



**IN - H O U S E**

DESIGN | PLAN | BUILD

# STATEMENT OF ENVIRONMENTAL EFFECTS

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DEMOLITION OF EXISTING STRUCTURES AND CONSTRUCTION  
OF AN ATTACHED DUAL OCCUPANCY DEVELOPMENT



17 PANORAMA ROAD  
PENRITH NSW 2750  
LOT 131 DP 216783

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# 1 INTRODUCTION

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This Statement of Environmental Effects (SEE) has been prepared to support a Development Application for the demolition of existing structures and the construction of an Attached Dual Occupancy development at 17 Panorama Road, Penrith. The site is legally described as Lot 131 DP 216783. This SEE evaluates the proposed development for its compliance with the statutory controls embodied in various statutory planning instruments, and demonstrates that the development is consistent with the aims and objectives of these instruments. In preparation of this document, consideration has been given to the following:

- The Environmental Planning and Assessment Act (1979) as amended.
- The Environmental Planning and Assessment Regulation.
- Penrith Local Environmental Plan 2015 (PLEP 2015).
- Penrith Development Control Plan 2014 (PDCP 2014).
- Penrith Local Housing Strategy 2019.
- Various State Environmental Planning Policies.

This report clearly and comprehensively addresses the statutory regime applicable to the application and demonstrates that the proposed development is complementary and compatible with the area. This SEE provides a description of the subject site and surrounds, an identification of the development proposed by this application and an assessment of the perceived impacts of this proposal for the matters contained within Section 4.15 of the Environmental Planning & Assessment Act, 1979 (EP&A Act), as amended. Specifically, this SEE provides the following information:

- **SECTION 2** provides a description of the subject site and surrounding locality.
- **SECTION 3** provides a detailed description of the proposed development.
- **SECTION 4** provides an assessment of the proposed development against the relevant planning objectives and controls in accordance with Section 4.15(1) of the EP&A Act.
- **SECTION 5** provides a summary and conclusion.

## 2 SITE ANALYSIS

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### 2.1 CONTEXT ANALYSIS

The subject site at 17 Panorama Road, Penrith, is located within the City of Penrith Local Government Area (LGA). The site is located within an R2 – Low Density Residential area and also adjoins land zoned RE1 – Public Recreation, IN1 – General Residential and IN2 – Light Industrial. The site is therefore considered to be in ideal location that enjoys ease of access to a ranges of services and infrastructure that promote social and economic activity within Penrith.

### 2.2 SITE ANALYSIS

The subject site is located at 17 Panorama Road, Penrith and is legally defined as Lot 131 DP 216783. Panorama Road is defined by a mix of detached dwelling houses and dual occupancy developments and is adjoined by a public reserve to the north. The site is arranged on a north-south tangent and gains direct access from Panorama Road to the south. The aerial image below shows the orientation of the subject site and its location relative to surrounding properties.



**Figure 1:** Aerial View of Subject Site

The site is rectangular in shape with an 18.29m frontage to Panorama Road, a 37.515m eastern boundary, a 36.575m western boundary and a 16.03m rear boundary. The total site area is 670m<sup>2</sup>. The site presently contains a single storey dwelling house with a single car garage and existing driveway access from Panorama Road to the south. Images of the existing dwelling house to be demolished under this application are shown below.

2.3 SITE IMAGES



Figure 2: View of Existing Dwelling House from Panorama Road

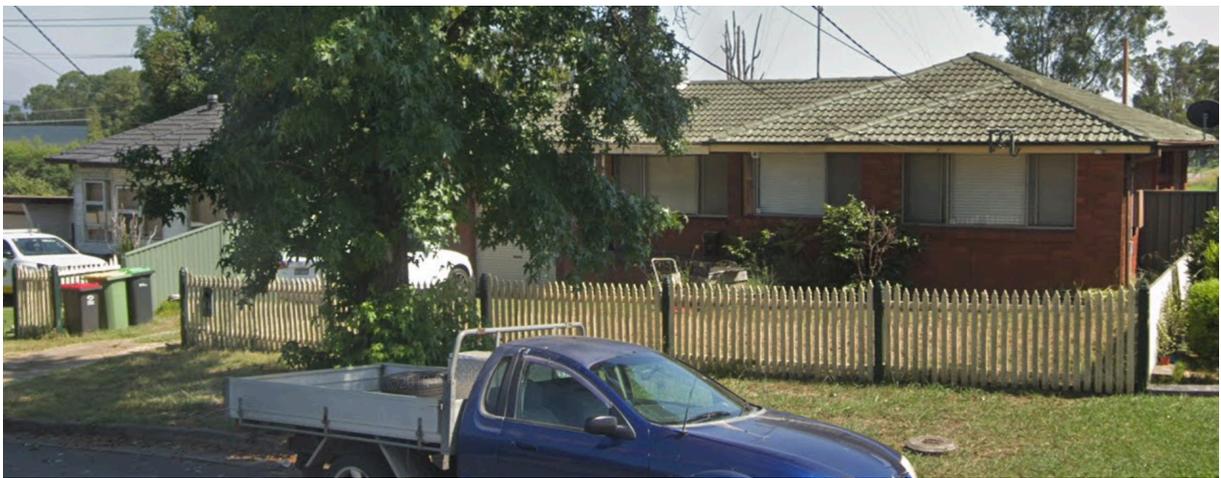


Figure 3: View of Existing Dwelling House from Panorama Road



Figure 4: Aerial View of Existing Dwelling House

## 3 PROPOSED DEVELOPMENT

This Development Application is made for the demolition of existing structures and the construction of an Attached Dual Occupancy development at 17 Panorama Road, Penrith. The proposed works are to be undertaken in accordance with the Architectural Plans submitted with this application. The intention of the proposed development is to achieve the development potential of the site and satisfy the needs of the population by providing two new dwellings on the one lot that are separate and private. The proposed development will not adversely affect the adjoining land or open spaces in terms of overshadowing, views, privacy or visual intrusion. The final design of the development will significantly improve the sites presentation to the streetscape as a result of modern architecture combined with appropriate landscaping works to ensure the development is consistent with the existing and desired future characteristics of Panorama Road and the wider Penrith locality.

### 3.1 PROPOSED LAND USE AND BUILT FORM

The proposal seeks development consent from Council for the construction of an Attached Dual Occupancy. This includes the following elements within each dwelling:

GROUND FLOOR
<ul style="list-style-type: none"> <li>• Shared driveway access from Panorama Road</li> <li>• Single car garage</li> <li>• Porch entry feature</li> <li>• Powder room</li> <li>• Laundry</li> <li>• Open plan kitchen, living and dining area</li> <li>• Stair access to first floor level</li> <li>• Outdoor alfresco area</li> <li>• Landscaping</li> </ul>
FIRST FLOOR
<ul style="list-style-type: none"> <li>• Master bedroom with ensuite and walk-in-wardrobe</li> <li>• Three bedrooms</li> <li>• Bathroom</li> <li>• W/C</li> <li>• IT nook</li> </ul>

The proposed development has the following site dimensions:

AREA	CALCULATION
Site Area	670m <sup>2</sup>
Ground Floor Area (Unit 1)	51.12m <sup>2</sup>
First Floor Area (Unit 1)	71.18m <sup>2</sup>
Ground Floor Area (Unit 2)	51.12m <sup>2</sup>
First Floor Area (Unit 2)	71.18m <sup>2</sup>
<b>Total Gross Floor Area</b>	<b>244.6m<sup>2</sup></b>
Floor Space Ratio	0.36:1
Landscaped Area	443.14m <sup>2</sup> (66.1%)
Private Open Space (Unit 1)	154.05m <sup>2</sup>
Private Open Space (Unit 2)	155.11m <sup>2</sup>

### 3.2 DEMOLITION

To facilitate the proposed development, the existing dwelling house and driveway access from Panorama Road will be demolished in accordance with the Demolition Plan submitted with this application. Consideration will be given to the re-use of materials as part of the detailed design management of the proposal.

### 3.3 LANDSCAPING WORKS

The proposed development involves deep soil landscaping and vegetation within the rear setback of the site, as well as the provision of landscaping along the front and side boundaries. A total of 443.14m<sup>2</sup> (66.1%) of landscaped area is provided on the site, including 87.92m<sup>2</sup> within the site frontage that will help to soften the appearance of the built form and hardstand areas. Landscape treatment and provision is commensurate with the new proposed works and will complement the building form and the established landscape characteristics of the streetscape.

