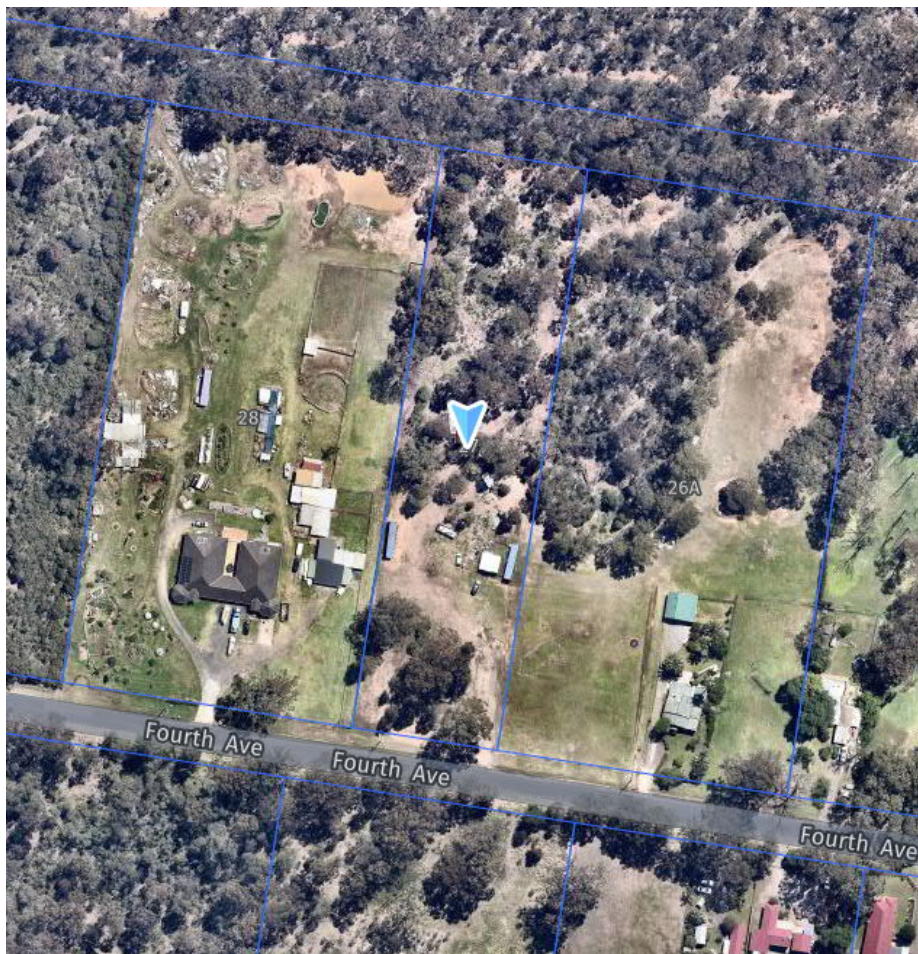


STATEMENT OF ENVIRONMENTAL EFFECTS



Applicant:
McDonald Jones Homes
PO Box 7994
NORWEST NSW 2153

Site Address:
Lot 27A DP 2147
27 Fourth Avenue
LLANDILO NSW 2747

Construction of a Single Storey Dwelling.

INTRODUCTION

This Statement of Environmental Effects is submitted to Penrith City Council in accordance with the Environmental Planning and Assessment Act 1979, in support of a development application for the construction of a new single storey dwelling containing four (4) bedrooms, children's activities, home theatre, home office, family/living and dining room, along with an attached garage and outdoor alfresco area.

The site is located on a large rural allotment, with a frontage of 50.229m to Fourth Avenue, and a total land area of approximately 10,000m². The lot is currently vacant, with no trees required to be removed, remaining mature trees to be retained on site.

The site has a gentle fall to the front, with stormwater to be directed to an approved system as per the Hydraulic Engineers Details.

The neighbourhood is currently comprised of large rural style allotments with dwellings as anticipated within a rural area.

