



yours locally

**Sydney North West**  
21/5 Inglewood Place  
Baulkham Hills 2153  
PO Box 7321 Baulkham Hills BC NSW 2153  
DX 8461 Castle Hill  
p 02 9836 5711 f 02 9836 5722  
web [www.localgroup.com.au](http://www.localgroup.com.au)

## STATEMENT OF ENVIRONMENTAL EFFECTS

**SITE:** Lot 2189 DP 1168992  
20 Milperra Street  
Jordan Springs

**APPLICANT:** Clarendon Homes Pty Ltd  
21 Solent Circuit  
Baulkham Hills NSW 2153

**PROPOSAL:** Construction of a two storey brick veneer 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 two storey brick veneer dwelling, containing five (5) bedrooms, leisure, living, dining, home theatre, family, rumpus, meals and study rooms along with an attached garage and outdoor alfresco dining areas.

The subject site is a corner allotment with a primary front to Milperra Street of 13.46m, a secondary frontage to Illoura Way of 27.675m and a total land area of 555.9m<sup>2</sup>. The site has a gentle fall to the south-eastern corner and is cleared of vegetation. Drainage is to be directed to the street via a rainwater tank collection system.

The neighbourhood generally consists of a mix of residential buildings of one and two storey construction.

The following sections of this statement address the likely impact of the proposal on the environment.

### ENVIRONMENTAL EFFECTS

The following sections address the matters for consideration as listed in Section 79C(1) of the Environmental Planning & Assessment Act 1979. A comment is provided against each relevant matter.

**(a)(i) Relevant environmental planning instruments**

**Sydney Regional Environmental Plan No. 30 – St Marys**

The SREP 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 Urban pursuant to Clause 36 of Sydney Regional Environmental Plan No. 30 – St Marys.

The proposed development is defined in the Model Provisions as a '*dwelling house*', being '*a building containing 1 but not more than 1 dwelling*'.

The proposed development is defined as '*housing*' being '*development of a nature intended to create one or more dwellings, including dwelling houses, dual occupancies, multi-unit housing, housing for older people or people with disabilities, or any combination of them*'. Housing is permissible with the consent within the Urban Zone.

**Clause 40 Urban Zone**

The objectives of the Urban Zone are:

- (a) *to ensure that buildings and works within the zone are primarily used for residential purposes and associated facilities, and*
- (b) *to limit the range and scale of non-residential uses to ensure that they are compatible with residential amenity and primarily serve local residents, and*
- (c) *to provide for local retailing and related services, including supermarkets, which will complement established centres in the Blacktown City and Penrith City local government areas and not have a significant adverse effect on the viability of established retail centres, and*
- (d) *to provide for medium density residential development in locations which provide optimum access to employment, public transport and services, while ensuring residential amenity, and*
- (e) *to promote home based industries where such activities are unlikely to adversely affect the living environment of neighbours, and*
- (f) *to ensure that development adjacent to the Regional Park zone does not have a negative impact on biodiversity or conservation within that zone.*

The proposed development is for a low-density residential dwelling, being compatible with the existing and future character of the locality. The dwelling is designed to provide a high level of amenity for adjoining residents whilst considering the natural restraints of the site.

The proposed dwelling is considered to meet the objectives of the Urban Zone.

**Part 3, Clauses 8-18 Precinct Plans**

Part 3 of SREP 30 provides for the preparation and adoption of Precinct Plans. The Western Precinct Plan has been adopted by Council and contains the development controls applicable to the St Marys Development site.

### Conclusion with respect to LEP requirements

The proposal is considered to satisfy all the relevant development standards relating to dwelling houses as contained within SREP 30 – St Marys.

### 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.

Stormwater drainage plans have been prepared and are lodged for Council's consideration. The plans demonstrate that the cumulative impact of water quality for the region will be minimal. Subject to appropriate conditions, the proposal will 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 planning instruments that would prevent the development from proceeding.

#### **(a)(iii) Relevant development control plans**

##### **Western Precinct Plan**

The Western Precinct Plan was adopted by Penrith City Council on 23 March 2009 and applies to all land released by the Minister of Planning on 29 September 2006, within the Western Precinct, St Marys. The purpose of the Precinct Plan is to establish planning strategies, development principles and development controls to guide the future development of all land within the Western Precinct in an integrated manner.

#### **Part 5 Development Control Strategy**

##### **5B Built Form Housing**

<i>Requirement</i>	<i>Provision</i>	<i>Compliance</i>
<i>Allotment Size:</i> 501-999m <sup>2</sup>	555.9m <sup>2</sup>	Yes
<i>Typical frontage:</i> 16-25m	13.46m	Existing allotment
<i>Typical Depth:</i> 25-40m	33.135m	Yes

<u>Setbacks:</u>		
<i>Primary Frontage:</i> Building – 4.5m Garage – 5.5m Articulation – 3.5m	4.984m 6.624m 3.5m	Yes Yes Yes
<i>Secondary Frontage:</i> Building – 1.5m Garage – 2.5m Articulation – 1.0m	Min. 1.978m to splay N/A N/A	Yes N/A N/A
<i>Side:</i> 900mm	1.5m	Yes
<i>Rear:</i> Building – 3.0m Garage – 0.9m	4.964m N/A	Yes N/A
<u>Open Space:</u> 20% of site area	146.19m <sup>2</sup> / 26.3%	Yes
Min. Width 3.0m	>3m	Yes
<u>Height:</u> Max. 2 Storeys	Two Storey	Yes
<u>Parking spaces:</u> 2 spaces	Provided within proposed garage.	Yes

