



Distinct Innovations Pty Ltd

Environment • Lifestyle • Architecture

STATEMENT OF ENVIRONMENTAL EFFECTS

Applicant/s:	Mr and Mrs Michael
Site Address:	No.9-13 Garswood Road Glenmore Park NSW
Pursuant to:	DCP 2010 & LEP 2010
Date:	24 March 2015

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1.0 INTRODUCTION

This report has been prepared to provide supplementary information to the proposal for a single storey residential dwelling and in-ground pool application.

Consideration has been given to:-

- ensuring a high standard of development
- preserving the amenity and character of the local streetscape
- optimising the utilisation of land

2.0 SITE DESCRIPTION

The site comprises of Lot 4210 DP 1150762 Garswood Road Glenmore Park NSW

The subject site is located on the northern side of Garswood Road.

Lot 4210 has a total area of 8575m² with dimensions of:

- 144.15 metres on the eastern boundary,
- 77.155 metres on the northern boundary,
- 50.00m + 44.00m + 55.014 metres on the eastern boundary, and
- 54.18 metres on the southern boundary.

The site has a cross fall of approximately 7.0 metres from the northeast to southwest.

The site is currently vacant, and there are some trees on the site that will be retained

Garswood Road is a bitumen sealed road with a concrete upright kerb and gutter.
There is a concrete footpath traversing the front of the subject.

3.0 DETAILS OF THE PROPOSAL

The proposal is to construct a single storey render panel and timber frame residence, containing four bedrooms, bathrooms, family room, dining, kitchen, rumpus, study, laundry, powder room, triple garage and alfresco dining. At the rear of the property there is a proposed in-ground pool.

4.0 STATUTORY COMPLIANCE

4.1 Zoning

The subject development site is zoned E4 Environmental living, pursuant to Penrith City Council Local Environmental Plan 2010.

4.11 DCP No. 2010 – Rural/residential Development

- a The land is not affected by road widening or realignment.
- b The land is not affected by a proclamation that the subject site is within a Mines Subsidence Area.
- c The land is affected by floor or bushfire.
- d There is no habitats of flora and fauna on the subject site.

5.0 ENVIRONMENTAL EFFECTS

5.1 Visual Impacts

The scale and appearance of the development is designed to be compatible with existing residential/rural development in the immediate vicinity.

The appearance of the development from Garswood Road is typical of developments in the locality.

There are no adverse effects on the environment and all measures were taken in the design to make sure the dwelling harmonised with it's surroundings. Before submitting this application consideration has been given to reflect compliance with the LEP and DCP which affect the site and the proposed development. Our position is that the proposed development has been designed to meet the requirements in every aspect except for exceeding the maximum footprint of 600m² by a very small amount. Further comments are noted on the next page in regards to the footprint. We would defer to council as the approving body to review the documentation before making the final judgement.

1) Site coverage (DCP) 2010 Part D1.2.3. - lifting the bar

Council's maximum ground floor footprint as stated in DCP 2010 Rural lands is 500m². The definition explains "it is the area measured from the external face of any wall of any dwelling, outbuilding (other than a farm building), dual occupancy dwelling, garage or undercover carparking area, animal house or garden shed.

However, council also has an overall maximum site footprint of 600m² for all associated structures (excluding farm building and agricultural development structures) and the dwelling calculation including the ancillary structures is only 663m². The 663.00m² is broken down as follows:

a) House footprint including external walls	-	524.00m ²
b) Pool	-	139.00m ²
TOTAL	-	663.00m²

Please note there is no mention of pool structure at all in the Rural Lands DCP that says this must be included but we have included for council purposes.

In terms of percentages, the site is 8575m² and the building footprint (including pool) is only 663m² being only 8% of the total site. We feel this is negligible and does not impact over dominant the surrounding homes.

This landscaped area has been professionally designed by an accredited landscape designer Bio Engineering Solutions. The material and budget that has been allocated for this area is of a high standard and even though it is also exceeding the 600m² overall footprint a large section of this area is water which can be used as water retention and absorption. In the Vines estate and Twin Creeks there are quite a number of homes that have had tennis courts, basketball courts and kids play areas which are far greater in square metres that of the owners proposed pool area/ home and they are only on 1 acre.

Due to the high standard of architecture and quality landscaping that is proposed for the vacant land we hope council grant consent to this high quality development. We feel the dwelling is very much in context with the surrounding properties within the area. Distinct Innovations has been very fortunate to have designed several homes within the Penrith Municipality and all of these previous designs have had a far greater or equal site coverage or footprints than the proposed dwelling.

2) Front setbacks

The standard front setback as outlined in the DCP is a minimum of 15 metres. Majority of this facade of the proposed dwelling meets is setback is 72 metres. There are two reasons for the increased setback. They are follows:

1) The two neighbouring properties either side have a large setback of minimum of 65 metres. We are doing our best to align ourselves with both the immediate neighbours either side.

2) The second reason is there is a small existing located at the front of the property and we wanted maintain at least a 40 metre buffer from the dam.

3) side and rear setbacks.

The DCP states that any rural properties less than 10 acres must have a minimum side setback of 5 metres. We have achieved a minimum of 8 metres to the side and 35 metres to the rear.

3) Front boundary fence.

The land already has post and rail fencing. This will remain as is for the future occupants

5.2 Proximity of the Site Services

Services such as the telephone, electricity and water are currently located within the property. The owner has indicated that these services will be connected to the site in due course.

The site is conveniently located with respect to facilities and community services. A comprehensive range of shops and services are available from either the Penrith City main shopping complex or the smaller shopping facility in Glenmore Park

5.3 Landscape

The landscape proposal aims to create interesting and useful spaces, while still achieving privacy for residents and complimenting architectural elements. No trees need removal. Most of the site is grassed and parklike. The future occupants will continue to manage the site in a respectful manner.

5.4 Traffic Generation

Given the two-car ownership of the future residents, traffic generation will be low and have minimal impact on current traffic flows and movement.

Garswood Road is not a busy road and it is anticipated that the safety of residents and other pedestrians would not be of concern.

5.6 Erosion Control Measures

Appropriate measures will be implemented during construction to mitigate against soil erosion and sedimentation from entering the existing dam and/or leaving the site. This will be closely monitored both during the construction phase and once the owners move into their home.

5.7 Stormwater Disposal

Stormwater run-off from all roofed and paved areas will be collected and disposed of into both the dam and into the rainwater tank. All surplus water will gravity feed into council stormwater system located on Garswood road.

5.8 Waste Management

Waste and storage bins will be located near the eastern boundary. Refer to the waste management plans for further details.

6.0 CONCLUSION

This statement of Environmental Effects has considered the relevant matters in Section 90 of the Environmental Planning and Assessment Act 1979.

We believe the standards are satisfied as the proposal outlined will not exert any detrimental effects on the environment and shall be compatible with the character and scale of the area.

The selection of sympathetic colour scheme and materials shall enhance the residential amenity of the area and shall be complemented by appropriate landscaping.