The proposed dwelling will maintain the character of the surrounding area and is an anticipated form of urban renewal remaining within keeping to the streetscape characteristics of Fourth Avenue.

ENVIRONMENTAL EFFECTS

The following sections address the matters for consideration as listed in Section 4.15 of the Environmental Planning & Assessment Act 1979. A comment is provided against each relevant matter.

This Statement of Environmental Effects addresses the following relevant Environmental Planning Instruments:

- Penrith Local Environmental Plan 2010
- Penrith Development Control Plan 2015

4.15 EVALUATION

(1) Matters for Consideration – general:

(a)(i) Relevant environmental planning instruments

Penrith Local Environmental Plan 2010

The LEP is divided into several Parts and the relevant provisions that apply to the subject development are listed, together with a comment with respect to compliance.

The subject site is zoned RU4 Primary Production Small Lots to Clause 2.1 of Penrith Local Environmental Plan 2010.

The proposed development is defined as a 'dwelling house' being 'a building containing only one dwelling'.

A 'dwelling house' is a permissible form of development.

Clause 2.3 Zone objectives and land use table

The objectives of the RU4 Primary Production Small Lots are:

- To enable sustainable primary industry and other compatible land uses.
- To encourage and promote diversity and employment opportunities in relation to primary industry enterprises, particularly those that require smaller lots or that are more intensive in nature.
- To minimise conflict between land uses within this zone and land uses within adjoining zones.
- To ensure land uses are of a scale and nature that is compatible with the environmental capabilities of the land.
- To preserve and improve natural resources through appropriate land management practices.
- To maintain the rural landscape character of the land.
- To ensure that development does not unreasonably increase the demand for public services or facilities.

The proposed development is for an environmental-residential dwelling being compatible with the residential development of the area. The dwelling is not likely to have any conflict between land uses and is unlikely to have any detrimental impact upon the aesthetic values of the subject site. The development will not increase demand for services, as there are appropriate services within the vicinity given the development within the vicinity.

The proposed development is considered to meet the objectives of the RU4 Primary Production Small Lots.

Clause 5.10 Heritage Conservation

Upon reference to Schedule 5 in relation to local, State or Regional items of heritage significance including conservation areas, it was revealed that the subject property was not identified as having heritage significance.

Clause 5.11 Bush fire hazard reduction

The subject site is identified to be bushfire prone land as per Councils 10.7 Certificate. The design of the residence has been undertaken to incorporate the provisions of Australian Standards. Please refer to attached Bushfire Hazard Analysis Report.

Clause 7.1 Earthworks

Minor ground disturbance is required to provide footings for the proposed development.

* * *

Conclusion with respect to LEP requirements

The proposal is considered to satisfy all the relevant development standards relating to dwelling houses as contained within PLEP 2010.

Other environmental planning instruments

Sydney Regional Environmental Plan No 20 – Hawkesbury Nepean River (SREP 20)

SREP 20 aims to protect the environment of the Hawkesbury-Nepean River by ensuring that the impacts of future land uses are considered in a regional context. Of most relevance to the proposal is the requirement to assess the development in terms of the impact of the development on water quality.

Subject to appropriate conditions, the proposal is anticipated to be consistent with SREP 20, particularly in relation to total catchment management, water quality and the metropolitan strategy.

(a)(ii) Relevant draft environmental planning instruments

There are no draft environmental planning instruments that would prevent the subject development from proceeding.

Penrith Development Control Plan 2015

Part C – Controls applying to all Land Uses

C1 Site Planning and Design

1.1 Site Planning

Site Analysis Plan attached for Council's consideration.

1.2 Design Principles

Consideration has been given the energy efficiency of the proposed dwelling. A BASIX assessment has determined that the dwelling can achieve the required efficiency rating. Please see attached BASIX Certificate.

