

# STATEMENT of ENVIRONMENTAL EFFECTS

Dated: **24<sup>th</sup> October 2019**

Applicant: **Mr Curic**

Prepared: Marretta Design Tel: 9756 5010 Fax: 9725 2022

PO Box 6468 Wetherill Park 2164

## THE CONSTRUCTION OF A 2 STOREY DWELLING & SWIMMING POOL

**AT LOT 534 HN: #33 D.P: 1230584 Sunburst Drive, Caddens**

L.G.A. Penrith Council

### Locality



† 02 9756 5010  
e [admin@marrettadesign.com.au](mailto:admin@marrettadesign.com.au)

Suite 3a/1345 The Horsley Dr  
Wetherill Park NSW 2164

abn 93 126 072 606  
[www.marrettadesign.com.au](http://www.marrettadesign.com.au)

## Introduction

This statement has been prepared in accordance with Penrith councils LEP & DCP and accompanies a Development Application for the proposal of a new Double Storey dwelling on behalf of the applicant above as per Council's Checklist.

## Description of Development

**PROPOSAL:** The proposal is for the construction of a Double Storey dwelling comprising of four bedrooms, one main entry, secondary entry, foyer, one guest bedrooms, sitting, gallery, HIS/HERS, ENS, bath, WIL, Couples Retreat, balcony, living, study zone, powder, laundry, butler's pantry, kitchen, dining, family, garage, 2x patios, alfresco and outdoor below ground pool.

The dwellings will be characterised by coherent architectural treatment to the facade generally in harmony with the architectural style of the modern era.

**MATERIALS:** Selected will be a mixture of textures and colours of Cladding, Render & Stone materials that will complement the accepted facades governed by the current local trends. The Driveway will in accord with council requirements (Stencil-Crete on driveways is not permitted).

## Description of Site

The subject site is contained within the vicinity of local shops and public transport and primary roads.

**ORIENTATION:** The proposed dwelling faces south servicing the entry from Sunburst Drive. The main living zone extends onto the north to provide sufficient solar penetration and natural lighting.

The site is currently vacant and unoccupied.

The proposed site is approx. 463.4sqm in area with a width of 18.96 (W) by 29.21 (L)

**TOPOGRAPHY:** The site is characterised by a fall from south to north falling approx. 1.97m.

## Compliance with Relevant Planning Controls

The proposed New Residence is permissible under the relevant instruments and has been completed with consideration to the total area of the site, dwelling orientation, streetscape facade in conformity with:

- **Penrith Local Environmental Plan 2010**
- **Penrith Development Control Plan 2014: E1 Caddens**

The proposed New Residence conforms to Council Development Control Plan, and other relevant codes & regulations and no application for variation is being sought.

Compliance with the **Penrith Local Environmental Plan 2010** – is summarised in the following table:

PLANNING REQUIREMENT	REQUIRED/ALLOWABLE	PROVIDED	COMPLIANCE
Land Zoning Map	R1: General Residential	R1: General Residential	Yes
Lot Size	Min 450sqm	463.4sqm	Yes
Height of Building	Double Storey Max 9m HOB	Double Storey 6.985m	Yes
Floor Space Ratio	N/A	-	-

(SEE APPENDIX FOR LEP MAPS)

Compliance with the **Penrith Development Control Plan 2014: E1 Caddens**—is summarised in the following table:

PLANNING REQUIREMENT	REQUIRED/ALLOWABLE	PROVIDED	COMPLIANCE
<b>1.4.1 Subdivision and Neighbourhood Design</b>	The minimum area for corner lots is 450m <sup>2</sup> .	463.4sqm	Yes
<b>1.4.2 Streetscape, Feature Elements and Roof Design</b>	The primary street facade of a dwelling must incorporate an entry feature or portico and at least two of the following design features: <b>e) mix of building materials or finishes;</b> <b>g) pergola or similar feature above garage doors</b>	Provided	Yes
	The secondary street facade on a corner lot must incorporate a window from a habitable room and at least two of the following design features: <b>b) vertical architectural elements to reduce the horizontal emphasis of the façade;</b> <b>d) an architectural element which recesses or projects from the façade by at least 600mm.</b>	Provided	Yes
<b>1.4.3 Dwelling Height, Massing &amp; Siting</b>	Max 2 Storey Dwelling Height	2- Storey @6.895m	Yes
	Lots greater than 450m <sup>2</sup> : the upper (second) level of a dwelling is to be no more than 30% of the lot area.	29.95%	Yes
<b>1.4.4 Building Setbacks</b>			
<b>Front Setback Corner Lot</b>	4.5m	4.5m	Yes
	Secondary frontage is to be as follows: a) 2m for all detached and semidetached dwellings on lots less than 18m wide	2.39m	Yes
	Corner lots are to be splayed with the indent on both the primary and secondary street to be generally 5m. The building setback from the splayed corner boundary is to be a min of 2m.	Provided 2.876m	Yes Yes
	Garages on secondary streets: 1m behind the dwelling façade on the secondary street	1.08m	Yes
<b>Side Setback</b>	Ground Floor: 0.9m Upper Floor: 1.2m on both sides	1.24m 1.84m	Yes Yes
<b>Rear Setback</b>	4m (Excluding garage)	4.369m	Yes
<b>1.4.3 Dwelling Height, Massing and Siting</b>	For lots equal to, or greater than, 450m <sup>2</sup> , the upper (second) level of a dwelling is to be no more than 30% of the lot area.	32.98%	No (Seeking Variation/ see justification)
<b>1.4.6 Private Open Space</b>	Private Open Space: Min. 20% of lot area and Min. dimension – 2 m	(121.42m <sup>2</sup> )	Yes
	PPOS: 24m <sup>2</sup> in area and Min. dimension - 4m	21.51%	Yes
	-Must interface directly from a living area or alfresco	Provided 24sqm Provided	
<b>1.4.7 Site Cover and Landscaped Areas</b>	Site Cover = Max 50% of total lot area	44.75%	Yes
	Landscaped Area = Min 35% of the lot area	35.02%	Yes
<b>1.4.9 Garages and Access</b>	- Max dim for garage doors is to be less than 50% of the front façade (6m wide x 2.4m High).	28.45%	Yes
	- Garage to complement the dwelling design.	2.4m x 5.05m	Yes
	- Min internal width of 5.5m for a double garage.	Complements	Yes
	- Driveways: Max 4.5m at the front boundary and a min of 1.5m from street trees.	5.85m provided	Yes
	- The garage for a corner lot should be accessed from the secondary street.	4.5m provided	Yes
		2.27m to tree	Yes
		Accessed from secondary.	Yes
<b>Stormwater Disposal</b>	To street or easement	Street	Yes