### 5.7 General Housing Siting and Design Controls

<i>Requirement</i>	<i>Provision</i>	<i>Compliance</i>
<u>5.7.2 Landscaping</u> Trees planted to northern side of POS  1 tree within front setback  Landscape Plan to be submitted with DA.	Capable of complying  Capable of complying  Provided for Council's consideration	Yes  Yes  Yes
<u>5.7.6 Visual and Acoustic Privacy</u> Direct overlooking to be minimised  Screening, raised sill heights or obscure glazing to be provided here overlooking can't be avoided.	Windows have been appropriately offset, orientated or provided with raised sill heights to ensure minimal potential for privacy intrusion.	Yes
<u>5.7.4 Fences and Walls</u> Front fences max 1.5m	No fences proposed as part of this	N/A

<p>high</p> <p>Materials to be compatible with the streetscape.</p> <p>Side and rear fences max. 1.8m high</p>	<p>application.</p>	
<p><u>5.7.5 Garages</u></p> <p>Max width 50% of the frontage</p> <p>Materials and colour of garage to blend with the dwelling</p> <p>Rooms with windows or balconies to be built over garages in two storey dwellings</p> <p>Max capacity 2 cars</p> <p>Garages to be behind the building line.</p>	<p>5.76m or 42.8% of allotment frontage.</p> <p>Garage integrated into the dwelling.</p> <p>Windows provided to first floor area above garage.</p> <p>Double garage proposed.</p> <p>Behind the building line.</p>	<p>Yes</p> <p>Yes</p> <p>Yes</p> <p>Yes</p> <p>Yes</p>
<p><u>5.7.6 Safety</u></p> <p>Casual surveillance of the street to be provided.</p> <p>Compliance with CPTED DCP</p>	<p>Surveillance of street frontages available through living / dining room.</p> <p>See comments below.</p>	<p>Yes</p>
<p><u>5.7.7 Solar Access</u></p> <p>3hrs solar access to POS between 9am and 3pm at the winter solstice.</p> <p>4hrs solar access to neighbouring POS between 9am and 3pm at the winter solstice.</p>	<p>Two storey design appropriately articulated and setback to minimise shadows from site.</p> <p>Provided.</p>	<p>Yes</p> <p>Yes</p>
<p><u>5.7.8 Energy and Water Efficiency</u></p> <p>BASIX Certificate to accompany DA.</p>	<p>Provided.</p>	<p>Yes</p>
<p><u>5.7.9 Servicing</u></p> <p>Consideration of waste storage and collection areas</p>	<p>Bin storage area able to be provided behind the building line due to adequate setbacks.</p>	<p>Yes</p>

<b>5.7.10 Adaptability</b> Provide practical and flexible housing consistent with AS4299	Capable of complying	Yes
---	----------------------	-----

## **Penrith Development Control Plan 2006**

The objective of this plan is to consolidate all of Council's Development Control Plans into one comprehensive document, detailing the provisions for all types of development within the Penrith area.

### **PART 2 – City Wide General Controls**

#### **Crime Prevention Through Environmental Design**

Consideration has been given to the principles of the CPTED DCP. These are to provide a safe and secure development with adequate lighting, visual access and passive surveillance along the street frontage.

The proposed dwelling promotes active surveillance of the street by providing a habitable room to the frontage. 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.

\* \* \*

#### **Conclusion with respect to DCP requirements**

The proposal is considered to satisfy the relevant development standards relating to dwellings as contained within the Western Precinct Plan and the applicable sections of DCP 2006.

#### **(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 two storey development will be compatible with surrounding developments, and is considered consistent with a typical two storey dwelling in a suburban location.

The siting of the dwelling will provide generous boundary setbacks that 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 compliment the streetscape. The front façade comprises different building elements including a pronounced decorative porch and varied roof forms. In this way, the proposal provides a clear definition of the entry and provides varied shadow lines due to the different construction elements and finishes.

### **Sedimentation Control**

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 stacked 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.

### **Waste Minimisation**

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

### **Vegetation removal**

The site is currently vacant and cleared of all significant vegetation. Topsoil clearance is to be undertaken in order to provide a level platform. Further plantings will take place following the construction phase of the dwelling.

### **(c) The suitability of the site for the development**

The subject site is within an existing residential precinct and is close to local commercial, retail and transport facilities. The existing road network provides easy access to all locations.

The two storey dwelling, the subject of this application, can be constructed with all services necessary and has been designed to suit site constraints and the character of the surrounding locality.

The residential use of the site is permissible with development consent under the provisions of Sydney Regional Environmental Plan No. 30 – St Marys and is able to generally satisfy the objectives of the relevant development control plan 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 satisfy the principal objectives of all relevant planning instruments and development control plans, approval of the subject dwelling is considered to be in the public interest.

**CONCLUSION**

The residential use of the site is permissible with development consent under the provisions of Sydney Regional Environmental Plan No. 30 – St Marys, with the proposal able to satisfy the objectives and provisions of the relevant precinct plan and development control plan.

It is considered that the construction of a new two storey brick veneer dwelling will complement and blend with the existing, and likely future character of this section of Jordan Springs, being a new area containing a mixture of one and two storey residential developments. The proposal is not expected to have an adverse impact on the natural or built environment.



Maxine Booth  
Town Planner  
**Local Consultancy Services Pty Ltd**  
April 2015