

THE PENRITH CITY COUNCIL

PROPOSED SINGLE STOREY BRICK VENEER DWELLING

IN RESPECT OF
LOT 2358 WILLIAM HART CRESCENT, PENRITH
(THORNTON ESTATE)

FOR
XU & ZHANG C/O WISDOM HOMES

STATEMENT OF ENVIRONMENTAL EFFECTS



The **wise** choice

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INTRODUCTION

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

SITE & SURROUNDING LOCALITY

The subject site is bounded by a frontage to William Hart Crescent, of 9m, a Western boundary of 30m, and a Eastern boundary of 30m and an Northern (rear) boundary of 9m comprising a total area of 270m².

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

DESIGN GUIDELINES (DCP)

The proposal is for a single storey brick veneer dwelling with selected concrete roof tiles. The proposed residence will have a front setback of 3.5m, and a rear setback of 5m. The side setbacks of the proposed development will be a minimum of 0.2m to the Western side and 1.24m to the Eastern side of the property.

The proposed dwelling will consist of:

- Single Garage
- 3 Bedrooms (inclusive of Master Suite with Ensuite)
- Rumpus
- Kitchen
- Living/Dining Area
- Main Bathroom
- Laundry

The floor area for the main dwelling is:

- Ground Floor = 127.58m²
- Garage = 19.89m²
- Porch = 3.92m²

The total floor area for the proposed dwelling, including Garage, Porch = 151.39m².

The proposed residence will be a Wisdom Homes Alegra 15 – a design which will be adapted to the future surroundings and character in the Penrith 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. The dwelling will have minimal impact on the future streetscape, given the quality of the design; the setback to the front wall of the dwelling and the proposed landscaping that will be carried out by the owners upon completion of the home.

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 front, in which satisfies Council’s requirements.

COMPLIANCE WITH DEVELOPMENT STANDARDS

Pursuant to the North Penrith Design Guidelines 2013. 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	Proposed	Comment
Front Setback (m)	<i>3m (min) 4.5m (max)</i>	<i>3.5m</i>	<i>Complies</i>
Side Setback (m)	<i>0mm to LHS 0.9mm to RHS</i>	<i>0.2m RHS 1.240m LHS</i>	<i>Complies</i>
Rear Setback (m)	<i>0.9mm</i>	<i>5m</i>	<i>Complies</i>
Car Space	<i>2 accessible spaces</i>	<i>Single garage & on driveway</i>	<i>Complies</i>
Cut & Fill	<i>Cut: 1000mm Fill: 1000mm</i>	<i>To be conformed when contour survey received</i>	<i>TBC</i>
Stormwater Disposal	<i>To RWT, overflow to street</i>	<i>To water tank. Oflow to front</i>	<i>Complies</i>
Driveway Grade	<i>Max 18%</i>	<i>To be conformed when contour survey received</i>	<i>?</i>
Landscape Area	<i>Min 20% of site</i>	<i>21.4%</i>	<i>Complies</i>
Private Open Space	<i>Min: 18m² Min: 3m dimension</i>	<i>18m² 6.0m x 3.0 = 18sqm</i>	<i>Complies</i>

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.