### 3.4 SITE ACCESS AND CAR PARKING

Access to the site is proposed via a new shared driveway off Panorama Road to the south. The proposed driveway has been carefully positioned to retain the existing tree within the site frontage and allow sufficient space on either side of the driveway for on-street car parking. Each of the proposed dwellings is provided with a single car garage. Sufficient hardstand space is provided in front of each dwelling for additional car parking if required. The creation of the proposed new driveway necessitates approval under the Roads Act 1993. Section 138(1) of the Roads Act 1993 requires consent to:

- a) *erect a structure or carry out a work in, on or over a public road, or*
- b) *dig up or disturb the surface of a public road, or*
- c) *remove or interfere with a structure, work or tree on a public road, or*
- d) *pump water into a public road from any land adjoining the road, or*
- e) *connect a road (whether public or private) to a classified road.*

Consent is therefore sought for the construction of the new driveway crossings to access the single car garages of Unit 1 and Unit 2.

### 3.5 PRIVATE OPEN SPACE

The proposed development has been designed to achieve numerical compliance with the PDCP 2014 requirements for private open space. 154.05m<sup>2</sup> of private open space is provided at the rear of Unit 1 and 155.11m<sup>2</sup> at the rear of Unit 2 in the form of outdoor alfresco areas with landscaped open space beyond. The proposed private open space areas are accessed directly from the internal living areas on the ground floor level and will be screened from view into the adjoining property by a proposed boundary fence. The location and configuration of private open space will provide a high level of amenity for future occupants whilst retaining the privacy and solar access of neighbouring properties.

### 3.6 EXTERNAL APPEARANCE AND DESIGN

The proposed development incorporates projecting porch entry features, recessed garages and a range of façade treatments including exposed brickwork, horizontal linear weatherboard cladding and metal roofing to provide visual interest and articulation to the built form. The roofline is broken up with different roof profiles due to the design of the dwellings. The dwelling design also ensures that there is no mirror reversing, but still maintains a coordinated approach to the design outcome and presents to the streetscape as a seamless development. The proposed colour scheme will ensure compatibility with the surrounding built and natural environment and landscape elements are provided within the front and side setbacks to soften the appearance of the built form when viewed from the public domain. The design of the development is in keeping the recently constructed attached dual occupancy development located at 13 Panorama Road, Penrith and other similar developments in the vicinity of the site as shown below.



**Figure 5:** 13 Panorama Road, Penrith



**Figure 6:** 18 Willawa Road, Penrith

## 4 PLANNING ASSESSMENT

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### 4.1 PENRITH LOCAL HOUSING STRATEGY

The Penrith Local Housing Strategy (2019) establishes a strategic planning framework to guide housing change in Penrith over the next 20 years. By 2036, Penrith will be home to more than 258,000 residents, representing an increase of approximately 56,900 residents (28%). Over this period a total of 24,272 new dwellings will be required to support the growing population, 34% more dwellings than at 2016. The faster proportional rate of growth in dwellings reflects both an overall increase in population and continuing trends for smaller household sizes, changing structure population and diversification of household composition. The proposed development is consistent with the key actions of the Penrith Local Housing Strategy in providing a dual occupancy development that will suit a range of household types and will also be a cost-effective way to downsize whilst remaining in the community. The location of the subject site ensures that future residents can take advantage of nearby public transport, shopping, services and medical facilities.

### 4.2 STATE ENVIRONMENTAL PLANNING POLICY NO 55 - REMEDIATION OF LAND

State Environmental Planning Policy No 55 - Remediation of Land introduces planning controls for the remediation of contaminated land and requires an investigation to be made if land contamination is suspected. Aerial photography indicates that the site has been continually used for residential purposes since its original subdivision. It is therefore considered highly unlikely that the site is contaminated and therefore any further assessment under SEPP 55 is unnecessary.

### 4.3 STATE ENVIRONMENTAL PLANNING POLICY – BUILDING SUSTAINABILITY INDEX: BASIX 2004

State Environmental Planning Policy – Building Sustainability Index: BASIX 2004 (BASIX SEPP) requires all residential development in New South Wales to achieve a minimum target for energy efficiency, water efficiency and thermal comfort. The proposed development has been assessed in accordance with the relevant provisions of the BASIX SEPP. It is demonstrated on the BASIX Certificate submitted as part of this Development Application that the proposal achieves the required rating for energy efficiency, water efficiency and thermal comfort.

### 4.4 PENRITH LOCAL ENVIRONMENTAL PLAN 2015

The Penrith Local Environmental Plan 2010 (PLEP 2010) is the principal planning instrument that governs all development within the City of Penrith LGA. The objectives and provisions of the plan that relate to the proposed development are discussed below.

#### 4.4.1 LAND USE ZONING

The subject site is zoned R2 - Low Density Residential under the PLEP 2010. The objectives of the R2 zone are as follows:

- *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.*

The proposed development achieves the objectives of the R2 zone by providing for the housing needs of the community whilst retaining the low density characteristic of the locality. The subject site is located within close proximity to a range of services and facilities which will provide for a high level of residential amenity. The building's form and style combine to create a distinctive and contemporary residence whilst maintaining the visual harmony of the street.

Developments permitted with and without consent and prohibited developments within the R2 zone are detailed in the table below. Dual occupancy developments are permitted within the R2 zone with development consent from Council.

<b>Permitted without Consent</b>	Home occupations
<b>Permitted with Consent</b>	Bed and breakfast accommodation; Boarding houses; Building identification signs; Business identification signs; Centre-based child care facilities; Community facilities; <b>Dual occupancies</b> ; Dwelling houses; Emergency services facilities; Environmental protection works; Exhibition homes; Flood mitigation works; Group homes; Health consulting rooms; Home-based child care; Home businesses; Home industries; Information and education facilities; Neighbourhood shops; Oyster aquaculture; Places of public worship; Pond-based aquaculture; Recreation areas; Residential care facilities; Respite day care centres; Roads; Secondary dwellings; Shop top housing; Tank-based aquaculture
<b>Prohibited</b>	Any development not specified in item 2 or 3

#### 4.4.2 MINIMUM LOT SIZES FOR DUAL OCCUPANCIES, MULTI DWELLING HOUSING AND RESIDENTIAL FLAT BUILDINGS

Clause 4.1A of the PLEP 2010 requires that the minimum lot size for an attached dual occupancy development in the R2 zone is 650m<sup>2</sup>. The subject site is 670m<sup>2</sup> in area and is therefore suitable for the proposed development.

#### 4.4.3 HEIGHT OF BUILDINGS

Clause 4.3 of the PLEP 2010 requires that the height of a building on any land is not to exceed the maximum height shown for the land of the Height of Buildings Map. The maximum building height for the subject site is 8.5m as shown on the Height of Buildings Map below. The proposed development has a maximum building height of less than 8.5m above existing ground level and therefore complied with Clause 4.3.



Figure 7: Height of Buildings Map (Penrith Local Environmental Plan 2010)

#### 4.4.4 FLOOR SPACE RATIO

Clause 4.4 of the PLEP 2010 requires that the maximum floor space for a building on any land is not to exceed the floor space ratio shown for the land on the Floor Space Ratio Map. The site is not subject to a maximum floor space ratio as shown on the Floor Space Ratio Map below.

Floor Space Ratio Map

- 0 - 0.39
- 0.4 - 0.44
- 0.45 - 0.49
- 0.5 - 0.54
- 0.55 - 0.59
- 0.6 - 0.64
- 0.65 - 0.69
- 0.7 - 0.74
- 0.75 - 0.79
- 0.8 - 0.84



Figure 8: Floor Space Ratio Map (Penrith Local Environmental Plan 2010)

#### 4.4.5 HERITAGE CONSERVATION

Clause 5.10 of the PLEP 2010 states that development consent is required for any works impacting on a Heritage Item, Aboriginal object or Heritage Conservation Area identified on the Heritage Map. The subject site does not contain a Heritage Item or Aboriginal object and is not located within a Heritage Conservation Area as shown on the Heritage Map below.

