
STATEMENT OF ENVIRONMENTAL EFFECTS

PROJECT: Demolition of Existing Dwelling &
Construction of a Single Storey Dwelling

ADDRESS: 24-30 Reynolds Rd, Londonderry NSW 2753

APPLICANT: Signature Design & Drafting

DATE: April 2021

CONTENTS

- 1.0 INTRODUCTION**
- 2.0 PROPOSAL**
- 3.0 SITE INFORMATION**
- 4.0 DESIGN & ENVIRONMENTAL IMPACT ASSESSMENT**
 - 4.1 Visual Impact**
 - 4.2 Flora & Fauna**
 - 4.3 Bushfire**
 - 4.4 Access, Traffic & Car Parking**
 - 4.5 Flooding**
 - 4.6 Waste Management**
 - 4.7 Site Suitability**
 - 4.8 Servicing**
 - 4.9 Contamination**
 - 4.10 Heritage**
 - 4.11 Social & Economic Impact**
 - 4.12 Privacy, Views & Overshadowing**
 - 4.13 Air & Noise**
 - 4.14 NCC & Fire Safety Report**
 - 4.15 The Public Interest**
- 5.0 CONCLUSION**

1.0 INTRODUCTION

The subject lot is located within the rural area of Londonderry. The subject site has a lot size of 1.5 hectares. The site contains a single storey dwelling, outbuilding & metal shed.

2.0 PROPOSAL

The proposed development consists of the demolition of existing dwelling & construction of a new single storey dwelling.

3.0 SITE INFORMATION

Our application pertains to one allotment of land. The lot is legally described as Lot 4 - DP 25981 – 24-30 Reynolds Road, Londonderry NSW 2753. The lot is rectangular in shape.

4.0 DESIGN & ENVIRONMENTAL IMPACT ASSESSMENT

4.1 Visual Impact

It is considered that the proposal will not generate any adverse impacts. The proposed dwelling complies with Penrith Development Control Plan 2014. Furthermore, the site is not within a visually significant area.

In any case the design of the proposed dwelling will present as a modern architecturally designed development consistent with other residential architecture in the surrounding streetscape and neighbourhood. Overall, it is considered that the proposal is suitable from a visual impact perspective.

4.2 Flora & Fauna

The proposed location of the dwelling is to be sited within existing cleared areas of the site.

4.3 Bushfire

The subject site is bushfire prone. A bushfire report accompanies the application.

4.4 Access, Traffic & Car Parking

The proposed dwelling will comply as per the Penrith DCP 2014 requirements.

4.5 Flooding

The site has been identified as being flood prone land. The proposed dwelling has a finished floor level in accordance with council's flood information & is located free of the flood path.

4.6 Waste Management

Waste generated by the proposal is likely to consist of construction waste. A waste management plan has been prepared and is accompanying the development application.

4.7 Site Suitability

The subject site is considered suitable for the development for the following reasons:

- The site is appropriately zoned for the proposed land use;
- The proposal does not generate adverse environmental impacts, and;
- The site is not subject to bushfire risk.

4.8 Servicing

Electricity, telecommunications & water are already available to the site.

4.9 Contamination

The site of the proposed development has not historically been used for any purpose that could have potentially led to contamination.

4.10 Heritage

There are no items of environmental heritage located on the site nor is the subject land located adjacent to any items of heritage. Consequently, the proposal will have no heritage impacts. The site is not a heritage item and is not located within a heritage conservation area pursuant to Penrith Local Environmental Plan 2010.

4.11 Social & Economic Impact

Overall, the proposal is consistent with the established character of the site and the surrounding area. In addition, the proposed development would result in positive social and economic impact by the continuation of growth within the existing community fabric supporting local schools and facilities with new residents joining the

area. Also, employment opportunities will be generated during the construction stages and the complimentary instalment of appropriate infrastructure.

4.12 Privacy, Views & Overshadowing

The setbacks are equal to or exceed the specified minimum in Penrith DCP 2014, therefore the proposed dwelling does not pose any privacy or overshadowing concerns.

4.13 Air & Noise

The proposed site has not been identified as being affected by any classified roads or aircraft noise.

4.14 NCC & Fire Safety Report

The development is to be constructed in accordance with the National Construction Code (formerly known as the BCA) and the NSW Appendix.

4.15 The Public Interest

The proposed development is permissible with consent, will not result in detrimental environmental impacts and would support the growth of the local community and residential environment. It would therefore be in the public interest to support the proposal.

5.0 CONCLUSION

Signature Design & Drafting is pleased to submit this Statement of Environmental Effects accompanying the Development Application for the demolition of existing dwelling & construction of a new single storey dwelling at 24-30 Reynolds Rd, Londonderry.

This Statement of Environmental Effects demonstrates that the proposed outbuilding is appropriate and suitable development being consistent with the RU4 zone objectives and the other planning provisions.

This report has identified all key issues associated with the proposal and demonstrated that it can be adjusted appropriately.

The proposal is considered acceptable and can be approved because:

- The site is appropriately zoned for the proposed land use;
- The proposal is consistent with the requirements of the Penrith Development

Control Plan 2014;

- The proposal complies with the objectives and standards of the Penrith Local Environmental Plan 2010;
- Employment opportunities will be generated during the construction stages and the establishment of appropriate infrastructure;
- The proposal does not require any significant clearing and consequently does not generate adverse environmental impacts;
- The land is not subject to bushfire.

This Statement of Environmental Effects establishes that the proposal is consistent with the objectives, compatible with the surrounding area, and satisfies all relevant planning and environmental considerations to enable council to grant approval for the development.

Taleb Eldahoud

Signature Design & Drafting

