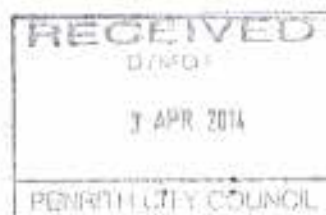




Masterton
HOMES

**STATEMENT OF
ENVIRONMENTAL
EFFECTS**



Development address:

Lot 282 (DP 270417)
TWIN CREEKS DRIVE
LUDDENHAM
PENRITH, NSW

Clients:

Mr. P. NELSON

Council:

Penrith Council

Date:

14th March 2014

Masterton Homes

Cnr Sappho Rd & Hume Highway
Warwick Farm

Job No. 2008041

Site Suitability

The site is situated on the Twin Creeks Drive and is the subject of this application. The property is presently vacant.

The site is with a total area of 4472sqm and a fall in relation to the topography of the land of approximately 2.610m to the rear south eastern corner of the block.

The locality is characterised and developed by a mix of single and two storey dwellings. These homes are either of face brickwork finish or cement rendered finish which compliments the appearance and requirements of the modern era. The design of our proposal is not out of keeping with the existing streetscape and is well adapted to the surrounding developments.

Suitability of the Dwelling

The proposal has been designed to contribute positively to the streetscape. It is consistent with the character of other developments in the street and is therefore felt to be compatible with the locality. The setback and window configuration ensures no detrimental effect on the adjoining sites and solar access is not compromised.

Design guidelines

The proposal is for a double-storey brick veneer dwelling with a tiled roof. A front setback of 15.0m to the front of the dwelling which is from the Western boundary and a rear setback of 31.272m is from the Eastern boundary. The side setbacks are 5.0m from the Northern boundary and 13.258m from the Southern boundary.

The proposal is a double storey consisting of formal and informal open plan entertaining areas to the ground floor as well as a double lock up garage, while the bedrooms, bathrooms and a lounge room are located on the first floor. The dwelling has a total floor area of 853.44m² including the Garage and rear Alfresco.

The **Macarthur Manor** design is very well adapted to the existing surroundings and character in the Mulgoa area. The home has style and character with the introduction of articulated external walls and variations in roof geometry, therefore minimising the bulk and scale of our development. The combination of materials such as face brickwork, render finish and concrete roof tiles adds architectural elements and vision for future construction and sets a desirable precedent for any future development in the surrounding areas.

The overall appearance of our proposal is comparable to other developments in the locality. The relationship between the dwelling and the streetscape is strengthened with a well designed proposal that incorporates a well articulated front façade that incorporates architectural design elements.

Present and previous uses

The site is presently vacant and will be developed with a double storey brick veneer dwelling that will be for private residential use, maintaining the sites current use.

Heritage

There is no indication that this property is affected by heritage.

Bushfire Prone Land

There is no indication that this property is bushfire affected.

Compliance with Development Standards

Pursuant to Section 79C(1) of the Environmental Planning & Assessment Amendment Act 1979 the following heads of consideration apply: -

(a) Relevant Planning Instruments

The property is zoned 2 (b) – Residential (Low Density). The construction of a dwelling is permissible in this zoning, with Council consent. Compliance with the councils DCP is summarised in the following table: -

Issue	Council Requirement Min	Proposed	Comment
Front Setback (m)	<i>4.50m</i>	<i>15m</i>	<i>Complies</i>
Side Setback (m)	<i>900mm</i>	<i>5.0m & 13.258m</i>	<i>Complies</i>
Cut & Fill (maximum)	<i>1000mm cut & 1000mm fill</i>	<i>675mm cut approx. 525mm fill</i>	<i>Complies</i>
Stormwater Disposal	<i>To water tank. O/flow to street or easement</i>	<i>To water tank. O/flow to kerb</i>	<i>Complies</i>
Ridge Height	<i>10.000m to N.G.L.</i>	<i>8.296m</i>	<i>Complies</i>
Private open space	<i>89sqm</i>	<i>306sqm plus</i>	<i>Complies</i>

From the above summary, it is clear that the proposal complies with all of councils DCP.

Privacy, Views and Overshadowing

The attached plans indicate that we are constructing a single storey dwelling which will have minimal overshadowing concerns onto the neighbouring properties. The setback and window configuration ensures no detrimental effect on the adjoining sites and solar access is not compromised.

Neighbouring properties will achieve the minimum requirement of 4hrs sunlight to their courtyards and living area windows.

Drainage

The slab-on-ground will result in minimal disturbance to the natural slope of the land. Stormwater will travel to the proposed water tank and overflow to the kerb which satisfies councils requirements

Erosion & Sediment control

Erosion and sediment measures will be put in place by Masterton Homes prior to the commencement of any works. These measures will be maintained throughout the construction of the dwelling. As indicated on the site plan there will be a stockpile to contain rubbish and a trade waste bin. The building area will be surrounded with a geo-textile fabric to prevent any sediment being washed onto the street and into the stormwater system.

Ecological Sustainable Development

The proposal demonstrates cross flow ventilation throughout the dwelling.

Wall insulation to the value of R1.5, ceiling insulation to the value of R3.5 have been included in this design to keep the house warm in winter and cooler in summer.

It is proposed to install an above ground rainwater tank with a total capacity of 4 X 5000ltrs. Water from this tank will be used for flushing toilets, garden taps and the laundry washing machine. This satisfies the requirements of the New South Wales BASIX policy and all targets relating to Water, Thermal comfort and Energy will be achieved.

Openspace & landscaping

As indicated on the Concept Landscape plan, the residents have quiet a large amount of open space to enjoy and landscape as desired upon completion of their new home.

Submissions

It is expected surrounding neighbours will be notified in accordance with Council's Notification Policy. Should objections be received it is hoped Council will enable mediation to occur in order to resolve any issues.

Conclusion

Councils DCP requirements and good planning principles have been incorporated in a design that best suits the site and surrounds, resulting in a high quality development that will enhance the locality.

Consideration has been given to matters listed in the LEP & DCP, concluding that the development warrants approval.

Yours Faithfully

Masterton Homes
Ph: 1300 446637