From the above summary, it is clear that the proposal complies with most of councils **Penrith Development Control Plan 2014: E1 Caddens**

## Justification

**Upper Floor Area:** A variation is being sought for the upper floor area as the current proposal exceeds the max allowable stipulated in section 1.4.3 *Dwelling Height, Massing and Siting* of the *Penrith Development Control Plan 2014 E1 Caddens*. This infraction is 2.98% over the requirement; that being approximately 13 sq. of additional first floor area only. While this is the case, it can be reasoned that the objects outlined in the Penrith DCP are still met as the proposal does not impact adversely on the existing or future amenity of any adjoining land on which residential development is permitted.

Furthermore, the development is appropriately scaled to the suit the local context and nature of a corner lot as it provides two attractive and cohesive streetscapes along the main street and secondary street. The development has been designed to ensure that both frontages are addressed and suitably designed to reinforce quality urban and building design by means of architectural techniques such as recessing and extended façade elements as well as cantilevered floors. Moreover, the compliance of the total site cover should be noted and merit should be provided on the bases that it is less than the max allowable, therefore ensuring that the dwelling is of a total scale that will maintain a regard to overshadowing, visual impact and privacy that of which it has no negative impact on. As evident in the architectural plans provided the proposed dwelling has no negative solar impact on the adjoining neighbour. The proposed development aims to only encourage efficient and sustainable use of land and this noncompliance does not encumber that objective or hinder the amenities of neighbouring developments.

As such, council approval is requested on the vehemence that the development is of a scale appropriate to protect residential amenity and achieves a built form outcome that will reinforce quality urban and building design.

## Context and Settings

The character and external appearance of the proposed development will endeavour to maintain the precedent set by adjoining single lot housing within the vicinity of Sunburst Drive. Make-up features and integrity will be in harmony with the encircling neighbourhood.

Being of a relatively new estate has attracted a similar make-up of residential outgrowth subtly intermingling with various forms of residential development. The amenity of the neighbourhood is evident and there is a positive indication of maintaining this amenity in the future.

## Access, Traffic and Utilities

All domestic utility services required are readily available.

Domestic utility services have been provided by the relevant authorities and are accessible and adequate for the development to proceed.

The amount of traffic to be generated by the proposed development is proportionally minimal and adequate provision has been made to cater for off street parking. Estimated average traffic movements are Four (4) per day.

The proposed setback for the dwelling 4.291 metres to the garage. The dwelling was placed so as to provide comfortable vehicle manoeuvring in and out of the property allowing for a drive grade, which complies with Australian Standards.

## Environment Impact

Impact on the environment will be kept to a minimum during sight preparation via a detailed Soil Erosion & Sedimentation Control Plan as detailed on the accompanying plans and documentation.

Prior to construction, provision shall be made to prevent soil sedimentation occurring and erosion shall be controlled as outlined on the Development Application and constructed in accord with councils requirements.

The landscape and scenic quality of the locality will be maintained with the introduction of various native species of a semi - advanced growth by owner and will compliment surrounding landscape characteristics.

The proposed development will have no significant effect on any nearby wilderness area or the environment of endangered fauna.

## Flora & Fauna Impacts

Will the development result in the removal of any vegetation from the site? Any trees or vegetation within building area + 3m surrounding will be felled and removed.	No
Is the development likely to have any impact on threatened species or native habitat?	No

## Natural Hazards

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.

## Stormwater Disposal

**STORMWATER DRAINAGE:** Stormwater collected from the nominated roof area with the basix to be drained to 3000ltr water tank provided with the overflow to be connected into the street. Invert levels to discharge points to be confirmed on site. All impervious areas will be drained to the street.

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.

## Economic and Amenity Impacts

Will the proposal have any economic consequences in the area ?	No
Will the proposal affect the amenity of surrounding residence by overshadowing / Loss of privacy / increased noise or vibration ?	No

Privacy to the south western & north western neighbours will not be invaded from ground level if the adjoining boundary fence is constructed above eye level (generally 1.8m. The F.F.L. was governed by hydrologic constraints and the topography of the site.

## Heritage Consideration

Will the development situated in a heritage area or likely to have an impact on any heritage item or item of cultural significance?	No
--	----

# Appendix



