

STATEMENT OF ENVIRONMENTAL EFFECTS

Lot 2008 in DP 261356 24 Coonawarra Drive, St Clair

Demolition of existing dwelling and construction of an attached two storey
dual occupancy development and
Strata title Subdivision

ISSUE	DESCRIPTION	DATE
A	FOR DEVELOPMENT APPROVAL	20 July 2015

EXECUTIVE SUMMARY

Peter Roppolo & Associates has prepared this report to accompany a development application lodged with Penrith City Council seeking the approval to carry out the following development at number 50 Valley Road Epping:

- Demolition of the existing dwelling, and construction of an attached two storey dual occupancy development .

The development proposal has been prepared in conjunction with the Penrith Local Environmental Plan 2010 and it's supporting Development Control Guidelines. This statement is intended to assist Parramatta City Council in its assessment of the development application. This statement includes:

- A description of the site and its locality
- A description of the proposed development
- An assessment of the application against relevant regulations and controls.
- Various conclusions in regards to the proposed developments.

This document should be read in conjunction with the architectural plans lodged with Council.

SITE DESCRIPTION

The subject site is identified as Lot 2008 in DP 261356 and is known as 24 Coonawarra Drive St Clair, The property is rectangular in shape with a total site area of 661.1sq/m.



**Figure 1: Locality map showing the proposed site outlined in red.
(Source: Google Maps, 2011)**

The site has a street frontage to Coonawarra Drive. The site has a primary street frontage of 22.875 metres. The property has a fall of approximately 2.25 from the rear South East corner to the front North East corner. Development currently located upon the property comprises of a single storey dwelling with a tiled roof.

Vehicular access to the property is from Coonawarra Drive with a single crossover serving the property.

SURROUNDING ENVIRONMENT

The surrounding area is comprised of residential uses with a variety of housing styles. The immediate locality is comprised of single storey detached dwellings and double storey detached dwellings. The adjoining properties to the east and west are comprised of single storey detached dwellings. A pedestrian laneway is also located to the Western side of the allotment

DETAILS OF THE APPLICATION

The application submitted to Council proposes the following:

- Demolition of the existing dwelling;
- The construction an attached two storey dual occupancy; and
- Strata title subdivision.

The proposed development provides an articulate front facade which helps to minimise the bulk of the dwellings. The proposal has a minimum setback of 5.5m from the front boundary, which is considered to be consistent with the prevailing setbacks along the street. Minimum setbacks of 1.2m for unit 1 and 2m for unit 2 are provided to the side boundaries. The type of construction, colours and materials selected will complement the existing character of the area.

Vehicular access to the site will be modified, with driveways located to the middle and Eastern side of the allotment

PLANNING ASSESSMENT

The following planning instruments have been considered in the planning assessment of the subject Development:

- Parramatta Local Environmental Plan 2011; and
- Parramatta Development Control Plan 2011

The development has been assessed in accordance with the matters for consideration under Section 79C of the Environmental Planning and Assessment Act 1979:

1. Section 79C(1)(a)(i) – Any Environmental Planning Instrument

Penrith Local Environmental Plan 2011

(i) Permissibility

The subject site is zoned R2 – Low Density Residential under the Penrith Local Environmental Plan 2010 (PLEP).

The proposed development falls under the definition of a 'Dual Occupancy' under the PLEP, and is therefore permissible within the R2 – Low Density Residential zone.

(ii) Objectives of the zone

The objectives of the R2 – Low Density Residential Zone are as follows:

- *"To provide for the housing needs of the community within a low density residential environment.*
- *To promote the desired future character by ensuring that development reflects features or qualities of traditional detached dwelling houses that are surrounded by private*
- *To enhance the essential character and identity of established residential areas.*

(iii) Principal Development Standards

The PLEP contains a number of principal development standards which are discussed with respect to the proposal as follows:

DEVELOPMENT PROVISION	PROVISION	COMMENT
Clause 4.1A Minimum Lot Sizes for Dual Occupancies	Minimum lot size of 650m ² is required for dual occupancy.	Complies: The proposed development has a lot size of 661.1m ²
Clause 4.3 Height of Buildings	The height of any building on the land must not exceed 8.5m	Complies: The proposed development has a maximum height of 8.498m measured from natural ground to the ridge line.

Having regard to the above, the proposal is permitted in the zone and is consistent with the objectives of the zones and relevant development standards in PLEP

2. Section 79C(1)(a)(ii) – Any Draft Environmental Planning Instruments

This section is not applicable for the proposed development.