Heritage Map

- Aboriginal Place of Heritage Significance
- Conservation Area - Aboriginal
- Conservation Area - Archaeological
- Conservation Area - General
- Conservation Area - Landscape
- Item - Aboriginal
- Item - Archaeological
- Item - General
- Item - Landscape



Figure 9: Heritage Map (Penrith Local Environmental Plan 2010)

#### 4.4.6 BUSHFIRE HAZARD REDUCTION

Clause 5.11 of the PLEP 2010 makes provision relating to the carrying out of development on bush fire prone land. The subject site is located on bushfire prone land (vegetation buffer) as shown on the Bushfire Prone Land Map below. The bushfire threat is associated with the public reserve located at the rear of the site. The land adjoining the subject site is predominately cleared, with strands of trees located greater than 30m from the site boundary. The proposed building envelope has been positioned on the site to maintain a significant setback to the rear boundary. The rear portion of the site contains private open space and landscaped area commensurate with the design and siting of adjoining dwellings along the streetscape. The subject site is not located in close proximity to any significant vegetation that would be identified as a bushfire threat to the site.

Bushfire Prone Land (Non-EPI)

- Vegetation Category 1
- Vegetation Category 2
- Vegetation Category 3
- Vegetation Buffer



Figure 10: Bushfire Map (Penrith Local Environmental Plan 2010)

#### **4.5 PENRITH DEVELOPMENT CONTROL PLAN 2014**

The Penrith Development Control Plan 2014 (PDCP 2014) provides a set of policies to guide the design of developments within the City of Penrith LGA. The purpose of the Plan is to promote development which is consistent with Council's vision for the City of Penrith and to ensure development incorporates the principles of sustainable development through the delivery of balanced social, economic and environmental outcomes.

C1 of the Plan 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. The below table provides a compliance assessment of the proposed development against the relevant provisions of the Plan.

## PENRITH DEVELOPMENT CONTROL PLAN 2014

DCP CONTROL	ASSESSMENT	COMPLIANCE
<b>BUILT FORM – ENERGY EFFICIENCY AND CONSERVATION</b>		
<p>Buildings should be designed on passive solar design principles which:</p> <ul style="list-style-type: none"> <li>a) Respond to orientation to maximise the northerly aspect and solar access in the cooler periods;</li> <li>b) Reduce overheating in summer and promote solar gain in winter; and</li> <li>c) 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.</li> </ul>	<p>The proposed development is two storey in form with multiple windows and openings provided to each elevation to maximise natural light penetration and cross ventilation from the front of the dwelling to the rear, as well as from north to south. Living and private open space areas are located to the north of the site to maximise solar access. The BASIX Certificate submitted with this application demonstrates that the proposed windows are appropriate in design and in achieving the required energy efficiency outcomes.</p>	<p>Yes</p>
<p>The future use and occupants of the building should be considered in the design and location of building services/equipment to ensure that:</p> <ul style="list-style-type: none"> <li>a) The thermal comfort of occupants is optimised through zoning sections of the floor area to</li> <li>b) of building services is provided enable individual control of heating and cooling;</li> <li>c) Lighting systems and fittings have reduced energy consumption that are also appropriate for the use/activity located in that part of the building;</li> <li>d) The equipment or service will be used and its future use will not affect other elements of sustainability; and</li> <li>e) Sub-metering to individual tenancies within the development to enable individual monitoring of consumption performance.</li> </ul>	<p>The proposed development has been assessed in accordance with the relevant provisions of the BASIX SEPP. It is demonstrated on the BASIX Certificate submitted as part of this Development Application that the proposal achieves the required rating for energy efficiency, water efficiency and thermal comfort.</p>	<p>Yes</p>
<b>BUILDING FORM – HEIGHT, BULK AND SCALE</b>		
<p><b>Context:</b> 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.</p>	<p>The proposed development provides an appropriate balance between the built form, landscaping and private open space as demonstrated by the proposals ability to comply with the setback distance, landscaped area and private open space controls stipulated in the PDCP 2014. The proposed form of the development is in keeping with the prevailing</p>	<p>Yes</p>

	built form characteristics of other dwelling houses and dual occupancy developments in the vicinity of the site, including projecting porch entry features, single car garages and face brickwork and cladding materials.	
<b>Character:</b> 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.	It is clearly demonstrated on the Architectural Plans submitted with this application that the proposed development has been designed to follow the natural landform of the site with the result of minimising the extent of excavation and associated environmental impact. Suitable landscaped areas are provided within the site frontage to achieve Council's desired landscape setting of the locality and soften the appearance of the built form and hardstand driveways when viewed from the public domain.	Yes
<b>Articulation:</b> 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.	The frontage of the proposed development does not exceed 20m.	N/A
<b>Overshadowing:</b> 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.	The proposed development is two storeys in form and any some overshadowing would be expected from such dwellings, noting that two storey dwellings are permissible on the site. The proposed private open space areas achieve the required solar access given the northerly orientation. This is demonstrated by the Shadow Diagrams submitted with this application. Good passive design and the incorporation of sustainability initiatives will contribute towards the site achieving a level of environmental performance, which provides good solar access to living rooms and allows for cooling breezes to habitable spaces. The development maintains appropriate setback distances to the side and rear property boundaries to minimise unacceptable overshadowing of adjoining buildings.	Yes
<b>Setbacks/Separations:</b> Buildings should be sufficiently set back from property boundaries and other buildings to: <ul style="list-style-type: none"> <li>a) Maintain consistency with the street context and streetscape character, especially street/front setbacks;</li> <li>b) Maximise visual and acoustic privacy, especially for sensitive land uses;</li> <li>c) Maximise deep root planting areas that will support landscape and significant tree plantings integrated with the built form,</li> </ul>	The proposed development is appropriately setback from the front, side and rear property boundaries in accordance with the specific controls of the PDCP 2014 and the prevailing setback distances of adjoining buildings along the streetscape, noting that the site adjoins a public reserve to the north. Landscape elements are incorporated into the side and rear setbacks of the site which will provide a visual buffer of the ground floor level and help to soften the appearance of the built	Yes

<p>enhancing the streetscape character and reducing a building's visual impact and scale;</p> <p>d) Maximise permeable surface areas for stormwater management; and</p> <p>e) Minimise overshadowing.</p>	<p>form when viewed from the streetscape, adjoining buildings or the public reserve.</p>	
<p><b>Building Façade Treatment:</b> The aim is to ensure that any built form will:</p> <p>a) promote a high architectural quality commensurate with the type of building and land use;</p> <p>b) adopt façade treatments which define, activate and enhance the public domain and street character;</p> <p>c) ensure that building elements are integrated into the overall building form and façade design;</p> <p>d) compose façades with an appropriate scale, rhythm and proportion that responds to the building's desired contextual character;</p> <p>e) design façades to reflect the orientation of the site using elements such as sun shading, light shelves and appropriate glazing as environmental controls;</p> <p>f) 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</p> <p>g) co-ordinate and integrate building services to improve the visual presentation.</p>	<p>The proposed development will present to the streetscape as a high quality, architecturally designed dual occupancy. The proposed façade treatments are of suitable proportions and provide articulation and visual interest to the development. Modulation is achieved through the use of projecting porch entry features, recessed single car garages, vertical columns, horizontal cladding, variations in the roof profile and multiple windows to the ground and first floor levels that will provide for casual surveillance of the streetscape. Eaves are proposed to provide sun shading and the northly aspect of living areas and private open space will maximise solar access and natural light penetration. Building services are appropriately integrated to the dwelling façade and elevations.</p>	<p>Yes</p>
<p><b>Roof Design:</b> The roof is an important architectural element of any building and:</p> <p>a) the shape and form of the roof should respond to its surrounding context and minimise visual impact from any key viewpoints; and</p> <p>b) should consider opportunities for incorporating 'green roofs'.</p>	<p>The roofline is broken up with different roof profiles to provide differentiation between the dwellings and visual interest when viewed from the public domain. The roof form is in keeping the prevailing pitched roof forms of other buildings along the streetscape and will not result in unacceptable impacts to existing views to the site or from the public domain.</p>	<p>Yes</p>
<p><b>RESPONDING TO THE SITES TOPOGRAPHY AND LANDFORM</b></p>		
<p>Applicants must demonstrate how the development responds to the natural topography and landform of the site based on analysis drawings.</p>	<p>Refer to Architectural Plans submitted with this application.</p>	<p>Yes</p>

