

STATEMENT OF ENVIRONMENTAL EFFECTS

New dwelling to Lot 2040 Killuna Way Jordan Springs

DP 1168989

JULY 2013



BRASS
HOMES

01 INTRODUCTION

This planning report has been prepared for a development application for a new build 2040 Killuna Way Jordan Springs, DP 1168989.

The purpose of this report is to describe the proposed development bearing in mind the site opportunities and constraints. It provides an assessment of the proposed development in terms of the evaluation criteria prescribed under the Penrith City Council DCP 2006., with particular attention paid to the Residential Single Dwelling development controls and Jordan Springs 'A guide to building your new home' from Lend Lease.

During the compilation of this statement of environmental effects, the site and the locality have been inspected and consideration has been given to the plans prepared by Brass Homes Architects.

The merits of the proposal in terms of the design and the particular context of the site have been considered with reference to the relevant state, regional and Penrith City Council planning instruments codes and policies.

02 SITE AND LOCALITY

The Site is located in Jordan Springs which falls under the Penrith City councils 2006 DCP. The development is proposed on lot number 2040 Killuna Way within the new development of Jordan Springs by Lend Lease.

It is a rectangular shaped site with the street frontage boundary of 10m to Killuna Way on the Southern boundary. The Northern Boundary is 10m. The Eastern and Western boundary is 30m.

The site sits between two vacant blocks of land of similar area. The site can be considered fairly sloped with a small fall of approximately 1200mm from the Northern to Southern Boundary.

03 DESCRIPTION OF PROPOSAL

The proposal involves a new development to plot 2040 Killuna Way, Jordan Springs. Please refer to DA drawings prepared by Brass Homes Architects dated June 2013.

Briefly the design proposes a detached single storey residence with single garage, driveway front, and rear open space.

Overall the design provides a practical solution to the Penrith City council dcp controls, with an open plan, flexible floor plan. The design itself is modern and original yet fits in with the character of the area, due to its massing and considered architectural details.

The home is designed to provide excellent transitions between indoor and outdoor spaces with visual sight lines wherever possible allowing the occupants to monitor the activity of young children in and around the property.

04 DEVELOPMENT CONTROLS AND POLICIES

The Penrith City Council DCP 2006 is the main planning instrument for residential development in the Western Hamlet and associated Glenmore Park development.

The Penrith city council Development Control Plan 2006 (the DCP) is a policy document that outlines the accepted outcomes and minimum standards for certain forms of development including residential development, in the Penrith City council Area.

The Jordan Springs 'A guide to building your new home' from Lend Lease outlines basic design features such as fencing guidelines, types of roofs, private open space requirements, setbacks and materials. These are all to maintain the character of the existing and envisioned area of Jordan Springs.

05 EVALUATION

Site suitability

Flooding - The site is not considered to be at risk of flooding

Mine Subsidence - The site is not affected by Mine subsidence

Soil Erosion - care will be taken during construction to minimise soil erosion. refer to DA document DA12 which refers to the measures that will be taken during construction including sediment control fencing.

Landslip - The site is not at risk of Landslip

Bushfire or other Risk - The site is not at risk of bushfire

Access and Traffic

Driveway Access - The site is located within the Jordan Springs development on a "Local Street Pattern". Driveway access is directly from the street and the rolling kerb is designed for vehicular traffic to cross to driveways. To preserve pedestrian safety a separate entrance way has been provided leading directly to the front door and separated from the vehicular entrance way via landscaping. The dimensions of the driveway, street and footpaths have all been designed to comply with BCA regulations.

Suitability of existing road Network - The site is located within the Jordan Springs development which has been subdivided appropriately and provisions for vehicular and pedestrian access have been adequately provided for. This development utilizes these existing provisions. **Number and Location of Parking Spaces.** The proposal includes off street parking for 1 car. The car may either be garaged or parked on the driveway. This is in line with the residential development control guidelines for detached single dwelling housing.

Streetscape and Design.

The single storey design meets all the guidelines of Penrith Councils residential development controls for the Jordan Springs 'A guide to building your new home' from Lend Lease.

Setbacks (refer to 'Setbacks' in the Jordan Springs 'A guide to building your new home' from Lend Lease) - the garage setback (southern facade) is on the primary facade and is located just above the minimum suggested 5.5m from the street frontage, the primary building frontage (west) is located at the suggested 4.5m setback from the street.

The rear (north) of the dwelling is set back in accordance with the guidelines at 3m.

The West elevation meets the required setback standards with a setback of no less than 1200mm with a maintenance eave at 900mm wide which is fully paved.

The East elevation meets the zero lot line for the garage only as outlined in Jordan Springs 'A guide to building your new home' from Lend Lease.

The buildings height is within the residential guidelines which allows for 2 storey developments. The proposal is only for a single storey with pitched roof of 22.5'.

All the habitable rooms have an eave at a minimum of 450mm in accordance with the development controls.

Finishes

The design proposes a neutral palette to commensurate with the surrounding context of Jordan Springs. The walls are Freedom coloured bricks (Austral Brick) consisting of a light grout, Contour 'Ebony' roof tiles which are charcoal in colour help neutralize the contrast with the Woodlands Grey fascias and downpipes. A light brown colour (November Leaf) is the finish for the rendered pier. This all complies with the 2006 Penrith Council DCP, specifically part 6 section 6.18.

Services

Utility services are adequately provided for in the Jordan Springs development area. The proposal will connect to the facilities provided for this development zone.

For example the proposal will connect to the drain water easement to the south of the property as required. See Survey and Concept Hydraulic drawings within the DA submission for more information.

Privacy, Views and Overshadowing.

The proposal maximises solar access to both the proposed dwelling and for future neighboring developments.

The dwelling does not adversely affect solar access for neighboring lots in winter or summer.

The property provides a large window that overlooks the street providing overlooking of shared public space increasing security for residents. The proposal aims to provide excellent site lines to areas of private open space to allow the owners to oversee their young children who maybe playing within the dwellings private open space.

Views towards neighboring properties are minimal and are restricted by 1.8m high fencing, which runs around the boundary of the property where windows are proposed.

Significant views of future development to the neighboring lots have been considered and will not be affected.

Social and Economic Effects

The proposal will have no negative impacts on the local neighborhood. The proposal is likely to bring a family to the community, which will help the area economically and socially as the new residents participate in local schools, clubs and activities.

Flora and Fauna.

The proposal has no impact on threatened or endangered species

06 CONCLUSIONS

The proposed dwelling house is responsive to the particular constraints and opportunities of the site. It will be compatible in height and scale to the surrounding residential dwellings and will be consistent with the objectives and standards for development laid out by Penrith City Councils LEP's and DCP's and Residential Development Controls.

The proposal will create an excellent family home within the Jordan Springs development with a unique design. Amenity of the surrounding residents and the landscape and streetscape quality of the locality is maintained and enhanced. As such we would recommend approval.

Brass Homes July 2013