from first storey windows;
b) dormer windows generally to be oriented to face the street or the rear boundary;
c) private courtyards should be screened by pergolas and masonry walls to prevent direct cross-viewing and excessive transmission of noise;
d) screening measures, including:
i) offsetting of windows; or
ii) oblique orientation for windows; or
iii) external screens to windows; or
iv) courtyard walls and pergolas;
v) note that landscaping (other than established trees and shrubs that are proposed to be retained) should not provide the principal means of screening;
e) rooms other than bedrooms should have any windows facing a driveway screened by landscaped verges at least 2m wide;
f) bedroom windows facing a driveway should be screened by masonry walls at least 1.5m tall located at least 1m from the face of the window;
g) All balconies and decks higher than 800mm above existing ground level shall incorporate privacy measures such as screening or landscape planting.
h) for windows of habitable rooms with a direct outlook onto windows of habitable rooms of adjacent dwellings:
i) are offset by a distance sufficient to limit views between windows; or
ii) have sill heights of 1.7 m above floor level; or
iii) have fixed obscure glazing in any part of the window below 1.7 m.

2) Demonstrate measures that protect dwellings from external noise sources:
a) windows to ground-level living rooms screened by landscaped verges at least 2m wide;
b) within any dwelling, bedrooms should not adjoin the garage or living rooms of a neighbouring dwelling; internally, bedrooms should be segregated and separated from living areas by hallways, stairs or service rooms;
c) sound resisting construction of separating walls, floors and windows, in accordance with BCA;
d) zoning of dwellings into active living areas and passive sleeping areas, separated by corridors and/or service zones;
e) plant and equipment should be effectively screened and located away from sleeping areas;
f) along frontages to noisy arterial roads or the rail corridor:
i) locate habitable rooms and private open spaces away from noise sources and if required protect with appropriate noise shielding devices;
ii) comply with the requirements of relevant noise and

The development includes suitable privacy measures that include:

- Separation between the proposed development and adjoining developments
- Windows to habitable rooms that have an FFL of 1.5m
- Are offset from the windows of the adjoining dwelling

The development protects the dwellings from external noise sources by:

- a) screening windows to ground-level living rooms with landscaped verges at least 2m wide;
- b) bedrooms do not adjoin the garage or living rooms of a neighbouring dwelling; internally, bedrooms are segregated and separated from living areas
- c) including sound resisting construction of separating walls, floors and windows, in accordance with BCA;
- d) zoning of dwellings into active living areas and passive sleeping areas, separated by corridors and/or service zones;
- e) locating and screening plant and equipment from sleeping areas;
- i) locating habitable rooms and private open spaces away from noise sources;

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<p>vibration guidelines published by the NSW Government. The NSW Government sets standards in relation to acceptable noise levels for all operations and land uses through the Environment Protection Authority's Environmental Noise Control Manual. These standards apply in all cases.</p> <p>iii) provide a detailed acoustic design report that demonstrates compliance with the above requirements;</p> <p>iv) provide a certificate of compliance at completion of construction;</p> <p>v) under extreme circumstances identified by Council, employ fixed glazing with air-conditioning for street-frontage bedrooms.</p>	
<p>2.2.20 Safety and Security</p>	
<p>1) Encourage a sense of community:</p> <p>a) dwelling entrances, the window to at least one continuously-occupied room and private courtyards should face the street and/or a common driveway;</p> <p>b) fences should be designed to facilitate glimpses or filtered views from dwellings and private courts to the street and to driveways.</p> <p>2) Ensure that at least one continuously-occupied room in each dwelling (a kitchen or living room) overlooks:</p> <p>a) the front street;</p> <p>b) driveways and garage forecourts.</p> <p>3) Prevent concealment of intruders by:</p> <p>a) uniform lighting levels across common areas such as driveways;</p> <p>b) planning which does not provide hidden recesses;</p> <p>c) along common pathways: selection of appropriate plant species according to height and density.</p>	<p>A sense of community is encouraged by:</p> <p>a) having the dwelling entrance and the window to a front living room facing the street and common driveway;</p> <p>b) fences are designed to facilitate glimpses or filtered views from dwellings and private courts to the street and to driveways.</p> <p>2) A front living room in each dwelling overlooks:</p> <p>a) the front street;</p> <p>b) driveways and garage forecourts.</p> <p>The prevention of concealment of intruders is mitigated by:</p> <p>a) uniform lighting levels across common areas;</p> <p>b) planning which does not provide hidden recesses;</p> <p>c) selection of appropriate plant species according to height and density.</p>
<p>2.2.21 Accessibility and Adaptability</p>	
<p>1) Demonstrate that planning and design measures do not prevent access by people with disabilities:</p> <p>a) access pathways should slope gently and evenly, with a non-slip finish and no steps between the street frontage and principal building entrances;</p> <p>b) stair nosings should have a distinctive colour and texture;</p> <p>c) dwellings should have:</p> <p>i) dimensions consistent with AS 1428.1-Design for access and mobility.</p> <p>ii) hallways at least 1m wide.</p> <p>iii) circulation areas in bathrooms at least 1m wide.</p> <p>2) Demonstrate that dwellings have been designed to meet the needs of an ageing population:</p> <p>a) incorporate design measures which are appropriate to people with disabilities; and</p> <p>b) employ lever-type door handles and traditional cruciform tap-handles; and</p> <p>c) provide for future low-cost modifications to bathrooms:</p> <p>i) future removal of hobs from shower recesses;</p> <p>ii) provision for future attachment of grab-rails to walls.</p> <p>d) provide for future low-cost modifications to kitchens including replacement of underbench shelves with drawers & attachment of grab-rails.</p> <p>e) provide appropriate levels and location of lighting.</p>	<p>Planning and design measures do not prevent access by people with disabilities:</p> <p>a) access pathways slope gently and evenly, with a non-slip finish and no steps between the street frontage and principal building entrances;</p> <p>b) stair nosings should have a distinctive colour and texture;</p> <p>Dwellings have been designed to meet the needs of an ageing population by:</p> <p>a) incorporating design measures which are able to be modified to provide for people with disabilities</p>
<p>2.2.22 Storage and Services</p>	
<p>1) Provide storage for household items:</p>	<p>Sufficient storage is provided throughout the</p>