<p>Any built form should be located, oriented and designed to minimise excavation, cut and fill in accordance with the requirements of the Land Management Section of this Plan.</p>	<p>It clearly demonstrated on the Architectural Plans submitted with this application that the proposed built form follows the natural gradient of the site, with minimal excavation proposed to provide for an even ground level. The form of the development is in keeping with the prevailing built form of other developments along the streetscape, and therefore is considered suitable for the site and will not significantly impact on existing views to and from the public domain.</p>	<p>Yes</p>
<p>Landscaped areas should adjoin the landscaped area of neighbouring properties so as to provide for a contiguous corridor of landscape and vegetation.</p>	<p>Landscaped areas within the front and rear setbacks of the site directly adjoin neighbouring landscaped areas to provide a continuous landscape corridor and contribute to the well-maintained landscape setting of the locality.</p>	<p>Yes</p>
<p><b>MAXIMISING ACCESS AND ADAPTABILITY</b></p>		
<p>The Australian Network for Universal Design (ANUHD) recommends the following minimum criteria for inclusion in a universally designed home:</p> <ol style="list-style-type: none"> <li>1) <b>Easy access:</b> People of all ages and abilities are able to gain easy access to the dwelling from the front boundary or car park to the entrance of the dwelling.</li> <li>2) <b>At least one level entrance:</b> The dwelling includes at least one level entrance to enable all home occupants to enter and exit the dwelling with ease.</li> <li>3) <b>Bathroom, living space and bedroom on the entrance level:</b> The level entry to the dwelling provides a living space, bathroom and toilet, and a bedroom space or space capable of accommodating a bedroom space.</li> <li>4) <b>Bathrooms designed for easy adaption:</b> The bathroom provides a hobless shower and accommodates more generous internal circulation spaces to enable future adaptation.</li> <li>5) <b>Reinforcement of bathroom walls:</b> Walls in the bathroom and shower are reinforced to enable future installation of grab rails, if required by home occupants.</li> <li>6) <b>Kitchen access:</b> The kitchen design enables all home occupants to easily manoeuvre within the kitchen area and between fixed kitchen benches.</li> <li>7) <b>Easy access to doors and corridors:</b> The internal passages and doorways within the dwelling facilitate ease of movement</li> </ol>	<ol style="list-style-type: none"> <li>1) The entrance to each dwelling is at ground level and is directly orientated to address the site frontage, ensuring ease of access for people of all ages and abilities.</li> <li>2) Ground level entrances are proposed for both dwellings.</li> <li>3) The ground floor level of each dwelling contains a bathroom and an open plan kitchen, living and dining area. The living area is sufficient in size to accommodate a sofa bed or mattress if required. The internal layout of each dwelling provides suitable circulation space.</li> <li>4) The proposed bathrooms are of a generous size to enable future adaptation.</li> <li>5) Walls in the bathrooms are to be reinforced to enable future adaptation.</li> <li>6) Internal passageways within each dwelling are suitably sized to facilitate ease of movement between rooms.</li> <li>7) Light switches, power outlets and other operational devices are to be installed at a consistent height.</li> <li>8) Door and window treatments featuring operating hardware are to be easily operated by home occupants.</li> <li>9) The kitchens, bathrooms and laundries are to feature slip resistant floors.</li> </ol>	<p>Yes</p>

<p>between rooms and accommodate the circulation needs of all home occupants.</p> <p>8) <b>Consistent installation of switches, power outlets and window controls:</b> Light switches, power outlets and other operational devices are installed at a consistent height to ensure ease of access for all home occupants.</p> <p>9) <b>Easy operable door, tap and window controls:</b> Door and window operating hardware is easy to manipulate and can be operated by the home occupants regardless of age or ability.</p> <p>10) <b>Slip resistance of floor surfaces:</b> Kitchens, bathrooms and laundries feature flooring which provides slip resistance in both wet and dry conditions.</p>		
<b>PRESERVATION OF TREES AND VEGETATION</b>		
<p>A person must not remove, clear, prune or otherwise cause harm to any tree or other vegetation prescribed by this Plan without an appropriate approval.</p>	<p>The proposed development does not require the removal of any significant trees on the site. A significant tree is retained within the site frontage which will assist in softening the appearance of the built form and hardstand areas.</p>	<p>Yes</p>
<b>STORMWATER MANAGEMENT AND DRAINAGE</b>		
<p>Runoff must not be discharged into bushland areas, including threatened ecological communities.</p>	<p>The site is not located in the vicinity of any bushland areas containing threatened ecological communities.</p>	<p>N/A</p>
<p>Permeable ground surfaces are to be maintained as far as possible, and where suitable conditions exist, stormwater is to be infiltrated on-site.</p>	<p>The proposed development provides a significant amount of permeable landscaped areas within the front, side and rear setbacks of the site to maximise infiltration with the result of minimising run-off.</p>	<p>Yes</p>
<p>The development of any lot should take into account the existing drainage patterns of the area, including any localised ponding, and whether the proposed development is likely to affect:</p> <ul style="list-style-type: none"> <li>a) Access to the site;</li> <li>b) Drainage on adjoining properties;</li> <li>c) Localised nuisance flooding on adjoining properties; and</li> <li>d) Natural overland flow or drainage paths.</li> </ul>	<p>Concept stormwater details are provided within the Architectural Plans submitted with this application.</p>	<p>Yes</p>
<b>RAINWATER/STORAGE TANKS</b>		

<p>In many cases, rainwater tanks may be exempt development under State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 and development consent may not be required. Where development consent is necessary, the following additional requirements apply:</p> <ul style="list-style-type: none"> <li>a) Rainwater tanks must not exceed 3m in height above ground level (including stand).</li> <li>b) Rainwater tanks must not collect water from a source other than gutters or down pipes on a building or a water supply service pipe.</li> <li>c) Rainwater tanks must be structurally sound.</li> <li>d) The rainwater tank, and any stand for the tank, must: <ul style="list-style-type: none"> <li>i. Be assembled and installed in accordance with the manufacturer's specifications; and</li> <li>ii. Not rest on a footing of any building or other structure on the property including a retaining wall.</li> </ul> </li> <li>e) Rainwater tanks must utilise prefabricated materials or be constructed from prefabricated elements designed and manufactured for the purpose of construction of a rainwater tank.</li> <li>f) A rainwater tank must be enclosed and inlets screened or filtered to prevent the entry of foreign matter or creatures.</li> <li>g) A rainwater tank must utilise a non-reflective finish. Materials and colours should complement those used on the dwelling house and any other buildings on the land.</li> <li>h) Plastic rainwater tanks are not to be used in bushfire prone areas.</li> <li>i) Rainwater tanks on land zoned E3 Environmental Management or E4 Environmental Living must have a maximum total capacity for the entire property of: <ul style="list-style-type: none"> <li>i. 90,000 litres (where the property has an area of 10 hectares or greater); or</li> <li>ii. 45,000 litres (where the property has an area of less than 10 hectares).</li> </ul> </li> </ul>	<p>A 3000 litre rainwater tank is proposed at the side elevation of each dwelling house and are to be installed in accordance with the specifications of PDCP 2014 and the BASIX Certificate submitted with this application.</p>	<p>Yes</p>
<p><b>SITE STABILITY AND EARTHWORKS</b></p>		

Consent is required when material is imported or removed from a property or is relocated on the same property.	This application does not involve the importation or removal of material from the property.	N/A
<b>LANDFILL</b>		
Applicants seeking Council's consent for landfill must provide a Landfill Validation Report (written by an appropriately qualified person).	This application does not involve landfill.	N/A
<b>EROSION AND SEDIMENTATION</b>		
All applications for subdivision and development which involve site disturbance must be accompanied by an Erosion and Sediment Control Plan (ESCP), except in the following circumstances: a) The construction of minor structures including carports, pergolas, verandahs, garden sheds and the like; and b) Dwelling additions and alterations which are deemed by Council as not likely to cause erosion and sediment loss from the site.	An Erosion and Sediment Control Plan is submitted with this application.	Yes
An ESCP is necessary to ensure that a strategy to manage erosion and sedimentation is considered at an early stage in the planning process. The ESCP must consider the potential for soil erosion and sedimentation during all stages of the development – demolition, construction and operation of the development. The ESCP must demonstrate that appropriate controls have been planned which will, when implemented, minimise erosion of soil from the site and, accordingly, sedimentation of drainage systems and waterways.	The Erosion and Sediment Control Plan demonstrates that appropriate controls are to be implemented on the site to minimise erosion of soil on the site at all stages of development including demolition, construction and future operation.	Yes
The ESCP must be submitted in accordance with best practice guidelines for erosion and sediment control, including Landcom's, Managing Urban Stormwater – Soils and Construction, 2004.	The Erosion and Sediment Control Plan has been prepared in accordance with best practice guidelines for erosion and sediment control, including Landcom's, Managing Urban Stormwater – Soils and Construction, 2004.	Yes
Soil erosion and sediment control measures are to be provided on-site before the commencement of any earthworks or development activity, in accordance with the approved ESCP. These must be maintained throughout the course of construction until disturbed areas have been revegetated and the soil stabilised. The applicant will be required to provide certification to this effect, which is to be lodged with Council prior to construction.	Soil erosion and sediment control measures are to be implemented as part of the Construction Management Plan at Construction Certificate stage.	Yes

