

# STATEMENT OF ENVIRONMENTAL EFFECTS

Date: 27/02/19



**ALTERATIONS TO EXISTING SINGLE STOREY DWELLING  
AND  
CREATION OF DETACHED DUAL OCCUPANCY STRATA SUBDIVISION**

AT

No 34, LOT 3 D.P: 35920 PEMBROKE STREET, CAMBRIDGE PARK

L.G.A. Penrith City Council

## Current Use;

Currently single storey dwelling with secondary single storey dwelling

## Proposed Works and Proposed Use;

Applicant was unaware at the time of construction that a secondary building (Granny flat) was not classed as a dual occupancy. Therefore the applicant would like to apply for dual occupancy classification.

Proposal is to

1. demolish and remove 1.5m width by full depth of main house and reconstruct new side wall to house to reduce the house size and increase driveway width to 4m.
2. Existing side window will be replaced with an aluminium framed window and a smaller window will replace the window at the front of the house.
3. Colours of render for the new side wall is Pail Grey and the new window will be white to match existing. This complements the accepted facades governed by the current local trends and will enhance the landscaping to the driveway.
4. Reclassify property as Dual Occupancy with off-street parking.

The proposed development complies with Penrith Council's LEP and DCP policies.

## A. Site suitability

The site is flat and of the required size to comply with Council policies for minimum block size. The proposed works to the original house number 34 will provide size access of 4m width and therefore comply with the Council policy for minimum access width. No significant vegetation to be removed.

The site is approx. 929sqm in area with a width of 15.24(W) by 60.96(L)

## B. Present and previous uses

Currently the property has two dwellings. This use will not change, the title will become dual occupancy with strata title and the property will have proper vehicle access for off-street parking.

## C. Social Impact Statement

There will be no social impact to the surrounding community.

## D. Access and Traffic

There will be no increase in street access numbers and traffic will not be increased to Pembroke St.

However, the property will provide off-street parking for 2 cars per property including 1 undercover space. Therefore there will be a positive impact of less parking congestion in the street.

## E. Privacy views and overshadowing

There will be no impact on privacy views or overshadowing. The existing side window will be replaced with an aluminium window of similar size.

## F. Air and Noise

During construction, air and noise impacts will be kept to a minimum. Noisy works will be confined to the hours of 7am to 6pm.

## G. Soil and Water

Minimal works will be undertaken and therefore soil and water impacts will be easily controlled within the site boundaries. In the case of rain during construction, sand-bags will be put in place to stop runoff to the street.

## H. Heritage

There are no heritage impacts

## I. Energy

Energy usage will not be altered at the property.

## J. Waste

Construction waste will be recycled or disposed of as per Council regulations.

Bins will be stored behind site boundaries as they are currently.

## K. Existing Structures (Demolition, renovation)

The section of the existing dwelling to be removed and made good is shown on the plans provided. No other structures are to be demolished. The properties will not be renovated.

## L. Compliance

The compliance table below relates to applicable Development Standards only.

DEVELOPMENT STANDARD	REQUIRED/ALLOWABLE	PROVIDED	COMPLIANCE
Site Area/Density	750m2 MIN	929sqm	YES
Lot Depth	N/A	60.96m	YES
Lot Width	N/A	15.24m	YES
front setback	5.5m	6.5m	YES
Rear Setback	4m	7.7m	YES
side boundary setback (North)	900mm	3.5m	YES
side boundary setback (South)	900mm	900mm	YES
Open space corridor (Sect. 2.2.4)	4m	6.5m	YES
Landscaping (Sect. 2.2.8)	50%	82%	YES
Access & Parking	1 space each dwelling, concealed from street	1 space each dwelling, concealed from the street.	YES
Waste Storage Area	Waste bins behind front building line	Waste bins behind front building line	YES

## M. Fauna and Flora Impacts

There will be no removal of any flora and no impact on any fauna with this project.

Additional landscaping of 1m width will be placed between the existing house and the driveway.

## N. Hazardous Impacts

There is no contamination of a hazardous kind on the site, nor is the property affected or within a Bushfire prone area. As per Section 149 the site is not within a flooding area.

## O. Stormwater

New down pipes will be connected to the existing stormwater discharge.

The property is not burdened with major watercourses and/or flood liable land. The proposed development will not adversely affect overland flow paths. There is no existing significant vegetation on the site that will be affected by the proposal.