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<p>a) at least 10m³ per dwelling; either</p> <p>b) as cupboard space within the dwelling in addition to wardrobes; or</p> <p>c) within a lockable garage, not encroaching upon the parking space; or</p> <p>d) in weather-proof lockers that are not visible from the street.</p> <p>2) Letter boxes should be provided according to Australia Post specifications:</p> <p>a) adjacent to the front boundary;</p> <p>b) located conveniently for residents entering the site (by car or on foot);</p> <p>c) integrated with the design of landscaped areas, fences and buildings.</p> <p>3) Demonstrate that dwellings have been designed to accommodate home-based telecommunications facilities and information technologies by allowing for:</p> <p>a) additional telephone lines and outlets;</p> <p>b) additional electrical outlets;</p> <p>c) satellite or cable-based reception.</p>	<p>dwelling.</p> <p>A letter box to Australia Post specifications will be provided to each of the dwellings.</p> <p>Telecommunications are available to the development.</p>
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(a)(iia) – Provisions of any planning agreement

There is no planning agreement in conjunction with this proposal.

(a)(iv) – Provisions of the Environmental Planning and Assessment Regulation 2000 (EP&A Regulation 2000)

The Application has been made in accordance with the relevant matters prescribed by the Regulations.

(b) – the likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality

(i) The environmental impacts of the proposed development on the natural and built environment are addressed under the Development Control Plan section in this report and are satisfactory.

(ii) The proposed development will not have a detrimental social impact in the locality considering the nature of the proposal.

(iii) The proposed development will not have a detrimental economic impact on the locality considering the nature of the existing and proposed land use.

(c) – the suitability of the site for the development

The site is considered suitable for the proposed development.

(d) – any submissions made in accordance with the EP&A Act or EP&A Regulation

This application will be exposed to public comment in the usual manner, as outlined in Part A of the Development Control Plan, however it is not



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anticipated that this process will raise any significant objections if any. We do not anticipate any submissions from neighbouring properties.

(e) – the public interest

The proposed development is within the public interest.

Conclusion

The proposed development has been designed in a way that it addresses the site abilities and constraints whilst satisfactorily demonstrating compliance with the Environmental Planning and Assessment Act 1979 and Council's local planning instruments and guidelines.

Accordingly, this Development Application is submitted in the belief that it deserves council's favourable consideration.

Yours Faithfully,

Tania Hannaford (BURP, Dip.Proj.Management, Cert IV NatHERS Assessment)

Plan for Tomorrow

Plan for Tomorrow has not undertaken a site visit for the purposes of this report and is reliant on the information provided by the designer, consultant reports and information generally available on the internet. This report is provided exclusively for the purposes described in this report. No liability is extended for any other use or to any other party. The report is based on conditions prevailing at the time of the report. The report is only for which the land to which the report relates and only for the day it is issued. This report should be read in conjunction with submitted documents and plans relevant to the Development Application.