All erosion and sediment control measures are to be installed to the satisfaction of Council or the proposed Certifier, in accordance with best management practices recommended by recognised authorities (including Managing Urban Stormwater – Soils and Construction).	To be considered at construction stage.	N/A
The work supervisor is responsible for ensuring that all erosion and sediment control measures are implemented in accordance with conditions of approval and are maintained until a final inspection has indicated that the site is sufficiently rehabilitated and stabilised.	To be considered at construction stage.	N/A
The decision to install a particular mechanism to prevent erosion and/or sedimentation depends on the location and type of activity proposed and may vary from site to site.	To be considered at construction stage.	N/A
Council may require erosion and sediment control works to be carried out in addition to, or in variation from, the approved ESCP, should circumstances necessitate it. Any variations are to be approved by Council and implemented in accordance with this and Management section and current best practice guidelines (including Managing Urban Stormwater – Soils and Construction), where relevant.	To be considered at construction stage.	N/A
All erosion and sediment control measures should be maintained for the duration of the specified maintenance period. An established, stabilised ground cover must be in place and approval should be obtained from the Certifying Authority before removing erosion and sediment control measures.	Erosion and sediment control measures are to be maintained throughout the duration of the construction period.	Yes
<b>SALINITY</b>		
A detailed salinity analysis will be necessary if: <ul style="list-style-type: none"> <li>a) The site of the proposed development has been identified as being subject to a potential risk of salinity (refer to the map Salinity Potential in Western Sydney 2002),or</li> <li>b) An initial investigation shows the site is saline or affected by salinity.</li> </ul>	The site is not identified as being subject to a potential risk of salinity.	N/A
<b>WASTE MANAGEMENT</b>		
Applicants are to submit a Waste Management Plan when lodging a development application for: <ul style="list-style-type: none"> <li>a) Demolition or construction of buildings;</li> </ul>	Sufficient space is provided within the side property boundaries for designated waste storage areas. Waste is to be collected from the	Yes

<p>b) Change of use of buildings for rural, residential, commercial and industrial developments;</p> <p>c) Subdivision of land and/or buildings; or</p> <p>d) Alterations to 50% or more of the existing gross floor area of buildings, or additions to buildings resulting in a 50% increase (or more) to the existing gross floor area.</p>	<p>property frontage of Panorama. A Waste Management Plan is submitted with this application.</p>	
<b>LANDSCAPE DESIGN</b>		
<p>In Table C6.2, there are several parameters that require an opinion or determination from Council to determine which category applies. In this regard, applicants will need to contact Council’s Development Services Department for advice. Depending on the type of development proposed, different types of vegetation and landscaping information will be required as part of the development application. Table C6.3 below lists the type of information to be submitted for the various categories of development.</p>	<p>The proposed development is listed as Category 1 in Table C6.2 and therefore only requires a Site Analysis. The Architectural Plans submitted with this application provide a Site Analysis and a Landscape Plan delineating the location of landscaping throughout the front, side and rear setbacks of the site.</p>	<p>Yes</p>
<p>Development that falls into Category 1 will generally not be required to submit landscaping information; however, landscaping of such development should be designed in accordance with the landscape requirements of this section. In some cases, Council may consider that a proposal in Category 1 warrants a tree survey and assessment report (see the ‘Vegetation Management’ section of this Plan) and/or Landscape Concept Plan. If this is the case, this information may be prepared by anyone provided it is of a suitable standard.</p>	<p>Landscaping information is provided within the Architectural Plans submitted with this application.</p>	<p>Yes</p>
<p>Landscaping works must comply with the ‘Erosion and Sedimentation’ in the ‘Land Management’ section of this DCP, including the submission of an Erosion and Sediment Control Plan where required under that section.</p>	<p>Landscaping works are to comply with the Erosion and Sediment Control Plan submitted with this application.</p>	<p>Yes</p>
<p>Care should be taken when undertaking landscaping works to ensure that soil from the site and any that may be brought to the site is not lost into the drainage system or surrounding environs as this may impact on indigenous flora and fauna and local waterways.</p>	<p>To be considered at construction stage.</p>	<p>N/A</p>
<p>Sediment control measures are to be installed prior to any excavation on site. These measures are to be maintained throughout construction of the landscaping works and until the landscaping is established.</p>	<p>To be considered at construction stage.</p>	<p>N/A</p>

Plant selection for all landscaping works must consider and will be assessed for its suitability to existing site conditions such as soils, aspect, drainage and micro-climate.	Noted.	N/A
Native species is encouraged for any landscape design.	Noted.	N/A
The use of exotic or introduced species may be considered if they are part of a site's and locality's existing landscape character and there is a low chance of spreading into native bushland.	Noted.	N/A
Landscape design should reinforce the identified natural attributes of the site including, but not limited to, watercourses, landmark elements, landforms, views and vistas, significant trees, vegetation patterns and historic buildings.	443.14m <sup>2</sup> of landscaped area is proposed within the front, side and rear setbacks of the site to ensure compatibility with the surrounding natural environment and the landscape characteristics of adjoining properties along the Panorama Road streetscape.	Yes
Landscape design should enhance the amenity and visual quality of the site. Landscaping solutions are to be used to screen and enhance visually obtrusive land uses or building elements within their setting.	Landscaping within the front setback contributes to the visual quality of the site and helps to soften the built form and hardstand driveway. Plantings within the site frontage are to be carefully selected to maintain a high level of privacy without compromising casual surveillance of the streetscape.	Yes
All landscape and building designs should be complementary and aim to achieve similar design outcomes. The design of both buildings and landscaping should utilise the same site analysis drawings and concepts. In this way, the site will be developed with a building design and a landscape design that deliver the best possible development solution for the owners and the community.	The proposed development provides an appropriate balance between the built form, landscaping and private open space as demonstrated by the proposals ability to comply with the setback distance, landscaped area and private open space controls stipulated in the PDCP 2014.	Yes
Landscape designs should seek to screen development, particularly from the sides and rear of an allotment.	Landscaping within the side and rear setbacks aids in screening the proposed development from adjoining properties.	Yes
<b>TRANSPORT, ACCESS AND PARKING</b>		
Parking provided on site is to meet AS 2890 and where appropriate, AS 1428.	Proposed car parking has been designed in accordance with the relevant Australian Standards.	Yes
For any proposed development, Council will require the provision of on-site car parking to a standard appropriate to the intensity of the proposed development as set out in Table C10.2 below.	Table C10.2 requires that two car parking spaces are provided for a dwelling house. A single car garage is proposed for each dwelling, with additional hardstand parking space provided on the shared driveway for additional parking if required.	Yes
Car space dimensions must comply with the relevant Australian Standards.	The proposed garages have been designed in accordance with the relevant Australian Standards.	Yes

Vehicle access is to be integrated into the building design as to be visually recessive.	Each dwelling features a single car garage that is recessed behind the front building line to ensure that they do not visually dominate the streetscape. The single form of the garage is consistent with other developments along the streetscape and therefore will not appear out of character.	Yes
All vehicles must be able to enter and leave the site in a forward direction without the need to make more than a three point turn.	All vehicles will enter the subject site in a forward direction from Panorama Street to the south.	Yes
The road access to the site should provide for safe entry to and exit from the site. All vehicles must enter/exit the site in a forward direction. (This does not apply to single dwellings).	The proposed location of the driveway ensures that safe access is gained from Panorama Street.	Yes
The entry and exit from the site should provide for appropriate traffic sight distance in both directions, in accordance with the provisions of AS2890.1 and 2 - 2004 for car parking and commercial vehicles respectively.	The proposed driveway has been carefully designed and sited in accordance with the provisions of AS2890.1 and 2 - 2004 for car parking and commercial vehicles respectively.	Yes
The design of the development driveway should take into consideration the traffic volumes of the surrounding road network.	The proposed development will only result in a minor increase in traffic generation and is considered suitable for the existing traffic conditions of the streetscape.	Yes
The driveway crossing and access roads shall be designed in accordance with the provisions of AS2890.1 and 2 - 2004 for car parking and commercial vehicles respectively.	The proposed driveway has been designed in accordance with the provisions of AS2890.1 and 2 - 2004 for car parking and commercial vehicles respectively.	Yes
Driveway widths must comply with the relevant Australian Standards.	The proposed driveway has a width of 3.5m at the boundary in accordance with the relevant Australian Standards.	Yes
<b>NOISE AND VIBRATION</b>		
Any applicant seeking to propose a development that has the potential to cause excessive noise or vibration impacts should consider the provisions not just of this Section of the DCP, but also the relevant provisions in other sections of this DCP.	The proposed development does not have the potential to cause excessive noise or vibration impacts. It is noted that there is an existing dwelling house on the site and the proposed development will retain the intended low density residential nature of the land.	N/A
<b>INFRASTRUCTURE AND SERVICES</b>		
Any site analysis (see the Site Planning and Design Principles Section) should address the existing and proposed provision of services/utilities to a property and whether there is satisfactory capacity to address the required demand of the proposal.	Refer to Site Analysis Plan submitted with this application.	Yes
Satisfactory arrangements should be made with the servicing authorities for the provision of services to the property.	Satisfactory arrangements will be made with the relevant servicing authorities for the provision of services to each dwelling.	Yes

