

Statement of Environmental Effects

13/10/2021

For:

Matthew Bowden

Proposing:

Removal of existing trees and construction of New Single Storey Dwelling, In-ground Pool and Detached Shed.

At:

36A Bonner Road, Agnes Banks
Lot 12 DP 1237547

Local Government Area:

Penrith Council

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1.0 Introduction

This Statement of Environmental Effects is written in conjunction with the Issue 3 Architectural plans proposing a Development Application for the proposal of a Removal of existing trees and construction of New Single Storey Dwelling, In-ground Pool and Detached Shed. at 36A Bonner Road, Agnes Banks.

In this document, the scheme is presented and appraised having regard to the relevant planning controls of the Penrith Development Control Plan 2014, Part D1 – Rural Land Uses.

1.2 Site Information

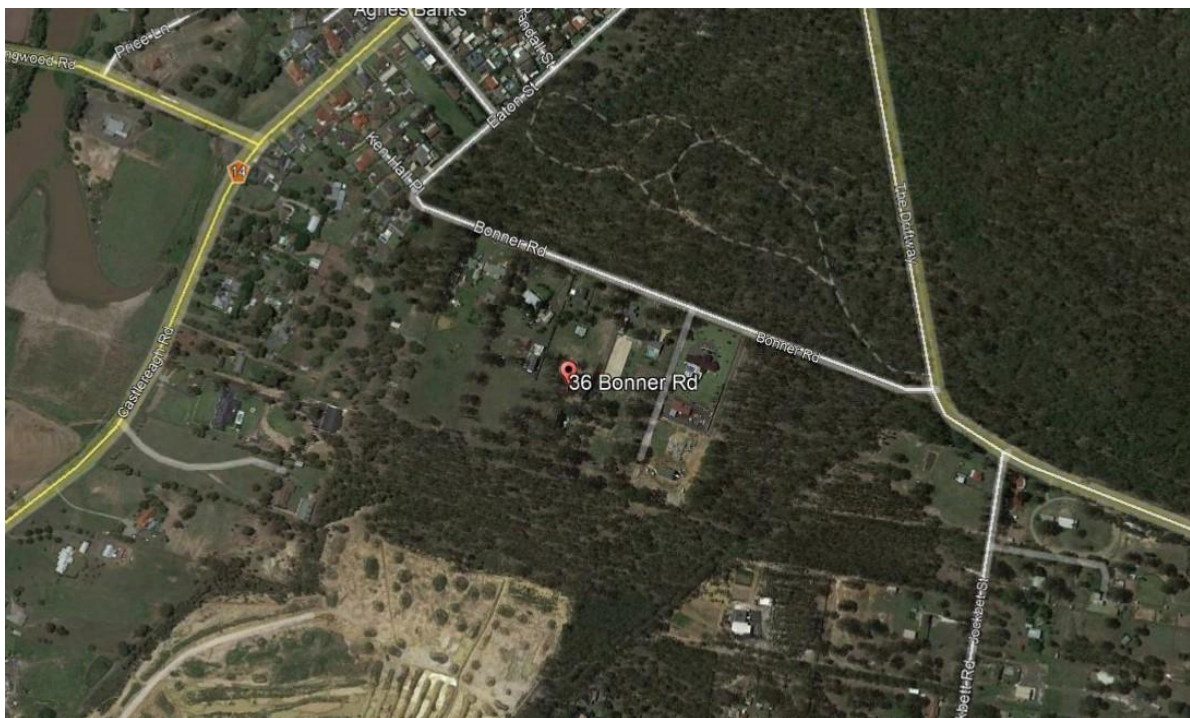
The subject site is located at 36A Bonner Road, Agnes Banks and has a property description of Lot 12 DP 1237547.

The site is an irregular shaped Large sized lot, clear of any structures with a total site area of 1.023 Hectares.

The land is located on the Southern side of the street.

There are no structures present on the site. Vegetation in the form of turf and trees can be found throughout the site.

An aerial photograph of the site and its immediate surroundings has been provided below.



1.3 Proposed Development

The Development Application seeks approval for the construction of a Removal of existing trees and construction of New Single Storey Dwelling, In-ground Pool and Detached Shed..

The proposed works include the construction of a single storey dwelling to create:

- Master Suite with Ensuite and 2 walk in robes
- Activities Room
- Homes Office
- Alfresco
- In-ground swimming pool
- Family/living and dining room
- Bathroom
- Kitchen with Butlers pantry
- Home Theatre Room
- Laundry
- Triple Car Garage
- Bathroom
- 3 bedrooms with BIR's
- 1 bedroom with Walk in robe
- An ensuite to accommodate the guest bedroom
- Detached Shed

2.0 Relevant Objectives and Requirements of the Local Environment Plan

The site is located and governed by the Penrith Local Environmental Plan 2010. Summaries of the relevant planning maps can be identified in the table below:

Land Zoning Map:	'E4' Environmental Living
Lot size Map:	'Y1' 1 ha

2.1 Zoning Permissibility and objectives

Extracts directly from the Penrith Local Environmental Plan 2010 regarding zoning permissibility and objects have been provided below.

Zone E4 Environmental Living

1 Objectives of zone

- To provide for low-impact residential development in areas with special ecological, scientific or aesthetic values.
- To ensure that residential development does not have an adverse effect on those values.
- To minimise conflict between land uses within the zone and land uses within adjoining zones.
- To ensure land uses are compatible with the available infrastructure, services and facilities and with the environmental capabilities of the land.
- To preserve and improve natural resources through appropriate land management practices.

