

# Statement of Environmental Effects.

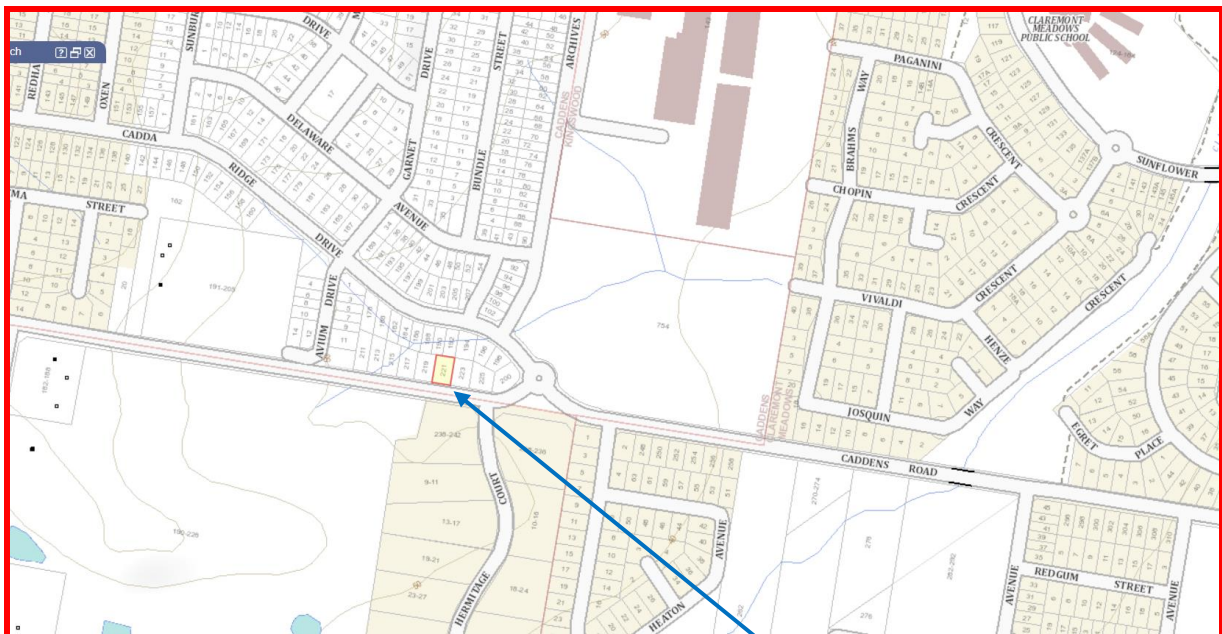


**Proposed Residence.  
No 221. Caddens Rd. Caddens.**

Statement of Environmental Effects  
prepared by  
**Peace Plan Designers.**  
4 Glen Rd. Emu Heights.  
[www.peaceplandesigners.com.au](http://www.peaceplandesigners.com.au)

Peace Plan Designers has been engaged to prepare this Statement of Environmental Effects to accompany a Development Application to be submitted on the subject site.

## 2. The Subject Site.



### Subject Site.

The subject site zoning is : R1 – General Residential.

The subject site is rectangular shaped with a total site area of approximately 600 square metres.

The site has a frontage to Caddens Rd of 20.00m and a depth of 30.00m. The site generally falls towards the rear and away from the street.

Neighbouring properties in the locality are a mix of single and two storey residential dwellings.

The site is vacant. The site does not include vegetation of any significance.