Where possible, services (including easements) should not be located in areas where vegetation will be removed or damaged.	Noted. Easements are not proposed under this application.	N/A
All engineering works shall be undertaken in accordance with the provisions of Council's: <ul style="list-style-type: none"> <li>a) Stormwater Drainage Specifications for Building Developments</li> <li>b) Council's Water Sensitive Urban Design (WSUD) Technical Guidelines;</li> <li>c) Engineering Design Specifications for Civil Works; and</li> <li>d) Engineering Construction Specifications for Civil Works.</li> </ul>	Engineering specifications will be provided at Construction Certificate stage.	N/A
<b>RESIDENTIAL DEVELOPMENT</b>		
<b>DUAL OCCUPANCY</b>		
Where dual occupancy development involves two dwellings placed one behind the other a "green corridor" of trees and shrubs along rear boundaries (as shown in figure D2.3) <ul style="list-style-type: none"> <li>a) conserving remnant vegetation;</li> <li>b) providing new shelter and habitat;</li> <li>c) contributing to streetscape; and d) providing a green outlook for dwellings.</li> </ul>	The proposed dwellings are located in a side-by-side configuration.	N/A
Where dual occupancy development involves two dwellings placed one behind the other buildings should be separated by a corridor of open space to: <ul style="list-style-type: none"> <li>a) lined with shady trees;</li> <li>b) as garden courtyards; or</li> <li>c) open car-parking courts.</li> </ul>	The proposed dwellings are located in a side-by-side configuration.	N/A
Where dual occupancy development involves two dwellings placed one behind the other parking areas are to be concealed from the street to avoid the appearance of "garage architecture".	The proposed dwellings are located in a side-by-side configuration.	N/A
Where dual occupancy development involves two dwellings placed one behind the other verandahs and private garden courts are required to fill the front garden to: <ul style="list-style-type: none"> <li>a) encourages active use by residents;</li> <li>b) provides for attractive street-frontages.</li> </ul>	The proposed dwellings are located in a side-by-side configuration.	N/A

<p>Both dwellings should front the street, and display a traditional orientation with:</p> <ol style="list-style-type: none"> <li>a semi-detached configuration, and an individual architectural appearance for each dwelling (that is, non-symmetrical); and</li> <li>living rooms and entrances facing the street rather than neighbouring properties; and</li> <li>extensive private gardens to the rear adjacent to neighbouring yards; and</li> <li>garages integrated within the building façade, ensuring that at least one principal living room and the entry to each dwelling are visible from the street; and</li> <li>the size of driveways minimised, retaining sufficient area for attractive front gardens.</li> </ol>	<p>Both of the proposed dwellings are orientated to directly address the streetscape and contain projecting porch entry features that provide clearly identifiable access for residents, visitors and emergency services. Each dwelling contains multiple windows to habitable rooms on the ground and first floor levels that will provide casual surveillance of the streetscape. To maintain the amenities and openness of the streetscape, the main building is set behind the required 6m front setback and the garages beyond the 7m required setback. Through the design of the building form, use of material and a flush panel door system, the overall appearance of the garage goes beyond the requirements of the PDCP 2014, to achieve a garage form that isn't visually dominant from the street. A shared driveway access is proposed to limit hardstand surfaces within the site frontage, provide suitably landscaped areas to soften the appearance of the built form and maintain sufficient space for on-street car parking.</p>	<p>Yes</p>
<p>For any dwelling behind the street frontage:</p> <ol style="list-style-type: none"> <li>a single storey appearance; and</li> <li>living rooms, entrances and any dormer windows should face the street and / or the landscaped rear boundary setback; and</li> <li>private gardens fill the rear setback; and</li> <li>conceal garages from the street</li> </ol>	<p>The proposed dwellings are located in a side-by-side configuration.</p>	<p>N/A</p>
<p>Avoid "gun-barrel" style developments with long buildings, long straight driveways and rows of uniform width garden courtyards:</p> <ol style="list-style-type: none"> <li>for attached dwellings, use stepped walls to cast shadows and reduce apparent scale of buildings;</li> <li>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: <ul style="list-style-type: none"> <li>a combination of garden areas and parking courtyards; or</li> <li>open parking spaces lined by an "avenue" of shady, overhanging trees</li> </ul> </li> </ol>	<p>The proposed dwellings are located in a side-by-side configuration and therefore will not result in a "gun-barrel" style development.</p>	<p>N/A</p>
<p>"Articulate" all building forms and facades by design measures that cast deep shadows across every elevation:</p>	<p>The building's form and style combine to create a distinctive and contemporary residence whilst maintaining visual harmony of the street. The design of the home follows the contours of the site maximising views</p>	<p>Yes</p>

<ul style="list-style-type: none"> <li>a) external walls should not be longer than 5m between distinct corners;</li> <li>b) use a variety of roof forms and pitches;</li> <li>c) provide windows in every elevation;</li> <li>d) use a variety of shady verandahs, awnings and car-ports.</li> </ul>	<p>through the home, whilst addressing the need for privacy and a seamless transition between the exterior and interior. The front elevation offers opportunity for occupants to passively survey the surrounding street neighbourhood. The side elevations of the building feature multiple windows on the ground and first floor levels that are considered to appropriately articulate the component of the built form that will largely be screened from the public domain due to the location of buildings on adjoining properties and the incorporation of fencing and landscaped areas to the front and side setbacks.</p>	
<p>Development must be within the development footprint which is determined by the maximum development footprint for your site by:</p> <ul style="list-style-type: none"> <li>a) The minimum rear setback for a single storey building (or any single storey component of a building) is 4m.</li> <li>b) The minimum rear setback for a two storey building (or any two storey component of a building) is 6m.</li> <li>c) Adopting an average 6m rear setback on irregular shaped allotments; and</li> <li>d) Adopting a front setback that matches the neighbourhood character.</li> </ul>	<p>The proposed development achieves full compliance with the relevant setback controls and height of building controls.</p>	Yes
<p>Within the rear boundary setback:</p> <ul style="list-style-type: none"> <li>a) there shall be no building encroachments either above or below ground (eaves excepted);</li> <li>b) maximise the amount of undisturbed soil, encouraging rapid growth of healthy trees and shrubs;</li> <li>c) where there are physical encumbrances such as open drains, increase the setback accordingly.</li> </ul>	<p>Encroachments are not proposed within the rear setback of the site. A significant amount of landscaped space is proposed at the rear of each dwelling to provide for permeable surfaces and maintain a visual buffer between the built form and the rear adjoining public reserve.</p>	Yes
<p>Determine an appropriate front setback:</p> <ul style="list-style-type: none"> <li>a) either average the setbacks of</li> <li>b) the immediate neighbours; or</li> <li>c) adopt a 5.5m minimum whichever is the greater dimension;</li> <li>d) and provide extensive landscaping within the front setback area.</li> </ul>	<p>The proposed development maintains a minimum setback of 7.7m to the front building line in keeping with the prevailing front setback distances along the streetscape. Sufficient landscaped areas are provided within the site frontage to contribute to the well-maintained landscape setting of the locality.</p>	Yes
<p>Garages and parking spaces are not permissible within the front setback, other than stacked parking or driveways leading to a garage.</p>	<p>The proposed garages are recessed behind the front building line and maintain a setback of 8.78m to the front boundary.</p>	Yes
<p>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</p>	<p>The proposed development is mostly contained within the established building envelope, however minor elements of the first floor level</p>	Variation Requested

