



STATEMENT OF ENVIRONMENTAL EFFECTS

Development address:

Lot 9 (DP 1166546)
4 O'Connell Street,
Grey Oaks NSW 2747

Clients:

Mr. & Mrs. Storeck

Council:

Penrith City Council

Date:

31th July 2013

Better Built Homes

Unit 21 9-12 Lambridge Place,
Penrith 2750.

Job No. STO

Site Suitability

The site is situated on the South side of O'Connell Street and is the subject of this application. The property is currently vacant and will be developed with a Double storey brick veneer dwelling.

The site is rectangular in shape with a total area of 500sqm and a fall in relation to the topography of the land of approximately 2.50m to the front North-Western boundary.



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 and an attached double car garage. The dwelling is proposed to have a front setback of 4.5m from the Western boundary and side setbacks of 2.365m from the left hand Northern boundary and 1.35m from the right hand Southern boundary. The rear setback is at 6.0m of the Eastern boundary.

The dwelling is double storey, incorporating a formal & informal open living areas, study, alfresco and a double lock up garage to the ground floor. The first floor consist of 4 bedrooms & rumpus, total floor area of the proposal is 355.99m².

The “**Custom 38**” design is very well adapted to the existing surroundings and character to the Grey Oaks area. The home has style with a mixed use of material. Material finishes such as face brickwork, render finish and concrete roof tiles set a desirable precedent in the surrounding areas in construction ways to minimise bulk and scale to the development.

Present and previous uses

The property is zoned R1 General Residential – Penrith Local Environmental Plan (Caddens 2009) which will be maintained for the proposed development.

Heritage

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

Bushfire

The property has not been identified as being in a bushfire prone land.

Compliance with Development Standards

The property is zoned R1 General Residential – Penrth Local Environmental Plan. 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)	4.5m	4.5m	Complies
Side Setback (m)	0.9m	1.35m Right 2.365m Left	Complies
Landscaping	35% of Lot area	250.43sqm	Complies
Site Coverage	50% of Lot area	249.57sqm	Complies
Private Open Space	Min 20% of Lot area	180.91sqm	Complies
Principal POS	30sqm in area	30sqm	Complies
Cut & Fill (maximum)	1.0m cut & fill	Approx. 850mm cut & 500 fill	Complies
Stormwater Disposal	To water tank. O/flow to street or easement	To water tank. O/flow to street	Complies

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 two-storey dwelling.

Due to the orientation of true North, the majority of shadow will be cast onto the Southern neighbouring property. This property as well as our proposal would receive the minimum 4hrs of sunlight to living areas and private open space.

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 street which satisfies councils requirements

Erosion & Sediment control

Erosion and sediment measures will be put in place by Better Built 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 R2.0 and ceiling insulation to the value of R3.0 has 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 tanks with a total capacity of 3000ltrs. 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

BETTER BUILT HOMES
1300 100 922