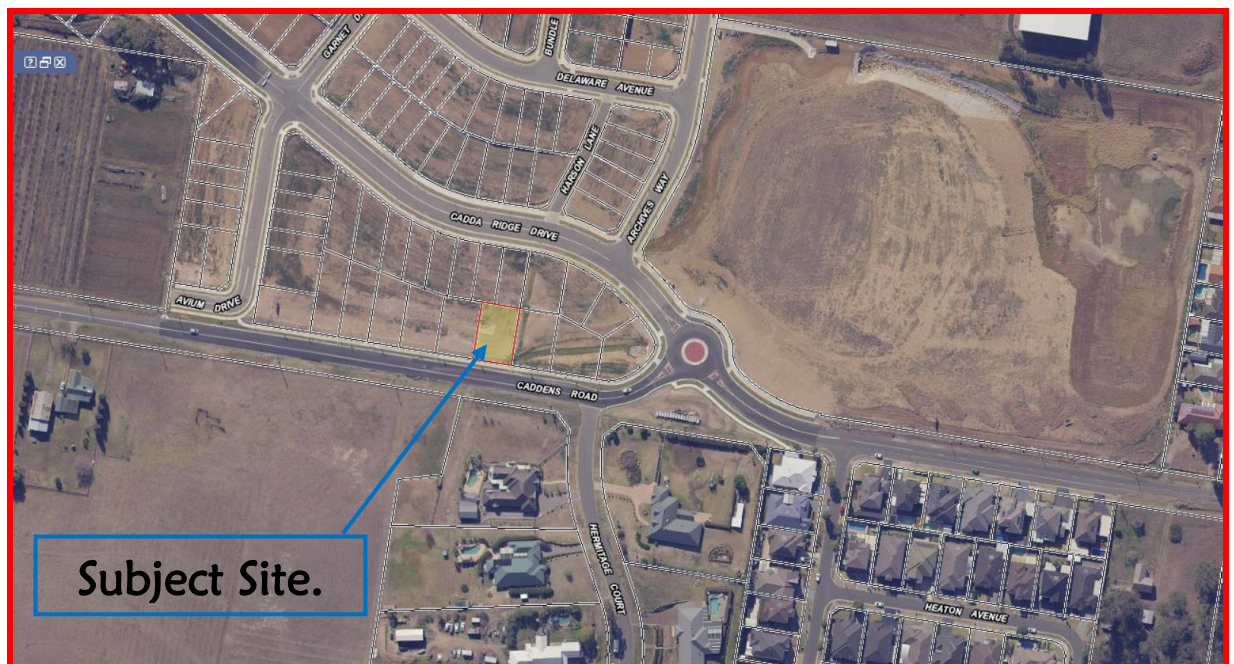
### **3. The Development Proposal.**

The proposal seeks Council's approval for the following:-

Single storey residence.

The proposal will be constructed using brick veneer walls on a reinforced concrete slab with a colorbond roof.

The proposed residence includes amenities for people with disabilities, including wide entry doors into each room, porch, garage and alfresco floors all level with main floor level (No steps).



## **4. Penrith Local Environmental Plan 2010.**

Zone : R1 – General Residential.

<p><b>1 Objectives of zone</b></p> <ul style="list-style-type: none"> <li>• To provide for the housing needs of the community.</li> <li>• To provide for a variety of housing types and densities.</li> <li>• To enable other land uses that provide facilities or services to meet the day to day needs of residents.</li> <li>• To ensure that a high level of residential amenity is achieved and maintained.</li> <li>• To ensure that new development reflects the desired future character and dwelling densities of the area.</li> </ul>	<p>Comply.</p>
<p><b>3 Permitted with consent</b></p> <p>Attached dwellings; Bed and breakfast accommodation; Boarding houses; Building identification signs; Business identification signs; Centre-based child care facilities; Community facilities; Dwelling houses; Emergency services facilities; Environmental protection works; Exhibition homes; Exhibition villages; Flood mitigation works; Group homes; Home-based child care; Home businesses; Home industries; Hostels; Information and education facilities; Multi dwelling housing; Neighbourhood shops; Oyster aquaculture; Places of public worship; Pond-based aquaculture; Recreation areas; Residential accommodation; Residential flat buildings; Respite day care centres; Roads; Semi-detached dwellings; Seniors housing; Shop top housing; Tank-based aquaculture</p>	<p>Comply. Dwelling Houses.</p>
<p><b>4.3 Height of buildings</b></p> <p>(1) The objectives of this clause are as follows—</p> <p>(a) to ensure that buildings are compatible with the height, bulk and scale of the existing and desired future character of the locality,</p> <p>(b) to minimise visual impact, disruption of views, loss of privacy and loss of solar access to existing development and to public areas, including parks, streets and lanes,</p> <p>(c) to minimise the adverse impact of development on heritage items, heritage conservation areas and areas of scenic or visual importance,</p> <p>(d) to nominate heights that will provide a high quality urban form for all buildings and a transition in built form and land use intensity.</p> <p>(2) The height of a building on any land is not to exceed the maximum height shown for the land. = 9.0m.</p>	<p>Comply. Proposed height is 6.2m.</p>

## 5. Penrith Development Control Plan 2014.

### E1 – Caddens.

Zone : R1 – General Residential.

<b>1.4.2 Streetscape, Feature Elements and Roof Design.</b>	
1) The primary street facade of a dwelling must incorporate an entry feature or portico and at least two of the following design features:	
a) balcony to any first floor element;	N/A
b) a variation in scale to adjoining properties;	Comply.
c) architectural elements which recess or project by at least 600mm;	Comply.
d) open verandah;	Comply. Porch.
e) mix of building materials or finishes;	Comply. Render & Face Brickwork.
f) bay windows or similar features;	N/A
g) pergola or similar feature above garage doors.	N/A.

<b>1.4.4 Building Setbacks.</b>	
1) Dwellings are to be consistent with the minimum front, side and rear setback controls in Table E1.3 and the front setback principles diagram at Figure E1.25.  Detached contiguous (sharing a common border) with Caddens Rd (min. frontage: 18m).  Front – 6m. Side. – 2m. Rear – 6m.	Comply.



4) Any building contiguous (sharing a common border) with Caddens Road is to be set back 6m from the boundary to Caddens Road.	Comply.
5) Dwellings contiguous (sharing a common border) with Caddens Road are to be orientated and accessed in accordance with Figure E1.26.	N/A
6) Garages are to be set back a minimum of 1m behind the front building facade line as shown in Figure E1.26.	Comply.

