

Friday 26th February 2016

Ref: 1232 Env

STATEMENT OF ENVIRONMENTAL EFFECTS

Street: 88 Reid Street**Locality:** Werrington**Proposed:** Multi Unit Housing Development R3 Townhouses

THE SITE

The site is rectangular shaped 30.48m x 76.2m with an area of 2322.4m² on the South side of Reid Street Werrington. Upon the site is situated a single storey dwelling, and large garage / shed which will be demolished. Adjoining to the west is a single storey dwelling, to the east is a vacant lot. The site slopes gently to the front of the property and there are no significant trees on site to be removed. The northern side of the street is open pasture and bushland with Werrington Creek traversing it . The site is affected by the 1% AEP flood levels from the nearby creek and is also affected by a bushfire source.

The area is one of transition with several new Townhouse developments replacing older single dwellings.

STATUTORY SITUATION

The site is zoned R3 Residential (Medium Density Residential) in Penrith Local Environmental Plan 2010. 2 Storey Multi Unit Developments are allowed under this zoning with consent subject to compliance with the provisions of the plan.

The site is also subject to Penrith DCP 2014 Part D2 Section 2.4 Multi Dwelling Housing.

THE PROPOSAL

The proposal is for the construction of 12x4 bed and 2x3 bedroom brick veneer townhouse dwellings with tiled roofs. The walls are a combination of face and rendered brickwork and weatherboard cladding. The units typically have living areas, kitchen, laundry, wc and garage on the ground floor with bedrooms bathroom and en-suite on the first floor.

The units are accessed from a common driveway in the centre of the site with dwelling courtyards

located on the sides of the site.



Aerial: 88 Reid Street, Werrington



The Site: 88 Reid Street, Werrington

The dwellings are separated into a group of two and three units with single garages and tandem ground level parking spaces.

The buildings show characteristics of traditional suburban development: dwellings oriented to face the street, building forms stepped and articulated, and integrated with the shape of surrounding garden areas.

The proposed dwellings are behind the street frontage and adopt principles from the DCP, including

- Living rooms facing the street and a landscaped rear boundary setback; and
- Private gardens fill the rear setback area.

The development will have a decorative concrete driveway with meandering landscape areas and

- Buildings in blocks of attached dwellings. The alignment of buildings and their external walls at ground level are stepped at convenient positions to provide visual relief and mitigate the length of the units. In addition, the units have projecting balconies facing the street and driveway to provide further visual relief.
- An "open space corridors" 4.0m and 2.0m wide is located across the centre of the site to provide a substantial break in the building mass and provide parking spaces.
- Windows are provided in each elevation.

The proposal complies with LEP and DCP requirements as follows:

- | | |
|---|----------|
| 1. Landscape area: 40.11%, | complies |
| 2. Rear setback: 7.70 m, | complies |
| 3. Minimum courtyard dimensions 5x 4m, | complies |
| 4. Solar access to living areas of all units. | complies |
| 5. Solar access to courtyards of all units. | complies |
| 6. Front Setback: 6.5m | complies |

The dwellings have tiled roofing with heights less than 8.5 m and are well below the envelope control in accordance with the LEP.

There are no impacts on the height or R3 envelope control.

FLOODING

The site is affected by the 1% AEP flood level of 22.0m AHD. The lowest level on the land is 21.50m AHD therefore minimum building habitable floor levels are required to be 22.50m AHD. The proposal responds to this with buildings raised up with drop edge beams, patios and steps, and with garages at a lower level to reduce the amount of driveway fill required.

VEHICULAR ACCESS / TRAFFIC

Access to the dwellings will be via a common driveway on the centre of the site allowing entry or exit in a forward direction. In accordance with Councils Car parking DCP a total of 28 spaces are provided on site. Parking to each unit is provided via the use of garages and a tandem open car space. The units generate a visitor space requirement of 2.8 car spaces, and 2 of these are provided on site with 0.8 able to be provided on the 30.48m street frontage.

The additional amount of traffic likely to be generated by the development will have little or no effect on the existing road system.

PRIVACY AND FENCING

Privacy to the adjoining dwellings will be maintained by the use of 1.8m high fencing. Units 1 and 14 at the front of the site will feature a 1.8m metal post and horizontal slat courtyard wall.

SERVICES

Existing utility services are available adequate to serve the development (i.e. water, electricity, sewerage and stormwater).

Stormwater will be drained to the street to Council's stormwater system in accordance with the Engineers details and Council requirements.

OSD is not required.

The proposal includes a WSUD device in accordance with the DCP.

STATUTORY ASSESSMENT

1) Environmental Planning and Assessment Act 1997 Section C(1)

The provisions of section 79C(1) of the Environmental Planning and Assessment Act 1997 require the matters hereunder to be considered prior to determination of the subject application.

79C(1) a) i) The Provisions of any Planning Instrument.

The following Relevant Environmental Planning Instruments apply.

a) The Environmental Planning and Assessment Act 1997 and Environmental Planning and Assessment Regulation 2000.

b) Penrith Local Environmental Plan 2010 Urban Land.

c) Penrith Development Control Plan 2014.

Discussion on the relevant criteria, resolution of issues and a statement in respect thereof follows.

a) Environmental Planning and Assessment Act 1997 and Regulation 2000.

The proposal is not classed as Designated Development nor is it Integrated Development.

b) Penrith Local Environmental Plan 2010.

