



STATEMENT OF ENVIRONMENTAL EFFECTS

Project:

Two storey dwelling and detached triple garage with studio apartment above
Including strata title subdivision.

Site:

Lot 2244, D.P. 1171491

Bristol Street

Thornton

NSW 2750

APPLICATION DETAILS:

Builder

Zac Homes Pty Ltd

Site location

Lot 2244, Bristol Street, Thornton 2750, NSW

Purpose of proposal

Proposed: New Double Storey Dwelling and detached triple garage with studio apartment above including strata title subdivision.

Zoning: R1 Low Density Residential

This report has been prepared pursuant to

- Penrith City Council's Development Control Plans
- Thornton Design Guidelines
- Section 79C of the Environmental Planning and Assessment Act 1979
- State Environmental Planning Policy (Exempt and Complying Development Codes) General housing Codes
- Along with Penrith City Council's LEP.

Proposed Development

This Statement of Environmental Effects has been prepared as a proposal for a new double storey single dwelling and detached triple garage with studio apartment above including strata title subdivision on Lot 2244 Bristol Street, Penrith 2750, in accordance with Penrith City Council's Development Control Plan and the State Environmental Planning Policy (Exempt and Complying Development Codes) General housing Codes, along with Penrith City Council's LEP.

Careful consideration has been given in determining the design and layout of the proposed dwelling to ensure that the amenity of the surrounding area will not be compromised and that the work provides a high standard of residential development compatible and sympathetic with the existing and likely future built and natural environment.

The Statement of Environmental Effects addresses the relevant statutory planning framework within which the application is to be assessed and determined.
Plans detailing the proposed development accompany this application.

SITE DETAILS:

Site Area

The existing lot is approximately 401.30sqm.

Site Owner

The current owner of the lot to be developed is Zac Homes Pty Ltd.

Site Analysis

- The site is located on the Eastern Side of Bristol Street.
- The site analysis has not identified any major constraints on the site.
- The site maintains sufficient area for the proposed dwelling and private open space area.
- The site is currently vacant.
- The site's inland location results in the development likely to experience winds from the North-east in the summer and Southerlies during the winter. These prevailing winds will assist in ventilation of the property.
- Minimal privacy issues are raised as a result of the development. Most living areas are located on the ground floor with the living space on the first floor at the front of the house.
- The studio at the rear has all living areas on the first floor facing Cleveland Lane.
- In order to permit the construction of the proposed dwelling it will be necessary to undertake minimal earthworks to the site.
- The new dwelling will connect to the provided stormwater via a 3,000 litre water tank and sewage system.
- The development has been designed so as to achieve a built form that is appropriate having regard to the existing character of the locality.

Current Lot uses

The current lot is undeveloped and vacant.

Neighbouring Land uses

The subject Lot will be predominantly surrounded by residential dwellings. Such dwellings will include single and double storeys.

Utility Services

The subject lot has access to a range of utility services such as gas, electricity, telephone, mail delivery, local waste collection, national broadband network and water.

ZONING CONTROLS:

Aboriginal Heritage

The site does not include items of Aboriginal heritage.

Coastal Hazards

The development is not subject to Coastal Hazards.

Mine Subsidence

The subject site is not located within a Mine Subsidence District.

Bushfire

The proposed dwelling is not located within an area that is identified as Bush Fire prone land.

Heritage Matters

The proposed dwelling is not located within a Heritage Precinct.

DEVELOPMENT PROPOSAL:**Proposed Development**

The architectural designs have been prepared by Zac Homes Pty Ltd.

The proposal provides for the construction of a new double storey dwelling with a studio to the rear built over a triple garage. The main house has 5 bedrooms, one dining, study, and two living areas presented in an open plan style. The dwelling's facade will consist of mixed finishes such as face brickwork and moroka finish.

The proposed studio apartment above the triple garage consists of 2 bedrooms and an open plan style kitchen, dining and living area. The proposal includes the strata title subdivision of the main dwelling and the studio apartment.

The overall design will be aesthetically pleasing and is considered to complement the existing neighbourhood streetscape.

Proposed Development

The amount of disturbance on the land caused by the proposed dwelling has been minimised with the site being cut and filled to form a level building platform.

Appropriate erosion and sediment control measures such as silt fencing will be put in place to limit sediment laid in stormwater discharge and restrict stormwater flows over exposed areas during construction. Due to the level nature of the land it is unlikely that any sediment will leave the site.