<b>1.4.6 Private Open Space</b>	
1) All dwellings are to be provided with an area of Private Open Space (POS) and Principal Private Open Space (PPOS) consistent with Table E1.5.  Private Open Space = 20% of lot area. Principal Private Open Space = 40sqm.	Comply.
2) The location of PPOS is to have regard to dwelling design, allotment orientation, adjoining dwellings, landscape features, topography and the preferred locations of PPOS illustrated at Figure E1.31.	Comply.
3) 50% of the area of the required PPOS (of both the proposed development and the adjoining properties) must receive at least 3 hours of sunlight between 9am and 3pm at the winter solstice (21 June).	Comply.
4) The PPOS must interface directly with the main living area of a dwelling or alfresco room. Where the PPOS is a semi-private patio, balcony or roof top area, it must be provided with a fence or landscaped screen at least 1m in height, and be directly accessible from a living area.	Comply.

<b>1.4.7 Site Cover and Landscaped Areas</b>	
1) Dwellings on lots 450m 2 and greater are to comply with the following maximum site cover:  a) 50% of total lot area; with b) 60% for single storey dwellings.	Comply. Site Cover provided is 47%.
4) Landscaped area is any part of a site, at ground level, that is permeable and consists of features such as soft landscaping, turf and planted areas. The following minimum landscaped area must be provided:  b) lots 450m 2 and greater - 35% of the lot area.	Comply. Landscaped Area provided is 42%

## **6. Site Suitability.**

The site is not affected by flooding, slope or subsidence.

The site is in close proximity to shops, community and recreation facilities.

The site is compatible with adjoining development.

The site is compatible with visual setting.

The proposal meets and satisfies Local planning objectives.

The size and shape of the subject allotment is compatible with the proposed residence.

## **7. Current and previous uses.**

Previous and existing use of the site is residential.

Residential use commenced since subdivision.

Present use of adjoining land is also residential.

The site is NOT potentially contaminated.

## **8. Operational details.**

Type of business. – N/A.

Number of staff. – N/A.

Hours and days of operation. – N/A.

Plant and machinery. – N/A.

Production processes. – N/A.

Type and quantity of raw materials. finished products and waste products. – N/A.

Identify any proposed hazardous materials or processes. – N/A.

## **9. Access and traffic.**

Access to the site for people with disability is possible.

Access to the site for pedestrians is possible.

Bicycle facilities can be provided.

Vehicular access to the development will be from Caddens Road.

The proposal will not contribute to any significant additional traffic movements.

## **10. Air and noise.**

The proposed building is to be used for residential purposes only. Impacts with regard to air quality and noise generated will be consistent with typical residential living.

## **11. Privacy and views.**

The proposal will not adversely impact on the adjoining properties with regard to privacy.

Due to the orientation of adjoining developments, the proposed height and scale of the subject development, there will be no loss of view to the neighbouring developments.

## **12. Visual privacy.**

The proposal will not adversely impact on the adjoining properties with regard to privacy.

## **13. Acoustic privacy.**

The proposed building is to be used for residential purposes only. Impacts with regard to noise generated will be consistent with typical residential living.

The proposed external walls will be insulated and acoustic privacy to neighbouring developments will be maintained.



## **14. Views.**

Due to the orientation of adjoining developments, the proposed height and scale of the subject development, there will be no loss of view to the neighbouring developments.

## **15. Overshadowing.**

The proposal will cast shadows on the 21st June predominantly towards the southern areas.

Adjoining properties are well clear and will not be significantly affected.

## **16. Soil and water.**

Water supply is available to the site.

Sewage disposal is available to the site.

Stormwater drainage is available to the site.

The land is not subject to any flooding, land slip, soil erosion or similar risks.

The proposal will not adversely impact on the existing natural environment.

The proposal will not adversely affect the amenity of the neighbourhood.

Erosion and sediment control will be provided during construction.

## **17. Heritage.**

The site is not listed as a heritage item or heritage conservation area.

## **18. Flora and fauna.**

The proposed residence will not involve the removal of any vegetation.

It is proposed to landscape the proposed development in a manner which will add to the indigenous species in the surrounding areas. With this in mind the visual integrity and character of the landscape and scenic quality within the area will be preserved.

## **19. Waste.**

All services such as water, sewer and electricity currently service the site.

## **20. Energy.**

A Basix Certificate has been prepared for the proposed development. The BASIX assessment tool assesses a single-home project by looking at the three components of sustainable building design:

- Water use.
- Greenhouse gas emissions due to energy consumption.
- Thermal comfort.

## **21. Conclusion.**

The proposal for the Residence is worthy of Council's favourable consideration.

The proposal satisfies the objective standard of Council's policy, as well as having planning and architectural merit.

We would consider it reasonable for Council to grant development consent.