Zone R3 Medium Density Residential

1 Objectives of zone

- To provide for the housing needs of the community within a medium density residential environment.
- To provide a variety of housing types within a medium density residential environment.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.
- To provide for a concentration of housing with access to services and facilities.
- To enhance the essential character and identity of established residential areas.

- To ensure that a high level of residential amenity is achieved and maintained.
- To ensure that development reflects the desired future character and dwelling densities of the area.

The proposal meets the objectives of the zone with the provision of multi-unit housing which protects the character of surrounding residential development, but with increased housing density and variety.

Clause 4.1A Minimum Lot sizes for Dual Occupancies and Multi Unit Housing

Columns 1,2,3 specify site controls for multi-unit housing, thus:

R3 Zone	Standard Lot
	Minimum Area: 800m ²
	Minimum Lot Width 15m

The proposal complies with these requirements.

R3 Zone	Maximum Height	8.5m
	Minimum Landscaped Area	40%

The proposal complies with the minimum landscaped area and the envelope and height controls.

Compliance with Penrith DCP 2014 Provisions for Environmental Performance in Development Generally

Sub Clause (2.4.9) requires 3 hours minimum direct sun to windows of living areas between 9am and 3pm on June 21 and will not reduce direct sun on windows of neighbouring living areas to less than 3 hours 9am to 3pm June 21.

The proposal complies with each of these requirements and is supported by a BASIX certificate.

79C(1) a) ii) Any Draft Environmental Planning Instrument that is or has been placed on public exhibition.

No Draft documents relating to this development are on public exhibition.

79C(1) a) iii) Any Development Control Plan.

The following Development Control Plans apply.

i) Penrith City Council Development Control Plan 2014.

Part C 2.3 Bushfire management

The site is affected by bushfire risk from bushland to the north east creek area. A bushfire assessment report is included which indicates the required bushfire building class and BAL loadings for various parts of the buildings at risk which is typically BAL 12.5 and BAL 19.

Part D 2.4 Multi Dwelling Housing

2.4.2 Urban Form

The proposal complies with the objectives of the clause with characteristics of traditional suburban development, front dwelling oriented to the street, building forms articulated and

integrated with surrounding garden areas.

2.4.5 The dwelling setbacks reflect the character of surrounding areas.

2.4.6 Building Envelope and Side Setbacks

Proposal complies with side setbacks minimum 2.0m and external wall height controls of 6.5m.

2.4.7 Parking and driveways are provided in accordance with this clause and in accordance with AS.2890.

2.4.8 Landscaped areas comply with this clause including overall percentage minimum 40% and location and configuration of private courtyards and includes a communal open space.

2.4.9 Solar planning is achieved in accordance with this clause.

2.4.11 Common Site and Park Frontages

N/A

2.4.12 Building Design

The proposal presents 2 storey attached dwellings with a variety of facade materials and finishes.

2.4.13 Energy Efficiency

Proposal is supported by ABSA Certificate (BASIX) to indicate its measure of energy efficiency.

2.4.14 Dwelling Design and Private Courtyards

The proposal complies with this clause as previously indicated with minimum 25m² of courtyard with 5x4m area suitable for outdoor dining.

2.4.15 Garage Design

Garages are designed to AS 2890.1 as required by the clause.

2.4.16 Garden Design

Gardens are designed by the Landscape Architect in compliance with this clause.

2.4.17 Paving Design

Paved areas are minimised to maximise landscape / permeable areas.

2.4.18 Fence and Retaining Walls

Fences are in compatible materials with neighbourhood. Any retaining walls will be masonry as required by Council.

2.4.19 Visual and Acoustic Privacy

Construction is insulated brick veneer and insulated stud walls which aids in acoustic separation.

2.4.20 Safety and Security

All units have living areas overlooking the street and / or access driveway and also rear courtyards.

2.4.21 Accessibility and Adaptability

All units are accessed at ground level and are able to be adapted in the future for disabled usage.

2.4.22 Storage and Services

All units have wardrobes and storage cupboards in accordance with this clause. In addition 10 m³ storage is provided per unit under the stairs. All services, post boxes, electrical meters and TV and telecommunication facilities are provided in accordance with this clause.

79C(1) b) The likely impacts of the development, including environmental impacts on both the natural and built environments and social and economic impacts in the locality.

The proposal will have minimal impact on natural and unit environment and will have positive social and economic impact in the area.

79C(1) c) The Suitability of the Site for the Development.

The site appears to be quite suitable for the proposed development since it is appropriately zoned and serviced and the proposal satisfies the objectives of the zone.

79C(1) 1) d) Any submissions made in accordance with this Act or the Regulations.

There are no known submissions to be addressed in respect of the application at this time.

79C(1) e) The Public Interest.

It is considered that the proposal is consistent with the zoning and control principles established by the State and Council, is sustainable development, provides appropriate opportunities for control and regulation for this type of usage and on balance is consistent with the wider public interest.

SUMMARY

The physical characteristics of the buildings will blend unobtrusively into an area of diverse established housing and multi-unit developments.

Siting of the new buildings will have no adverse effect on the adjoining properties with regard to overshadowing and privacy.

There are no important existing trees to be removed.

Generous landscaping will be provided with the use of native shrubs and small trees.

The development will have little impact on the existing and likely future amenity of the neighbourhood.