

STATEMENT OF ENVIRONMENTAL EFFECTS

Proposed:

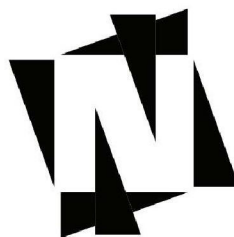
DUAL OCCUPANCY DWELLINGS;

**1 – Alterations & Additions to existing
Single-Storey Dwelling**

2 – New Two-Storey Dwelling

**@ 3 VALLEYVIEW CRES,
WERRINGTON DOWNS NSW**

Prepared by



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PART A - GENERAL

Introduction

This Statement of Environmental Effects accompanies a Development Application to propose:

Dual Occupancy Dwellings

1. *Alterations & Additions* to existing Single Storey House
2. *New Two-Storey Dwelling*

The proposal is shown in the drawings.

1.2 Details of Site

Address	3 Valleyview Cres, Werrington Downs NSW
Site Details	LOT 7051
	D.P. 260932
Site Area	806.1 m ²

1.3 Objectives of the proposal

Objective is to propose:

1. *Alterations & Additions* to existing Single Storey House at 3 Valleyview Cres, Werrington Downs.
2. *New Two-Storey Dwelling*

1.4 Methodology

The sections of the Statement of Environmental Effects has been assessed in accordance with Penrith Council Design guidelines and the relevant sections of the Penrith DCP 2014 & LEP requirements.

1.5 Location map



Figure 1: Site Location

DESIGN PROPOSAL

The designs of all dwellings are based on energy efficiency principles with windows to living areas. The simple and elegant design of the proposed new houses provides adequate solar and wind access to all dwellings in all habitable areas. The ceiling height in all dwellings increases the overall look of the rooms giving the house openness from inside and making it look more spacious. The front, rear and side setbacks of all dwellings are as per the DCP requirements.

The front facades of the proposed duplex are designed to have a non symmetrical look when viewed from the street.

The front setback for all dwellings comply with council requirements.

PART C - PENRITH DCP 2014 DESIGN GUIDELINES**3.1 Checklist****NEW HOUSES - CHECKLIST AS PER REQUIREMENTS OF PENRITH DCP 2014 DESIGN GUIDELINES - Chapter B1**

	Required	Provided	Compliance
DESIGN GUIDELINES			
FSR	0.50:1 of total site area: Max. Allowable FSR = 0.5 x 806.1m ² = 403.05m ²	396.5m ² < 403.05m ² OK	YES
PRIVATE OPEN SPACE	Minimum 30m ² - Per Dwelling with a minimum dimension of 6x4M	30m ² per dwelling	YES
LANDSCAPING	Minimum 50% of Site with a minimum width of 2.0M	383.4m ² (47.6% OF SITE)	YES
DWELLING SETBACKS			
FRONT SETBACK	For corner lot; 7.5M to Primary road 3.0M to Secondary road	DWELLING 1 To primary road; MIN. 7.761M to GF MIN. 7.871M to FF MIN. 7.761M to Garage DWELLING 2 To primary road; MIN. 7.501M to GF MIN. 7.627M to FF MIN. 7.501M to Garage To secondary road; MIN. 3.000M to GF MIN. 3.118M to FF MIN. 5.500M to Garage	YES
SIDE SETBACK	By calculation as per Building Envelope requirements in Penrith DCP 2014	DWELLING 1 MIN. 4.805M to GF MIN. 4.913M to GF DWELLING 2 N/A	YES
REAR SETBACK	4.0M for Ground floor 6.0M for First Floor	DWELLING 1 MIN. 4.000M to GF MIN. 6.000M to GF DWELLING 2 MIN. 4.000M to GF MIN. 6.000M to GF	YES
BUILDING HEIGHT	Maximum of 2 storeys	2 storeys provided	YES
	Maximum building height 8.5M	Building height < 8.5M	YES
DESIGN ESSENTIALS CHECKLIST			
SITE SETBACKS	As per Penrith DCP 2014	As per Penrith DCP 2014	YES
ROOF	-	19 degrees pitched Colorbond sheeting proposed. All eaves as per BASIX	YES
FENCE TYPE	Rear and side boundaries 1.8M high	Proposed fences shown on plans.	YES

3.2 Building Footprints

OBJECTIVES

The proposed house complies with the objectives of the building footprint, ie,

- To provide a variety of streetscapes that reflects the character of different precincts.
- To create an attractive and cohesive streetscape within local precincts.
- To maximize provision of solar access to dwellings.
- To minimise the impacts of development on neighbouring properties regarding view, privacy and overshadowing.
- To encourage the efficient and sustainable use of land.
- To allow for landscaped rear and front yard areas.
- To promote public safety of public domain areas.