The proposed dwelling has a contemporary design, typical of dwellings within the area. Large proportionate feature windows provide for greater natural light penetration into the residence and assist in defining the character of the built form. Appropriate design elements are provided to ensure the dwelling fits within the streetscape.

The site has a moderate to steep fall towards the rear of the site, with appropriate cut and fill required to site the building footprint. Refer to the Site Plan for details of the cut/fill proposed on the subject site.

Consideration has been given to the principles of the CPTED. These are to provide a safe and secure development with adequate lighting, visual access and passive surveillance along street frontages. The site will be clearly delineated as a private space to separate it from the public realm. Appropriate external and internal lighting will be provided to assist in this regard.

C2 Vegetation Management

2.1 Preservation of Trees and Vegetation

No trees are required to be removed as part of the proposed development, prior to the construction phase of the dwelling, in order to appropriately site the dwelling. A generous amount of mature trees are to remain on-site and replacement planting is to occur following construction.

Due to the large rural nature of the site, there is negligible detrimental impact anticipated as a result of the site outcome.

2.2 Biodiversity Corridors and Areas of Remnant Indigenous Vegetation in Non-Urban Areas

The subject site is identified as land in a Biodiversity offset area as per a Biodiversity Values Map. It is understood the area to be developed does not trigger the requirement for a BDAR assessment, however this is capable of being required.

Suitable retention of the trees within the rear of the site will allow for continued connectivity of species to other areas of biodiversity and this rear section of the property will not be compromised as a result of the proposed development. The dwelling has been designed and sited to ensure it will not have any adverse environmental impact.

2.3 Bushfire Management

The subject site is identified to be bushfire prone land as per Councils 10.7 Certificate. The design of the residence has been undertaken to incorporate the provisions of Australian Standards. Please refer to attached Bushfire Hazard Analysis Report.

C3 Water Management

3.1 The Water Cycle / Water Conservation

Consideration has been given to water conservation during the design of the proposed dwelling. A BASIX assessment has determined that the dwelling can achieve the required water conservation rating. Please see attached BASIX Certificate.

3.2 Catchment Management and Water Quality

No pollutants are anticipated to be discharged from the proposed development.

3.3 Watercourses, Wetlands and Riparian Corridors

No watercourses, wetlands or riparian corridors are located on or within proximity to the subject site.

Consideration of the impacts of development on the surrounding watercourses would have been considered during the assessment of the subdivision application.

3.4 Groundwater

The proposed dwelling is not anticipated to impact upon the groundwater of the subject site.

3.5 Flood Liable Lands

The subject site is located within a flood planning area, however it is understood that an appropriate floor level is proposed to minimise loss or damage in a flood event.

3.6 Stormwater Management and Drainage

Drainage from the proposed development is to be directed to an approved system. Please refer to the attached Concept Drainage Plan.

C4 Land Management

Ground disturbance will be limited to minor excavation and filling for construction of a level building platform. All disturbed areas will be provided with sedimentation controls in the form of geofabric fencing and/or staked hay bales as specified on the site plan. Soil erosion control measures can easily be provided in accordance with Council's policy with compliance required as a condition of consent. A stabilised access pad will be provided at the point of entry to the site to eliminate soil leaving the construction zone.

C5 Waste Management

All waste will be deposited within the waste receptacle in accordance with the attached Waste Management Plan.

C7 Culture and Heritage

7.1.6 Archaeological Sites

Upon reference to Schedule 5 in relation to local, State or Regional items of heritage significance including conservation areas, it was revealed that the subject property was not identified as having heritage significance.

C10 Transport, Access and Parking

10.5 Parking, Access and Driveways

Two (2) carparking spaces are required for dwelling houses. The proposed four (4) bedroom residence provides two (2) spaces within the proposed attached double garage, complying with this requirement.

Part D Controls applying to Specific Land uses/activities

D1 Rural Land Uses

1.2 Rural Dwellings and Outbuildings

1.2.1 Siting and Orientation of Dwellings and Outbuildings

The proposed single storey development will be compatible with surrounding developments and is considered consistent within a rural area.

