

PROPOSED DEVELOPMENT APPLICATION

For

Proposed Duplex

Development Address

No. 50 Proctor Parade, Chester Hill NSW

Lot D Deposited Plan 38390

Statement of Environmental Effects



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Date: 28th February 2023

DEVELOPMENT DESCRIPTION

Proposed Development	Proposed Duplex
Address	Lot D and Deposited Plan 38390
Proposed Use	Residential Development
Revision & Date	Revision A, Dated 28 th February 2023

Context and Setting

The subject site is not identified as having any site constraints which would have an adverse impact on the proposed development.

There is an existing dwelling and ancillary structures located on the site which are proposed to be removed.

The site is zoned R2, having a site area of 605.8 sq m.

The site is not identified as being bushfire prone land.

The site is not located within a mine subsidence area.

The site is not identified as being flood affected.

The site is not known to have any heritage significance or likely to have an impact on any heritage item or item of cultural significance.

There are no known easements burdening the site which would affect the proposed development.

The proposed development will require the relocation of 1 tree in conjunction with the proposed development which is included on this application. The tree species is not known, however this vegetation is considered to be a mature plant species.

Compliance with Relevant Planning Controls

The proposed development is permissible under the relevant Local Environmental Planning Policy and has been designed to comply with the requirements of Council's Development Control Plan.

No variations to Council's Development Control Plan are required in conjunction with the proposed development.

The proposed development is in keeping with the surrounding streetscape and will provide a positive contribution to the amenity of the area.

Section 4.15 – Matters for Consideration

The following is a detailed consideration of Section 4.15 of the Environmental Planning and Assessment Act:

Section 4.15 (1)(a)(i)

The provisions of the Environmental Planning Instrument.

A detailed assessment of the Local Environmental Plan has been provided in this Statement.

Section 4.15 (1)(a)(ii)

The provisions of any publicly exhibited Draft Environmental Planning Instruments

At the time of preparing this Statement, there were no known Draft Environmental Planning Instruments applicable to the land.

Section 4.15 (1)(a)(iii)

The provisions of any Development Control Plan

Consideration of the applicable Development Control Plans has been provided in this Statement.

Section 4.15 (1)(a)(iiia)

The consideration of any Planning Agreement.

No planning agreement has been entered into or proposed in conjunction with this development.

Section 4.15 (1)(a)(iv)

The consideration of any Regulations to the extent that they prescribe matters for the purposes of this paragraph).

The proposed development can demonstrate compliance with the regulations.

Section 4.15 (b)

The consideration of likely impacts of the development including consideration of the environmental impacts on both the natural and built environment and the social and economic impacts in the locality.

The proposed development does not have any environmental impacts on the natural or built environment. The proposed development will result in additional housing being provided to service the locality.

Section 4.15(c)

The suitability of the site for the development.

The proposed development does not result in any adverse impacts on the site. The proposal complies with Council's requirements and is considered to pose minimal impact on the locality and amenity of surrounding properties.

The development is consistent with the objectives of the zone under the Local Environmental Plan and the land use controls identified within the Development Control Plan.

The proposed use will have minimal impact on the locality and amenity of surrounding properties and will complement the existing Council approved land use. It is evident from the above and the assessment provided within this Statement that the site is suitable for the proposed development.

Section 4.15(d)

Any submissions made in accordance with this Act or the Regulations.

The consideration of submissions cannot be made at the time of preparing this Statement. The applicant requests that an opportunity be provided to respond to any submissions that may be received.

Section 4.15(e)

The consideration of public interest.

The proposed development land use is permissible as already approved by Council. The development is consistent with the applicable objectives of the Local Environmental Plan.

The development is in keeping with the surrounding streetscape and will not result in a negative impact on the local area.

Access Traffic and Utilities

The development will be utilised for residential purposes and as such the proposal will have very little impact on traffic movements.

Onsite parking to service the proposed development is compliant with the requirements of Council's Development Control Plan.

All domestic utility services including water, sewer, telecommunication and electricity are already available to service the proposed development.

Economic and Amenity Impacts

The proposal will not have any impact on the amenity of the surrounding developments. The development will not have any economic consequences to the area. The proposed development will enhance the streetscape.

The development is two storey nature, however it does not result in any adverse overshadowing of neighbouring properties or loss of privacy. Please see the shadow diagrams provided on the Architectural Plans.

The development will not have any potential environmental impacts associated with the development. Temporary construction measures will be employed to mitigate any environmental impacts during the construction of the proposed development.

Environmental Impacts

The proposal will not have any impact on the amenity of the surrounding developments.

Impacts on the environment will be kept to a minimum during the development in accordance with Council's Local Environmental Plan and Development Control Plan restriction.

The proposed development will have no significant effect on any nearby native habitat, the environment or endangered fauna. The site is not identified as having any aboriginal artefacts or relics.

There are no known previous land uses which would impact on the proposed development.

Waste and Stormwater Disposal

The proposed sanitary drainage from the development will be disposed to the sewer system.

Stormwater collected from the development will be drainage to the existing street. For more detail please see the Stormwater Drainage Plans prepared by Deboke Civil. The development will not adversely affect overland flow paths.

Waste generated from the construction of the development will be disposed of in accordance with the waste management plan (submitted in conjunction with this application). The ongoing household waste will be disposed of to the waste bins as provided by Council.

Summary

The proposed development has been designed to comply with the objectives of the relevant Local Environmental Plan and Development Control Plans. The development is in keeping with the streetscape and is considered to provide a positive contribution to the area.

The proposed residential development will have minimal impact on the locality and amenity of surrounding properties.

Given the above, the proposed development is considered worthy of Council's approval. Thank you for consideration of our proposed development.



Graham Isaac
Director

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