

PENRITH COUNCIL

PROPOSED DOUBLE BRICK VENEER DWELLING

IN RESPECT OF
LOT 3, 44 O'CONNELL LANE, CADDENS
DP: 1201629

FOR
MR ABRAHAM & MRS THOMAS
C/O WISDOM HOMES

STATEMENT OF ENVIRONMENTAL EFFECTS



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INTRODUCTION

This document comprises a Statement of Environmental Effects to accompany a Development Application to undertake the construction of a double storey brick veneer dwelling.



SITE & SURROUNDING LOCALITY

The subject site is bounded by a frontage to O'Connell Lane, of 12.5 metres, a Northern boundary of 30 metres, and a Southern boundary of 30 metres and an Eastern (rear) boundary of 12.5 metres comprising a total area of 375m².

The locality is a newly developed residential site which will be maintained for the proposed development.

DESIGN GUIDELINES (DCP)

The proposal is for a double storey brick veneer dwelling with selected concrete roof tiles. The proposed residence will have a front setback of 6 metres, and a rear setback of 5.95 metres. The side setbacks of the proposed development will be a minimum of 1.2m to the North side and 920mm to the South side of the property.

The proposed dwelling will consist of:

- Double Garage
- 4 Bedrooms (inclusive of Master Suite with Ensuite)
- Kitchen
- Leisure Area
- Dining Area
- Main Bathroom
- Laundry
- Powder Room
- Outdoor Leisure
- Home Office
- Lounge/Home Theatre
- Upper Lounge

The floor area for the main dwelling is:

- Ground Floor = 106.49m²
- First Floor Living = 113.52m²
- Porch = 4.5m²
- Garage = 34.01m²
- Outdoor Leisure = 14.67m²
- Balcony = 2.85 m²

The total floor area for the proposed dwelling, including Garage, Porch & Outdoor Leisure = 276.04m².

The proposed residence will be a Wisdom Homes Washington 29 2013 – a design which will be adapted to the future surroundings and character in the Caddens area.

The home is designed with style and character through the use of articulation to the external walls as well as variations to the roof, with the design minimizing the bulk and scale of our proposed development.

The overall appearance of our proposal is in keeping with Penrith Design Guidelines – Principles and Objectives.

IMPACTS OF THE DEVELOPMENT

The proposal has no social or economic impact to the locality. Given the quality of the design the dwelling and proposed landscaping will have minimal impact on the existing streetscape other than to enhance the vision of the community.

The slab on ground construction will result in minimal disturbance to the natural slope of the subject land. Stormwater will be conveyed to the proposed rainwater tank located to the rear of the proposed dwelling with the overflow discharged to the street, in which satisfies Council's requirements.

COMPLIANCE WITH DEVELOPMENT STANDARDS

The premises is situated in an area zoned *Residential (2)* under Penrith Council's LEP. The construction of a dwelling is permissible in this zoning, with Council's consent.

Compliance with the relevant DCP is summarized in the following table:-

Issue	Council Requirements (Min)	Proposed	Comment
Front Setback (m)	4.5m	6.00	Complies
Side GF Setback (m)	900mm	LHS 1.20m RHS 0.92m	Complies
Side FF Setback (m)	1200mm	LHS 1.20m RHS 2.720m	Complies
Rear Setback (m)	4.0m	5.95m	Complies
Car Space	2 off street parking	Double garage/driveway	Complies
Cut & Fill	0.6m max cut & 0.6m fill	500mm cut & 550mm fill	Complies
Stormwater Disposal	To water tank, overflow Subject to site	To water tank. O/flow As per Hydraulic eng.	Complies Complies
Solar Access	Sitting to maximise solar access	Solar access maximised	Complies Complies
Driveway Grade	Maximum 25%	Approx. 23.8%	Complies
Ceiling Height Min GF	2.65m	2.74m	Complies
Ceiling Height Min FF	2.4m	2.74m	Complies

ECOLOGICAL SUSTAINABLE DEVELOPMENT

The proposal demonstrates cross flow ventilation throughout the dwelling.

Wall insulation to the value of R2.0 and ceiling insulation to the value of R3.5 has been included in this design to warm the house in winter and cool the house in summer.

It is proposed to install a 3000L above ground rainwater tank connected to all toilets and outdoor taps. This complies with the requirement of of the **NSW BASIX** policy and all targets relating to water, energy and thermal comfort are achieved.

CONCLUSION

The proposed dwelling is of consistent standards to Penrith Council DCP requirements and its planning principles to best suit the site and the future surrounding properties.