<p>specified height above natural ground level at the side boundaries of the site, as shown in Figure D2.5.</p> <p>Encroachments – consideration may be given to minor encroachments to the building envelope for:</p> <ul style="list-style-type: none"> <li>i. Eaves and gutters</li> <li>ii. Chimneys and antennas</li> <li>iii. Pergolas, or</li> <li>iv. Where it is demonstrated the encroachment is necessary to improve the design, external appearance or utility of the building and the variation will not impact adversely on the amenity of an adjoining property.</li> </ul>	<p>encroach within the side setbacks and as such a variation to this control is requested. It is clearly demonstrated by the Architectural Plans submitted with this application that the encroachments comprise the roof form, gutter and fascia on the side elevation of each dwelling. These elements are necessary to improve the overall design and servicing of the built form and will not generate significant privacy or amenity impacts for adjoining properties. The development maintains appropriate setback distances to the side boundaries, and windows to the side elevations have been carefully sited and offset to minimise direct view into habitable rooms of adjoining buildings.</p>	
<p>Cut and fill and ground floor heights are restricted by the following:</p> <ul style="list-style-type: none"> <li>a) provide stepping building platforms in line with existing topography with floors no higher than 1m above natural ground level;</li> <li>b) restrict cut-and-fill to a maximum of 500mm;</li> <li>c) provide effective sub-soil drainage</li> </ul>	<p>Excavation on the site is limited to 250mm. The development follows the natural gradient of the land, with landscaped areas provided around the perimeter of the built form to maximise sub-soil drainage.</p>	Yes
<p>Pitches for main roofs are to be in accordance with the following:</p> <ul style="list-style-type: none"> <li>a) for single-storey dwellings: not greater than 35 degrees, providing for attic rooms;</li> <li>b) for two storey dwellings: not greater than 25 degrees, in order to reduce the visual scale of buildings.</li> </ul>	<p>The proposed development features a varied, pitched roof profile that is in keeping with adjoining buildings. The roof form has a maximum pitch of 22.5 degrees.</p>	Yes
<p>Setbacks from side boundaries should be varied to articulate walls to side boundaries by the following:</p> <ul style="list-style-type: none"> <li>a) maximise setbacks (and landscaped area) beside neighbouring cottage back-yards;</li> <li>b) Otherwise, a minimum 900 mm setback at ground level for walls no longer than 10m;</li> <li>c) a greater set-back for second storey walls, consistent with the building envelope.</li> </ul>	<p>The proposed development is setback a minimum of 2.669m from the side boundaries on the ground and first floor levels. The side setback has been maximised to allow sufficient space for rainwater tanks adjoining the side elevation of each dwelling, permeable landscaped areas to encourage infiltration and maintain a high level of privacy for adjoining buildings.</p>	Yes
<p>For dwellings located one behind the other, driveways should:</p> <ul style="list-style-type: none"> <li>a) be separated from dwellings by a landscaped verge at least 1m wide;</li> </ul>	<p>The proposed dwellings are located in a side-by-side configuration.</p>	N/A

<ul style="list-style-type: none"> <li>b) where possible, also separated from boundary fences by a landscaped verge;</li> <li>c) prevent adverse long-term effect upon any vegetation that must be preserved;</li> <li>d) provide for effective and healthy landscaping along all site boundaries;</li> <li>e) drain by gravity to Council's stormwater network.</li> </ul>		
<p>Landscaped areas should be 40% of the site area.</p>	<p>443.14m<sup>2</sup> (66.1%) of landscaped areas are proposed within the front, side and rear setbacks of the site.</p>	<p>Yes</p>
<p>Landscaped areas are required to:</p> <ul style="list-style-type: none"> <li>a) have a minimum width of 2m and serve as functional spaces;</li> <li>b) should include private courtyards measuring a minimum of 30m<sup>2</sup>;</li> <li>c) may include verandahs or patios that open directly to private courtyards;</li> <li>d) do not include substantially-paved areas such as buildings, driveways and covered garages;</li> <li>e) that part of any easement exceeding 10% of the site area shall not be included in the landscaped area calculation.</li> </ul>	<p>The proposed landscaped areas achieve the minimum dimension requirements, including 87.92m<sup>2</sup> of soft landscaping within the site frontage and 177.08m<sup>2</sup> within the rear setback. The designated landscaped areas will serve as functional spaces, particularly within the rear setback of each dwelling directly adjoining the alfresco private open space area.</p>	<p>Yes</p>
<p>All new dual occupancy development should employ construction techniques that provide appropriate thermal mass such as:</p> <ul style="list-style-type: none"> <li>a) ground floor: slab-on-ground;</li> <li>b) walls: masonry internal walls to ground floor are desirable.</li> </ul>	<p>Appropriate construction techniques are to be considered at construction stage.</p>	<p>Yes</p>
<p>All new dual occupancy development should adopt an appropriate orientation for rooms and windows including:</p> <ul style="list-style-type: none"> <li>a) living areas - facing within 30 degrees of solar north is desirable;</li> <li>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;</li> </ul>	<p>Living areas within each dwelling are orientated to the north to maximise solar access and minimise the needs for artificial lighting. Windows with a northerly aspect are to be appropriately treated in accordance with the BASIX Certificate submitted with this application.</p>	<p>Yes</p>
<p>All new dual occupancy development should provide effective shading from summer sun including:</p> <ul style="list-style-type: none"> <li>a) Overhanging eaves: at least 450mm wide;</li> <li>b) Adjustable exterior shading devices for windows and doors to habitable rooms, and to skylights;</li> <li>c) Pergolas over courtyards.</li> </ul>	<p>External eaves are proposed to provide sun shading external areas of each dwelling. Eave overhangs are clearly demonstrated on the Architectural Plans submitted with this application. East and west facing windows are to feature blinds or shutters to future detail. Landscaping is proposed within the side and rear setbacks of the site which will</p>	<p>Yes</p>

	assist in providing natural sun shading whilst also softening the appearance of the built form when viewed from the public domain.	
All new dual occupancy development should employ effective glazing including: <ul style="list-style-type: none"> <li>a) for any large south-facing window: high performance glass e.g. double glazing in thermal break frames;</li> <li>b) windows and doors facing east, south or west: high performance glass e.g. Double glazing in thermal break frames;</li> <li>c) all windows and external doors: weather-stripping should be used.</li> </ul>	Refer to BASIX Certificate submitted with this application.	Yes
All new dual occupancy development should adopt a configuration for dwellings that promotes cross-ventilation including: <ul style="list-style-type: none"> <li>a) living areas and bedrooms with two external walls for windows;</li> <li>b) particularly important for attic rooms.</li> </ul>	The proposed development is two storey in form with multiple windows and openings provided to each elevation to maximise natural light penetration and cross ventilation from the front of the dwelling to the rear, as well as from north to south. The BASIX Certificate submitted with this application demonstrates that the proposed windows are appropriate in design and in achieving the required energy efficiency outcomes.	Yes
A reasonable area of private open space should be provided for each dwelling: <ul style="list-style-type: none"> <li>a) a minimum of 30m<sup>2</sup>;</li> <li>b) including one area measuring at least 6m by 4m, suitable for outdoor dining; and</li> <li>c) located immediately next to, and level with, living or dining rooms; and</li> <li>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</li> <li>e) with access direct to the street or a common driveway through a courtyard at least 2m wide; or via a carport with an open design.</li> </ul>	154.05m <sup>2</sup> of private open space is provided for Unit 1 and 155.11m <sup>2</sup> for Unit 2. These areas are provided at the rear of each dwelling as a single, contiguous area that comprises an alfresco area and landscaped open space beyond on relatively flat land. The proposed private open space areas achieve the minimum dimension requirements as demonstrated by the Architectural Plans submitted with this application. Sufficient space is provided within the rear setback of each site to accommodate a clothes-drying facility. Access to the rear of the site is gained via the side setbacks which have been maximised to provide a sufficient walkway and space for a rainwater tank.	Yes
Rooms within a dual occupancy development should have dimensions and an area that: <ul style="list-style-type: none"> <li>a) can accommodate the range of furniture typically associated with their function; and</li> <li>b) recognise that furnishing options may be restricted by the location of windows and doors;</li> </ul>	The internal configuration of each dwelling features an open plan kitchen, living and dining area on the ground floor level to accommodate a range of furniture. Bedrooms on the first floor level are of a generous size to allow for flexibility and future adaptation.	Yes

