

**STATEMENT OF
ENVIRONMENTAL EFFECTS
(PROPOSED RESIDENCE)**

Address: Lot 4246 (No15) Sailor Street, Llandillo
Owner: New Living Homes Pty Ltd
Builder: Masterton Homes
Council: Penrith Council
Date: 30/11/19
Issue: A
Job No.: 2015179

1. INTRODUCTION

This Site Analysis and Statement of Environmental Effects accompanies the plans prepared by Masterton Homes job No. 2015179, sheets 1- 5 (inclusive) for submission to Penrith Council as a Development Application for Single Dwelling at Lot 4246 (No15) Sailor, Llandillo.

The following statement and documentation take into account development control provisions specified within the Penrith Local Environmental Plan 2010, Penrith Central Precinct Development Controls, as per Section 79c of the Environmental Planning & Assessment Act 1979.

2. SITE ANALYSIS

2.1. EXISTING PROPERTY FEATURES

2.1.1. Property Dimensions

The development comprises of a single site that will not be subdivided. The rectangular shaped site has dimensions as follows:

Site Area is 389.30m².

2.1.2. Physical Description

The site is situated on the southern side of Sailor Street and is currently not developed.

The site is located on the lower side of the street and falls towards the South / Eastern side of the property by approx. 0.500 m, as illustrated on the site plan. Access to the site is from Sailor Street.

The locality will be characterized by a mixture of single and two storey dwellings. The character of the street is changing, with a majority of newer housing dominating the distant landscape.

The adjoining sites to the eastern and western boundaries are undeveloped.

3. PROPOSED DEVELOPMENT

This proposal is for the construction of a two storey dwelling, to be built as a brick-veneer / clad structure with exposed brick and rendered facade and tiled pitched roof. Vehicular access will be obtained from Sailor Street.

The proposed development will achieve the front set back of 4.50 metres, with garages set back an additional 1.000 m.

The proposed development comprises:

A proposed two storey house to be constructed.

The proposal results in a gross floor area of 277.05m².

3.1. ASSESSMENT CRITERIA

Pursuant to Section 79C(1) of the Environmental Planning & Assessment Amendment Act 1997 the following heads of consideration apply:

3.1.1. Development Controls

Penrith Local Environmental Plan 2010,

Penrith Central Precinct Development Controls 2018.

The site is situated in a Residential Area and under the Ordinance, construction of a single residence is permissible in this zoning, with Council's consent.

Compliance with DCP and LEP is summarised in the following table:			
Issue	Council Requirement	Proposed	Comment
Front setback	4.500 m	4.524 m	Complies
Width garage facade	50%	40%	Complies
LHS Side setback	0.000m / 0.900 m	1.550 m	Complies
RHS Side setback	0.000 / 0.900 m	2.077 m	Complies
Garage setback	5.500 m	5.500 m	Complies
Rear setback	3.000 m	6.094 m	Complies
Max. No. of storeys	2	2	Complies
Car parking	1-2	2	Complies
PPOS	20% - 77.86 m2	30% - 115.20 m2	Complies
POS min. dimensions	3.000 m	Yes - provided	Complies
Solar access to POS	Minimum 3 hours	Yes, North / East aspect	Complies
Stormwater disposal	To street or easement	To street	Complies
Cut and Fill	Max. cut / Fill: 1.0m	Cut / Fill less than 1.0m	Complies

It is clear from the above summary that the proposal generally complies with relevant assessment criteria.

3.1.2. Streetscape and Building Design

Presentation to street is enhanced by utilising entry features, and articulation in façade. Walls facing the streets vary in design, with variation achieved through use of wall offsets and wall finishes. Dwelling entry is clearly identifiable. Garages are located and partially recessed into the façade.

The proposed use of face brick with applied features generally complement the existing character of the locality and provide the diversity through blending with more contemporary developments that are slowly changing the architectural imprint of the area.

Earthy colours are proposed, that would eliminate high contrast levels.

Selection of building materials is widened by the proposed use of timber features.

The proposed materials, comply with the provisions of BCA 2016.

Windows have been designed to allow views of private open space and the approach to the dwelling.

The proposed dwelling is not located next to, or in the vicinity of a heritage item.

3.1.3. Landscaping and Private Open Space

A concept landscape plan has been provided. Please refer to it for all landscaping-related issues.

Private open space has been provided for.

3.1.4. Vehicular Access and Car Parking

The planning objectives that relate to vehicular access and car parking have been achieved through following the published design principles, as well as through compliance with numerical controls.

A double garage is provided and integrated into the design of the dwelling, allowing for two vehicles to park behind the building line. Garage does not exceed 50% width of proposed dwelling frontage.

3.1.5. Cut and Fill

As the land has fall, the amount of cut and fill is limited due to the design of the dwelling. No fill will leave or enter the proposed development site to establish required levels.

3.1.6. Visual Privacy and Acoustic Amenity

The main orientation of the proposed dwelling is towards the street. Bedroom windows have been designed, both in position and their size, to minimise overlooking of neighbours. Visual privacy is further enhanced by providing site set-backs well in excess of the prescribed minimum.

The acoustic amenity is maintained though locating all noise-generated areas to the rear of the dwelling.

3.1.7. Solar Design, Water and Energy Efficiency

Please refer to the attached BASIX certificate.

3.1.8. Site Facilities

Site facilities have been integrated into the design of the proposed development. For details refer to the attached site management plan.

3.1.9. Stormwater Drainage

Stormwater drainage for the proposed development has been designed in accordance with relevant Council's policies. The proposed dwelling will not significantly adversely affect overland flow behaviour and stormwater runoff will be conveyed to the existing street drain.

4. CONCLUSION

The proposed dwelling is permissible on the subject land and achieves high levels of compliance with numerical controls required.

Meeting the objectives of the DCP has been demonstrated for the areas where numerical compliance wasn't achievable, or where the departure from strict numerical compliance is proposed by the applicant in order to further improve the amenity of neighbours and future residents.

Based on the above, we ask Council for favourable assessment, within the provisions of Section 79C(1) of the Environmental Planning & Assessment Amendment Act 1997.