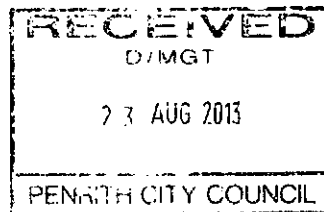


# STATEMENT OF ENVIRONMENTAL EFFECTS



## PROPOSED RESIDENCE

Lot 2035 – DP1168989  
Elimatta Avenue, Jordan Springs

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## **1.0 INTRODUCTION & HISTORY**

This statement has been prepared to accompany a development application to Penrith City Council seeking development consent for the construction of a new two storey residential dwelling at Lot 2035 Elimatta Avenue, Jordan Springs.

The proposed development has been designed to comply with the controls in the relevant planning instruments and Councils development standards.

The report provides information about the proposed development and development site. Key planning issues, particularly with regard to compliance, are addressed and is intended to assist council's consideration and determination of the application.

## **2.0 THE SITE AND ITS ENVIRONMENT**

### **2.1 Location**

The property is located at Lot 2035 Elimatta Avenue, Jordan Springs.

### **2.2 Site Description**

The site is a corner allotment with a frontage to Elimatta Avenue of 15.6m and a depth of 30m, creating a land area of 468m<sup>2</sup>. The land is currently vacant with no trees or vegetation located within the site boundaries.

The lot is generally of a north / south orientation with a gentle fall towards the rear boundary. The site is serviced by town water and utilities.

The site has an area of 468m<sup>2</sup> and has a legal description is Lot 2035 in DP 1168989.

The site has a fall of 1050mm from front to rear

### **2.3 Existing Use**

The site is currently vacant.

### 3.0 THE PROPOSED DEVELOPMENT

#### 3.1 Description of the development

The following drawings prepared by Rawson Homes and dated accompany this report and application.

- Sheet 1 – Cover Sheet
- Sheet 2 – Site Plan
- Sheet 3 – Ground Floor Plan
- Sheet 4 – Elevations 1
- Sheet 5 – Elevations 2
- Sheet 6 – Section
- Sheet 8 – Wet Area Details
- Sheet 9 – Sediment Control Plan
- Sheet 10 – Stormwater Plan
- Sheet 11 – Site Analysis Plan

Development consent is being sought for the construction of a two storey residential dwelling.

The proposal is as follows:

The Ground Floor comprises of a porch, entry, lounge, dining, family, kitchen, laundry, four bedrooms, ensuite & bathroom. There is also an alfresco, double garage under the main roof.

The front setback is 3500mm from Elimatta Avenue and the garage setback is 5570mm. The main wall incorporates a front porch which provides articulation. The rear setback is 4500mm, the eastern side (secondary setback) is 2240mm and the western side setback is 1350mm.

A 3500L rainwater tank will be provided to the house with an overflow pipe from the tank being directed to the street as shown on the Stormwater plan submitted with this application

#### **External finishes**

External finishes will be sympathetic to neighbouring dwellings and complement the existing streetscape.

Window and door frames will be powder-coated aluminium with clear glass.

### **3.2 Design Objectives**

The proposed development has been designed to comply with the requirements of the controls and codes and consideration is given to Penrith City Council's DCP. The outcome of this is a well designed building that satisfies all the criteria.

Vehicle access will be gained via Elimatta Avenue.

Set-backs have been designed to conform to the controls. Articulation has been provided to the front facade by incorporating a front porch. The garage dominance from the street has been reduced by stepping the garage back from the main wall of the dwelling.

Privacy to adjoining neighbours will be maintained due to the windows on side of the dwelling having a reduced sill height or bathrooms (which have obscure glazing) and the likelihood of occupation when the neighbours are participating in outdoor activity would be minimal.

Neighbouring properties will receive a minimum of 3 hours sunlight to their private open space therefore overshadowing will not be an issue as shown on the shadow diagram submitted with this application.

In our opinion the proposed development is for a well designed building which does not detract from the amenity or appearance of the neighbourhood.

### **4.0 CONCLUSION**

The proposal is permissible and in conformity with the objectives of the built form controls outlined in Penrith City Council's DCP, and is considered reasonable having regard to its impact on the streetscape, character and amenity of the immediate locality.

The development has been designed through detailed site analysis to ensure that the built form respects the amenity of adjoining development, maintains the streetscape character of the locality and integrates with the architectural style other detached dwellings in the immediate locality.

It is considered that there are no matters which would prevent Council from granting consent to this proposal in this instance.