<ul style="list-style-type: none"> <li>c) acknowledge that access and furnishing options may be restricted by raked attic ceilings;</li> <li>d) provide flexibility to meet the needs of future occupants: for example home business activities and aged residents.</li> </ul>		
<p>Garage and parking areas should be planned to:</p> <ul style="list-style-type: none"> <li>a) minimise disruption to traditional or established streetscapes by concealing from the street;</li> <li>b) provide flexible accommodation for vehicles, domestic pets, storage, and covered areas for outdoor recreation (as shown in figure D2.6);</li> <li>c) minimise transmission of noise to adjoining dwellings;</li> <li>d) provide secure parking;</li> <li>e) allow for maintenance access to rear garden courtyards; and</li> <li>f) provide for effective and healthy landscaping along verges and boundaries.</li> <li>g) permit all turning movements, full opening of vehicle doors as defined by AS 2890.6- 2009;</li> </ul>	<p>Each dwelling features a single car garage that is recessed behind the front building line to ensure that they do not visually dominate the streetscape. The single form of the garage is consistent with other developments along the streetscape and therefore will not appear out of character. A shared driveway is provided from Panorama Road, with landscaped areas on either side to provide a continuous landscape strip with adjoining properties and soften the appearance of hardstand areas. The proposed car parking configuration and driveway location will not impact on the amenity of adjoining properties.</p>	<p>Yes</p>
<p>Hard paved surfaces should:</p> <ul style="list-style-type: none"> <li>a) maximise the area available for landscaping and gardens;</li> <li>b) impose no adverse long term effect on any vegetation that Council requires preserved.</li> </ul>	<p>A single shared driveway is proposed to limit hardstand areas within the site frontage and maximise permeable landscaped areas to improve infiltration and soften the appearance of the built form.</p>	<p>Yes</p>
<p>Driveways and associated parking courts should:</p> <ul style="list-style-type: none"> <li>a) provide an attractive "address" for any dwellings without a direct frontage to the street;</li> <li>b) minimise the area and width of driveways along the street-frontage;</li> <li>c) be overlooked by continuously-occupied rooms such as kitchens and living rooms;</li> <li>d) be divided into panels by bands of contrasting materials or pavers;</li> <li>e) provide barrier-free access continuous from the street to the entrance of each dwelling;</li> <li>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;</li> </ul>	<p>The proposed shared driveway has been designed in accordance with the relevant Australian Standards and has been appropriately sited to ensure safe access and egress is achieved for vehicles and pedestrians. The width of the driveway at the boundary line allows sufficient space for on-street parking on either side. 87.92m<sup>2</sup> of landscaped area is provided within the front setback of the site to soften the appearance of the built form and contribute to the amenity of the streetscape. Landscape elements are to be of an appropriate plant type to ensure sight lines for vehicles and pedestrians are not compromised. A clear access path is provided from the streetscape to the entry feature of each dwelling.</p>	<p>Yes</p>

<ul style="list-style-type: none"> <li>g) incorporate materials and a profile that maximise the potential for direct infiltration of rainfall (other than in areas of recognised high soil salinity);</li> <li>h) collect and channel run off into grated sumps located strategically and integrated with the design of surface pavement.</li> </ul>		
<p>Demonstrate a package of measures that achieves reasonable privacy:</p> <ul style="list-style-type: none"> <li>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;</li> <li>b) dormer windows generally to be oriented to face the street or the rear boundary;</li> <li>c) private courtyards should be screened by pergolas and masonry walls to prevent direct cross-viewing and excessive transmission of noise;</li> <li>d) screening measures, including: <ul style="list-style-type: none"> <li>i. offsetting of windows; or</li> <li>ii. oblique orientation for windows; or</li> <li>iii. external screens to windows; or</li> <li>iv. courtyard walls and pergolas;</li> <li>v. note that landscaping (other than established trees and shrubs that are proposed to be retained) should not provide the principal means of screening;</li> </ul> </li> <li>e) rooms other than bedrooms should have any windows facing a driveway screened by landscaped verges at least 2m wide;</li> <li>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;</li> <li>g) All balconies and decks higher than 800mm above existing ground level shall incorporate privacy measures such as screening or landscape planting.</li> <li>h) for windows of habitable rooms with a direct outlook onto windows of habitable rooms of adjacent dwellings: <ul style="list-style-type: none"> <li>i. are offset by a distance sufficient to limit views between windows; or</li> <li>ii. have sill heights of 1.7 m above floor level; or</li> </ul> </li> </ul>	<p>The proposed development is two storeys in height, however both levels maintain a significant setback distance to the side and rear property boundaries and as such direct view of habitable rooms in adjoining buildings is minimised. Windows have been carefully offset and treated to minimise potential privacy impacts on the site and for neighbouring properties. Fencing and landscaping is proposed within the side and rear boundaries of the site to provide a visual buffer between adjoining dwellings.</p>	<p>Yes</p>

<p>iii. have fixed obscure glazing in any part of the window below 1.7 m.</p>		
<p>Demonstrate measures that protect dwellings from external noise sources:</p> <ul style="list-style-type: none"> <li>a) windows to ground-level living rooms screened by landscaped verges at least 2m wide;</li> <li>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;</li> <li>c) sound resisting construction of separating walls, floors and windows, in accordance with BCA;</li> <li>d) zoning of dwellings into active living areas and passive sleeping areas, separated by corridors and/or service zones;</li> <li>e) plant and equipment should be effectively screened and located away from sleeping areas;</li> <li>f) along frontages to noisy arterial roads or the rail corridor: <ul style="list-style-type: none"> <li>i. locate habitable rooms and private open spaces away from noise sources and if required protect with appropriate noise shielding devices;</li> <li>ii. comply with the requirements of relevant noise and 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.</li> <li>iii. provide a detailed acoustic design report that demonstrates compliance with the above requirements;</li> <li>iv. provide a certificate of compliance at completion of construction;</li> <li>v. under extreme circumstances identified by Council, employ fixed glazing with air conditioning for street-frontage bedrooms.</li> </ul> </li> </ul>	<p>Windows to the ground level living areas of the proposed development are screened by landscape planting within the side and rear setbacks of the site. Garages and living areas are located on the ground floor level and bedrooms on the first floor level to minimise noise transmission. The subject site does not adjoin a noisy arterial road or rail corridor.</p>	<p>Yes</p>
<p>Demonstrate that planning and design measures do not prevent access by people with disabilities:</p>	<p>The proposed development is accessed via a level entry and contains a bathroom and an open plan kitchen, living and dining area on the ground floor level to accommodate a range of abilities. The internal</p>	<p>Yes</p>

<ul style="list-style-type: none"> <li>a) access pathways should slope gently and evenly, with a non-slip finish and no steps between the street frontage and principal building entrances;</li> <li>b) stair nosings should have a distinctive colour and texture;</li> <li>c) dwellings should have: <ul style="list-style-type: none"> <li>i. dimensions consistent with AS 1428.1-Design for access and mobility.</li> <li>ii. hallways at least 1m wide.</li> <li>iii. circulation areas in bathrooms at least 1m wide.</li> </ul> </li> </ul>	<p>dimensions of rooms within each dwelling allows for sufficient manoeuvrability and flexibility to be adapted for future uses.</p>	
<p>Provide storage for household items:</p> <ul style="list-style-type: none"> <li>a) at least 10m<sup>3</sup> per dwelling; either</li> <li>b) as cupboard space within the dwelling in addition to wardrobes; or</li> <li>c) within a lockable garage, not encroaching upon the parking space; or</li> <li>d) in weather-proof lockers that are not visible from the street.</li> </ul>	<p>Sufficient storage space is provided internally within each dwelling.</p>	<p>Yes</p>

## 5 CONCLUSION

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The proposed development at 17 Panorama Road, Penrith involves the demolition of existing structures and the construction of an Attached Dual Occupancy development. The proposed development has been assessed against the relevant provisions of the Penrith Local Environmental Plan 2010 (PLEP 2010) and the Penrith Development Control Plan 2014 (PDCP 2014) and is considered to be appropriate for the subject site for the following reasons:

- The proposed development will maximise the development potential of the site and will contribute to the housing needs of the Penrith locality as identified in the Penrith Local Housing Strategy.
- The proposed development has been designed in harmony with the existing topography and natural features of the site to ensure a positive relationship can be maintained between the built form of the site and its natural features.
- The proposed development generally complies with the provisions for dual occupancy development under the PLEP 2010.
- The proposed development generally complies with the relevant guiding objectives and provisions of the PDCP 2014 including building form and setbacks, private open space, solar access and waste management.

For the above reasons, the proposed development is considered worthy of support from Penrith City Council and subsequent approval.