3.3 Performance Measures

FRONT SETBACKS

The proposed dwellings comply with the front setbacks, ie,

- Availability of direct vehicle access to the street.
- Proximity to open space areas.
- Setbacks:
 - As above

REAR SETBACKS

- As above

SIDE SETBACKS

- As above

PART D - RESIDENTIAL CHARACTER

4.1 Residential character

The proposal is consistent with the existing residential character in regards to setbacks to the proposed house, locations of the private open space to the rear of the site and location of driveway. The house façade is well articulated with the overall design. All care has been taken to ensure the privacy of neighbouring properties. Windows are well designed to allow enough sunlight to pass through and enlighten both houses during most of the daytime. All the areas are well ventilated and serve openness to both houses.

4.2 Design features

Various design features complement the houses such as variations in height, balcony and variety of structural elements in front and pergolas in rear.

4.3 Preferred configuration for new dwellings

The proposed house complies with the preferred configuration for new dwellings, by windows to the principal living room facing the street and private courtyards facing the front and rear boundary. Both garages are architecturally integrated within the building form.

PART E - FLOOR SPACE

5.1 Development site - Objective

The site area is currently 806.1 m².

Proposed new dwellings total **gross floor area (GFA)** is:

- **396.5 m² (49.1% OF SITE)**

The proposal complies with Design guidelines and the relevant sections of the Penrith DCP & LEP 2014 requirements.

5.2 Urban form - Objective

The proposed new dwelling satisfies the Objectives of Urban form due to the following:

- Front elevation is articulated with steps to main entry.
- The facade design and building footprint integrate into the overall building form and enhance the desired street character.
- Private open space is accessible from the living area.
- Private garden is adjacent to neighbouring yards.

5.3 Landscaped area and Parking

The proposal complies with Design guidelines and the relevant sections of the Penrith DCP 2014 requirements. Landscaping and driveway are as shown in the drawings as per the council requirements.

5.4 Private Open Space (POS)

The proposal complies with the Design guidelines and the relevant sections of the DCP Guidelines for private open space of **30 m² per dwelling** with min. dimension of 4 x 6 M.

Dwelling 1 = 30 m² private open space with min. dimension of 4 x 6 M.

Dwelling 2 = 30 m² private open space with min. dimension of 4 x 6 M.

5.5 Solar planning

Shadow diagrams have been provided. The designs of new dwellings are prepared to ensure neighbouring properties get adequate solar access as per council requirement. We thus believe that the proposal satisfies most solar planning requirements.

A BASIX certificate indicating compliance with the Energy Requirements is as attached.

PART F - URBAN DESIGN DETAILS

6.1 Significant landscapes

The site is not situated in an area of any significant landscape precincts. Proposed landscaping plan is as attached.

6.2 Energy Efficiency

Development proposal is compliant with the requirements of the BASIX certificate.

6.3 Garden Design and Fences

Rear and side boundaries; fencing shall generally be 1.8m high fence.

PART G - CONSTRUCTION AND SITE MANAGEMENT

7.1 Landscape Construction

Landscaping will be as per Council's requirements and as denoted on drawings with Area calculations.

7.2 Construction Management

Waste management plan and Erosion and Sediment Control plan details have been shown on the drawings. Site analysis plan is also shown in the drawings. Hours of operation will be as per Council requirements.

7.3 Building Services

All appliances will be as per the BASIX requirements. Clothes drying line and Rain water tank will be installed as per BASIX certificate.

PART H – CONCLUSION

In conclusion, the proposal satisfies most of the requirements of the Residential Construction Design Guidelines of the Penrith DCP 2014.

Plans / Elevations submitted are substantially in accordance with the DCP requirements.

The proposed developments have required site setbacks and comply with the landscaped area requirements.

All care has been taken to ensure that the proposal positively contributes to the streetscape.

We therefore believe the proposal merits Council approval.