The siting of the dwelling will provide generous boundary setbacks. The distances to boundaries are compatible with surrounding development and will contribute to spatial separation and openness between buildings. With respect to external appearance, the design of the proposed dwelling is consistent with other contemporary residential buildings within the locality and will complement the streetscape.

Requirement	Provision	Compliance
1.2.2 Setbacks and Building Separations		
<u>Setbacks from Roads</u> Front setback – 15m	37.907m to porch proposed.	Yes
30m front setback to classified Roads.	N/A	N/A
100m front setback to Mulgoa Road.	N/A	N/A
<u>Setbacks from watercourses</u> 100m to Nepean River 75m to South Creek 40m to all other natural watercourses.	N/A	N/A
<u>Building separations and side boundary setbacks</u> 10m for an allotment >2ha	N/A	N/A
5m for an allotment <2ha	Min. 5m	Yes
1.2.3 Site Coverage, Bulk and Massing		
Max. footprint of dwelling 500m ²	407.3m ² proposed.	Yes
Overall ground floor dimension of 45m, max. 18m at one point.	Max. 34.88m and no walls extend >18m without articulation.	Yes
2 nd storey max. floor space 70%	N/A – Single storey dwelling	N/A

ground floor of the dwelling. Max. 3 car spaces to face public road or place, additional garages to be setback and screened. Max. footprint of 600m ² on allotment.	Double garage proposed. Capable of being complied with.	Yes Yes
1.2.4 Height, Scale and Design <u>Height and Scale</u> Max. 2 storey. Max. ceiling height 8m. Floor level max. 1m above NGL. Max. cut 1m Max. fill 1m. <u>Design and Quality</u> Sympathetic in design to rural character. Fencing to be of an open rural nature.	Single Storey dwelling proposed. <8m proposed. Max. <1m proposed. Max. cut 0.817m Max. fill 0.546m Residential/rural character is maintained with the appropriate design of the dwelling and generous setback provided. N/A - Fencing not proposed as part of this application.	Yes Yes Yes Yes Yes Yes N/A

* * *

Conclusion with respect to DCP requirements

The proposal is considered to satisfy the objectives of the relevant development standards relating to rural dwellings as contained within Penrith DCP 2015.

(b) Likely impacts of the development, including environmental impacts on both the natural and built environment of the locality.

The following matters are considered relevant when considering onsite impacts.

Siting and Design

The proposed single storey development will be compatible in terms of height, bulk and scale with surrounding developments in the residential locality. The siting of the dwelling provides suitable boundary setbacks, contributing to spatial separation and openness between buildings. The design of the dwelling will limit the impact on the adjacent properties in terms of bulk, privacy and overshadowing and will not dominate any perceived views enjoyed by others.

Sedimentation Control

Ground disturbance will be limited due to an existing level platform area being available.

Waste Minimisation

All waste will be deposited within the waste receptacle in accordance with the waste management plan attached to this application.

Noise and Vibration

All work will be undertaken during hours specified within the development consent. No vibration damage is envisaged occur during construction.

(c) The suitability of the site for the development

The subject site is located within a rural residential area designed for low-environmental housing and the like.

The single storey dwelling has been designed to suit site constraints and the character of the surrounding setting. The development is permissible with development consent and generally satisfies the objectives of the relevant development control plans as discussed above.

(d) Any submissions made in accordance with this Act or the regulations

Council will consider any submissions received during the relevant notification period for this development application.

(e) Public interest

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

CONCLUSION

The residential use of the site is permissible with development consent under the provisions of Penrith LEP 2010 and can satisfy the objectives of the relevant development control plan.

It is considered that the construction of the new single storey dwelling will complement and blend with the existing, and likely future character of this section of Llandilo, being a rural-residential area containing a mixture of dwellings in a low density setting. The proposal is not expected to have an adverse impact on the surrounding natural or built environment.

Local Consultancy Services Pty Ltd
February 2022