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

Penrith Development Control Plan 2014

The proposed development is applicable to the Penrith Development Control Plan 2014. The following relevant controls are discussed below:

Section 2.2.5

FRONT AND REAR SETBACKS

The proposed development adheres to both the front and rear setback requirements of the DCP. A rear setback of 6m is proposed and a front minimum setback of 5.5 metres is proposed

Section 2.2.6

BUILDING ENVELOPE AND SIDE SETBACKS

- The proposed application complies with the maximum building envelope diagram for a R2 low density residential development as per figure D.2.5 of the PLEP
- Cut and fill has been minimised to under the required 1m limit as per the dcp.
- The application proposes a side setback of 1200mm to unit 1 and 2000mm to unit 2 complying with the minimum setback of 900mm

Section 2.2.7

DRIVEWAY AND PARKING AREAS

The proposal complies with the controls of section 2.2.7 of the DCP as the garages do not occupy more than 50% of the street frontage and the correct amount of parking spaces have been provided.

Section 2.2.8

LANDSCAPE AREA

In accordance with the DCP a R2 zoned development requires a minimum 50% landscape area to be provided with a minimum width of 2 metres. Both Units 1 and 2 meet this requirement.

Section 2.2.9

SOLAR PLANNING

Shadow diagrams have been provided with this application showing shadows between the times of 9am and 3pm on the 21st June .

Units 1 and 2 both have living areas located on the northern facade achieving the minimum 3 hour requirement for sunlight to a living zone.

Unit 2 complies with the minimum 3 hours of sunlight to at least 40% of the private courtyard areas.

Unit 1 however achieves 2.5 hours of sunlight to 40% of the rear private courtyard , 0.5 hrs short of the required 3 hours minimum. Even though the application falls short of the numerical requirement of the dcp, we believe that it still satisfies the objectives of the dcp in that it :

- A) The design achieves a high level of amenity as the main living area within the dwelling faces north, the secondary living areas have full access to the rear courtyard and that solar access to the rear private open space is still generally achieved within the guidelines of the DCP
- B) Solar access is provided through the northern windows into the main front living room of the dwelling in accordance with the DCP
- C) Natural sunlight is reasonably accessible throughout the main living areas of the dwelling and also to the rear courtyard of unit 1 in accordance with the DCP

Due to the above reasons we believe that council should overlook the minor discrepancy.

Section 2.2.13

ENERGY EFFICIENCY

Council's objective for energy efficiency is to minimize the energy required for space heating and cooling. The proposed dual occupancy achieves these objectives as it proposes a slab on ground construction with external brick veneer walls, main living area has a northern orientation, a 450mm eave overhang to windows and designed for cross ventilation throughout the ground floor area and providing 2 windows to the upper bedrooms where practical.

Section 2.2.14

DESIGN OF DWELLINGS AND PRIVATE COURTYARDS

Private courtyards are provided to the rear of the property to both units. Each private courtyard has a minimum of 30sq/m , an area measuring a min of 4m x 6m , is located next to or adjacent level with a living or dining room and incorporates an area for clothes drying at least 2m wide

Part E of this controls requires that each courtyard has "access direct to the street or a common driveway through a courtyard at least 2m wide; or via a carport with an open design.". Unit 2 complies with this recommendation however unit 1 falls short of this ,with a side access to the street of 1200mm.

The objective of the control is that "Dwellings and their private courtyards should achieve high levels of amenity, and demonstrate traditional practices of suburban design"

Even though the proposal does not address the numerical value of the guideline, it does satisfy the objectives by which it is based on in that :

- 1) The rear court yard provides a high level of amenity as it is located at the rear of the property combined with the rear yard which can be utilised as one large entertaining area and
- 2) Traditional suburban design within the local area predominantly shows dwellings with side boundary offsets within the vicinity of 1-1.5M.

Due to the above reasons we believe council should overlook the discrepancy of a direct 2m courtyard access to the front street.

CONCLUSION

The proposed development has been assessed in accordance with the provisions of Section 79C of the Environmental Planning and Assessment Act, 1979, and found to be satisfactory.

The proposed dwelling is permissible within the zone and is consistent with the objectives of the Penrith LEP and DCP guidelines. The proposed development has given design considerations to the neighbouring dwellings and does not affect the amenity of its neighbours. The applicant intends to provide a development of high quality design and materiality reflecting contemporary planning and design initiatives. It is sought that Council approve the application.

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