

STATEMENT OF ENVIRONMENTAL EFFECTS

PROPOSED RESIDENCE

Lot 2252, (29) Adina Street, Jordan Springs NSW 2747

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1.0 INTRODUCTION & HISTORY

This statement has been prepared to accompany a development application to Penrith City Council seeking development consent for the construction of a new single storey residential dwelling at Lot 2252, (29) Adina Street, Jordan Springs NSW 2747.

The proposed development has been designed to comply with the controls in the relevant planning instruments and Councils development standards.

The report provides information about the proposed development and development site. Key planning issues, particularly with regard to compliance, are addressed and is intended to assist council's consideration and determination of the application.

2.0 THE SITE AND ITS ENVIRONMENT

2.1 Location

The property is located at Lot 2252, (29) Adina Street, Jordan Springs NSW 2747.

2.2 Site Description

The site is of a irregular shaped parcel of land, having a frontage of 14.57m at the building line to Adina Street, a rear boundary of 12.24m, RHS boundary of 29.98m and LHS boundary of 30.43m.

The site has an area of 411.80m² and has a legal description of Lot 2252, (29) Adina Street, Jordan Springs NSW 2747.

The site has a fall of approximately 1.3m across the building line.

2.3 Existing Use

The site is currently vacant.

3.0 THE PROPOSED DEVELOPMENT

3.1 Description of the development

The following drawings prepared by Rawson Homes and dated accompany this report and application.

- Sheet 1 – Cover Sheet
- Sheet 2 – Site Plan
- Sheet 3 – Ground Floor Plan
- Sheet 4 – Elevations 1 & 2
- Sheet 5 – Elevations 3 & 4
- Sheet 6 – Section
- Sheet 7 – Wet Area Details
- Sheet 8 – Sediment control Plan
- Sheet 9 – Stormwater plan
- Sheet 10 – Site Analysis
- KD – Kitchen Details

Development consent is being sought for the construction of a single storey residential dwelling.

The proposal is as follows:

The Ground Floor comprises of a Porch, Entry, Rumpus/Theatre, Kitchen, Family/Dining, Laundry, Pantry, Bedrooms 1, 2, 3 & 4, Bathroom and En-suite. There is also an Alfresco and a Single Garage under the main roof.

The front setback is 4500m from (29) Adina Street and the Garage setback is 6101m. The main wall incorporates a front porch which provides articulation. The rear setback is 4103m, one side setback is 50m, and the other side setback is 1460m.

External finishes

External finishes will be sympathetic to neighbouring dwellings and complement the existing streetscape.

Window and door frames will be powder-coated aluminium with clear glass.

The front façade incorporates a mixture of colours and materials including Feature Brick.

3.2 Design Objectives

The proposed development has been designed to comply with the requirements of the controls and codes and consideration is given to Penrith City Council Growth Centres DCP. The outcome of this is a well-designed building that satisfies all the criteria.

Vehicle access will be gained via Adina Street.

Set-backs have been designed to conform to the controls. Articulation has been provided to the front facade by incorporating a front porch. The garage dominance from the street has been reduced by stepping the garage back from the main wall of the dwelling.

Privacy to adjoining neighbours will be maintained due to the windows on side of the dwelling having a reduced sill height or bathrooms (which have obscure glazing) and the likelihood of occupation when the neighbours are participating in outdoor activity would be minimal as the proposal is only of a single storey.

Neighbouring properties will receive a minimum of 3 hours sunlight to their private open space therefore overshadowing will not be an issue as shown on the shadow diagram submitted with this application.

In our opinion the proposed development is for a well-designed building which does not detract from the amenity or appearance of the neighbourhood.

4.0 CONCLUSION

The proposal is permissible and in conformity with the objectives of the built form controls outlined in Penrith City Council Growth Centres DCP, and is considered reasonable having regard to its impact on the streetscape, character and amenity of the immediate locality.

The development has been designed through detailed site analysis to ensure that the built form respects the amenity of adjoining development, maintains the streetscape character of the locality and integrates with the architectural style other detached dwellings in the immediate locality.

It is considered that there are no matters which would prevent Council from granting consent to this proposal in this instance.