2 Permitted without consent

Home occupations

3 Permitted with consent

Bed and breakfast accommodation; Building identification signs; Business identification signs; Centre-based child care facilities; Community facilities; Dual occupancies; Dwelling houses; Eco-tourist facilities; Environmental facilities; Environmental protection works; Flood mitigation works; Home-based child care; Home businesses; Home industries; Information and education facilities; Oyster aquaculture; Places of public worship; Pond-based aquaculture; Recreation areas; Respite day care centres; Roads; Schools; Secondary dwellings; Tank-based aquaculture

4 Prohibited

Industries; Service stations; Warehouse or distribution centres; Any other development not specified in item 2 or 3

In summary, the proposed development is permitted with consent being a Dwelling house.

3.0 Relevant Objectives and Requirements of the Development Control Plan.

Objectives and Requirements relevant to the Penrith Development Control Plan 2014, Part D1 – Rural Land Uses are referenced below.

The Compliance table below summarises the main controls of the DCP, a further explanation to the relation to the proposal and the relevant controls are outlined further below in this report.

DCP Standard	Control	Proposed	Compliance
Side Setback	5m	10m Minimum	Yes
Dwelling Footprint	500m ² Maximum	552.38m ²	No – read on for justification
Ground Floor Footprint	600m ²	552.38m ²	Yes
Maximum Building Length	45m Maximum	38.060m	Yes
Farm Buildings Side Setback	5m Minimum	10m	Yes
Distance between Dwelling and Farm Building	10m Minimum	38.547m	Yes
Farm Building (Shed), Building Footprint	200m ² Maximum	166.40m ²	Yes

3.1 Siting and Orientation of Dwellings and Outbuildings (Part 1.2.1)

The proposal complies with these objectives and controls with all structures having been sited with consideration to the requirements of the DCP.

3.2 Setbacks and Building Separations (Part 1.2.2)

As demonstrated in the table above and on the Architectural plans, the proposal complies with the objectives and controls of this section of the DCP providing at least 10m to side setbacks when the minimum control is 5m for allotments less than 2 hectares.

3.3 Site Coverage, bulk and Massing (Part 1.2.3)

As demonstrated in the table above and on the Architectural plans, the proposal complies with the objectives and controls of this section of the DCP providing an overall building length less than 45m and a maximum ground floor footprint less than 600m².

Even though the proposal presents a maximum dwelling footprint square meterage in excess to that as stated in the DCP proposing 552.38m², more than the maximum 500m². consideration is requested with the dwelling site coverage only equating to 5.39% of the total site and compliance is still shown with the maximum ground floor footprint requirement.

Given the above, this means that the majority of the site remains undeveloped with the exception of the shed. Leaving a vast amount of area to remain landscaped and used for private open space.

It should also be noted that the site will be used solely for residential purposes and the Residential Section of the Penrith DCP do not have any such requirements in relation to site coverage.

It should also be considered that the site is the rear portion of a battle axe block, with very minimal visual impact to the street and the siting of the structures maintain a setback more so than that stated in the DCP whilst the structures are also only single storey.

The proposal therefore only pose's minor or if any impacts on the neighbouring properties and the non-compliance of the site coverage has very minimal impact on the subject site therefore this non-compliance should be considered as only minor and justified as per the explanation above.

3.4 Height, Scale and Design (Part 1.2.4)

The proposal complies with the relevant objectives and controls proposing a single storey structure with a ceiling height less than 8m as stated in the DCP.

3.5 Siting and Orientation (Part 1.3.1)

The shed complies with the relevant objectives and controls as demonstrated on the table above and the architectural plans having been sited well away from the proposed dwelling with a distance between the two structures of 35.547m and 10m and 12.993m from the side boundaries.

3.6 Floor Space, Height and Design (Part 1.3.2)

The shed complies with the relevant objectives and controls as demonstrated on the table above and the architectural plans proposing a footprint of 166.40m² complying with the maximum control of 200m² maximum for allotments less than 3 hectares.

The Shed height also complies as it does not exceed 8m in height.

3.7 Materials and Colours (Part 1.3.3)

A schedule of colours accompanies the proposing.

4.0 Additional Building and Site information

4.1 Cut and Fill

No cut or fill is proposed.

4.2 Building Materials

The building materials proposed for the works consist of brick veneer walls with tiled roofing for the dwelling and colorbond cladded external walls and roof as for the shed.

4.3 Waste Management

The Proposal is accompanied by a waste management plan.

4.4 Stormwater Management

A drainage plan has been prepared with the architectural plans indicating all water runoff for the dwelling to be stored in a 20,000L rainwater tank with the overflow to an absorption trench. The Shed water runoff is to be discharged to an absorption trench as indicated on the architectural plans.

4.5 Wastewater Management

An onsite wastewater management report prepared by Harris Environmental accompanies the development application Reference no. 4675WW. An AWTs system has been indicated on the site plan as the preferred location for the owner with the dedicated surface and sub-surface irrigation area also indicated on the site plan.

4.6 Bushfire Hazard Management

A bushfire hazard assessment report has been prepared by control line consulting Ref No. 21.08.276 and should be read in conjunction with the architectural plans. The construction shall comply with the recommendations as noted in this report as noted on the architectural plans.

4.7 Biodiversity Management

A biodiversity assessment report has been prepared by Fraser Ecological Ref No. BDAR Rev A and should be read in conjunction with the architectural plans.

5.0 Conclusion

In conclusion, the Removal of existing trees and construction of New Single Storey Dwelling, In-ground Pool and Detached Shed. at 36A Bonner Road, Agnes Banks will make a positive contribution to the existing locality of the area. The development satisfies the constraints as outlined in the Penrith Development Control Plan 2014, Part D1 – Rural Land Uses & The Penrith Local Environmental Plan 2010 therefore we feel that this proposal meets all objectives outlined and be assessed and recommended for council approval.