Setbacks

Front setback= 3.0m to main living; 1.5m to porch.

Rear Setback= 250mm (studio).

Side 1 setback= 4.76m

Side 2 setback= 900mm

All setbacks comply with Council's DCP and all related policies. The dwelling does not encroach over any easements or land restriction zones.

Site Coverage

The total site coverage including all hard surfaces= 200.5m²

The site coverage complies with Council's DCP and all related policies.

Landscaped area

The total landscaped area= 200m²

The landscape area complies with Council's DCP and all related policies.

Building Height

The proposed building height to the ridge line= 7.75m

The building height complies with Council's DCP and all related policies.

Floor Space Ratio

The proposed F.S.R= 71.81%

The F.S.R complies with Council's DCP and all related policies.

Private open space

The proposed P.O.S= 158.05m² to the main dwelling

The proposed P.P.O.S= 9.04m² to the studio apartment

The P.O.S complies with Council's DCP and all related policies.

Streetscape and building Facade

Selected materials and colours utilised on the proposal will be aesthetically pleasing and is considered to complement the overall streetscape.

The Facade design and colour selection complies with Council's DCP, Developer controls and all related policies.

ACCESS AND TRAFFIC:

Site access

Vehicle access to the proposed dwelling is via a paved driveway which complies with the Australian standard (AS2890.1) for the driveway gradient located on Cleveland Lane.

Vehicle Parking

The proposal provides a triple garage which will cover 2 vehicles for the residents of the main dwelling and will cover 1 vehicle for the residents of the studio apartment.

Vehicle Parking complies with Council's DCP and all related policies.

Traffic

The proposed dwelling is unlikely to impact local traffic movement in the area.

AIR AND NOISE:

Noise and vibration

The local amenity is generally perceived as being relative to the acoustic impact of land uses within the local area.

The existing amenity within the subject locality is presently diminished by:

- Traffic movement along Bristol Street.
- Noise normally associated with residential type activities.
- The proposed dwelling is unlikely to further emit noise above existing background noise.

Air and Odours

The proposed dwelling is unlikely to have an impact on the quality of air in the local area. Air and odours emanating from the proposed dwelling will be consistent with all neighbouring developments and unlikely to affect the adjoining lots.

PRIVACY, VIEWS AND OVERSHADOWING:**Views**

The proposed dwelling is unlikely to impede the view of adjoining lots and future developments.

Overshadowing

The proposed dwelling is of double storey construction and will have minor overshadowing to the surrounding neighbours. Solar access for the adjoining properties is shown on the provided shadow diagrams.

The shadow diagrams comply with Council's DCP and all related policies.

Privacy

The privacy of adjoining lots will be respected and not interrupted by the proposed dwelling. Privacy shall be achieved by maintaining appropriate setbacks from the neighbouring boundaries and fencing.

SOIL AND WATER:**Site contours**

The site is subject to minor natural surface flow from the front boundary to the rear boundary.

Stormwater and drainage

The stormwater will be adequately collected using a 3,000 litre rainwater tank which will be used for watering the landscaping during dry weather. Excess rainwater will be discharged to the proposed easement to the rear.

FLORA AND FAUNA:**Existing vegetation**

There are no existing trees or vegetation to be removed for construction of the proposed dwelling.

Proposed vegetation

The proposal will comply with Council's DCP and all related policies in regards to landscape requirements and required vegetation plantation.

Basix/Energy

The proposed dwelling will meet with all BASIX requirements and construction will include insulation to external walls and ceiling space along with sarking to the underside of the roof tiles.

WASTE DISPOSAL:

Utility service and waste

The site is adequately serviced with local council garbage and waste collection. The proposed dwelling will not place any additional demands upon these services.

The proposed dwelling will connect to the provided sewage system.

Building waste is to be contained within the building site in a suitable screened area for the duration of construction. This waste is to be removed by a contractor after completion.

CONCLUSION:

The development complies with the standards and objectives of the State Environmental Planning Policy and other relevant controls that apply to this subject site, the Architectural design, character, scale, materials and details of this project will match the existing neighbourhood area so as to ensure maximum cohesion.

The proposal will enhance the existing streetscape elevation and compliment the general neighbourhood.

The proposed residential development will have minimal adverse environmental effects, and shall prove to become a positive asset to the amenity of the neighbourhood.

Report completed by:

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