

STATEMENT OF ENVIRONMENTAL EFFECTS

*PREPARED BY
PROVINCIAL HOMES (APPLICANT)*

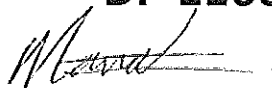
DATE: 3rd October 2013

Job Address:

**LOT 41, NO. 5 ARORA CLOSE,
GREY OAKS ESTATE, CADDENS**

DP 1166546

Signature of Applicant: _____



INTRODUCTION

This proposal is a popular designed project home which has been adapted to suit the site's terrain and enhance the streetscape.

Careful consideration has been given to the exhibited design in order to comply with Council's requirements whilst still maintaining the client's budget as best as possible.

Particular features include the ability to utilise the existing contours of the site as is indicated on the floor plans and site plan. The design incorporates cut, fill and dropped edge beam brickwork down to natural ground level which follows the natural terrain of the site, reducing the likelihood of impact on the proposal's surrounds and topography. It also reduces the impact of surface water that would otherwise follow different paths and cause unnecessary erosion.

Visual features include a classical façade that compliments both old and new homes in the area. This provides a positive impact from a home that was designed to blend in with surrounding homes.

A. *SITE SUITABILITY*

The above site is well suited for the proposed development. The plans submitted with the application show that the orientation of the home has been adapted to the natural slope of the site to minimise excavation, and alleviate possibilities of flooding.

The site is in close proximity to many services. Within a short distance are the following features:

- ❖ Public buses accessed from O'Connell Street
- ❖ University of Western Sydney Penrith Campus
- ❖ Western Sydney Records Centre
- ❖ Penrith Sports Stadium
- ❖ Lamrock Reserve

The area in general is under development with many new commercial and residential buildings. These newer homes will be compatible in aesthetics and size and be a definite improvement to the character of this residential area. The positioning of the home makes the best use of the 499.5m² block.

B. *PRESENT AND PREVIOUS USES*

The site currently is on vacant land. The majority of the surrounding homes are either newly built or under construction. This land is not likely to be contaminated and no testing has been carried out. The surrounding sites are residential blocks.

C. DEVELOPMENT STANDARDS

The site area is 499.50m² giving us a floor space ratio of 41.9% which is under the allowable 60%. The wall height of the single storey are 2600mm to the ground floor, giving us an overall height of approximately 5125mm. The setbacks are 3.478m from the front boundary to the porch, 3.526m to the left hand side boundary, and 0.953m to the right hand side boundary. It is acknowledged that the front setback encroaches the maximum allowance on an arch frontage, however this is by a minor 22mm. The rear setback also encroaches upon council's minimum allowance of 4m (3m purposed). However due to the irregular shape of the block it is requested that council look upon these encroachment's favourably. All pipes and services will be installed in accordance with all regulations by manufacturers and governing authorities. Landscaping will be done by the owners in accordance with the approved landscape plans. The home is set well within the boundaries and building envelope.

D. DESIGN GUIDELINES

Our proposal enhances the streetscape along with other new and renovated homes in the area. The house layout and floor levels have been adapted to the site to maximise the use of the natural landfall. The face brick single storey residence is of average size home in the area and in tune with other new homes constructed including other "Provincial" homes constructed in the area over a number of years. Fences are existing to the side and rear boundaries. The home includes a conventional truss roof design with a 22.5° pitch. The windows are powder coated aluminium.

Landscaping for the site has been organised by the owner in accordance with council requirements.

E. OPERATION AND MANAGEMENT

This proposal is for a residential home, therefore operation and management details of the proposal do not apply.

F. ACCESS AND TRAFFIC

The driveway gradient is acceptable. The home has a double garage to accommodate two cars and the driveway itself can easily allow for another two cars off the street. Public transport is easily accessible via O'Connell Street (buses) and traffic management will be employed if necessary. The site will not be a major traffic generator.

G. GENERAL ACCESSIBILITY

General accessibility is adequate for the owner's requirements. The owners have signed the plans agreeing that the layout and design suits their needs.

H. PRIVACY, VIEWS AND SUNLIGHT

- Visual Privacy

The home faces west, therefore providing the living areas at the rear of the house with good access to the northern sun. Fencing will conceal the line of sight from the ground floor and the first floor side elevation windows are minimal to further reduce sight to surrounding homes. The owner will do any additional screening if it is required. Headlight glare will be no different to other homes in the area.

- Acoustic Privacy

Noise transmission between dwellings will be similar to any other residential area, and any noise created by the owner will be negligible including outdoor activities.

- Views

No views will be obstructed for neighbours and minimal views will be created for this site.

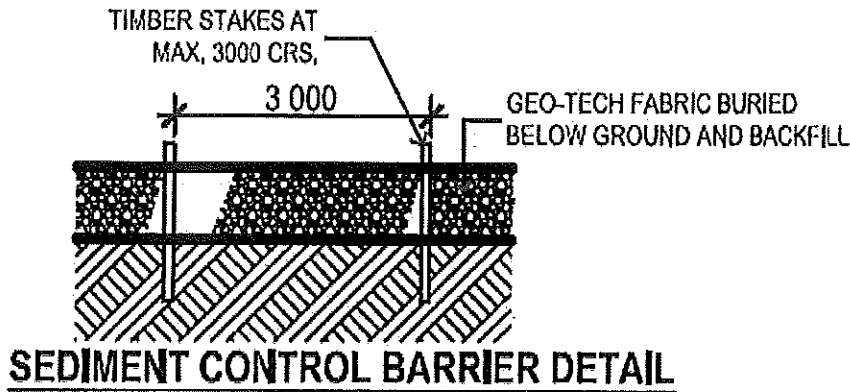
I. AIR AND NOISE

Construction noise will not take place outside of the hours specified by Council and the noise emitted will be standard residential brick veneer residential construction noise including vehicles, machinery, tools, and voices. After construction, the project will not be subject to any exceptional air or noise emissions other than what is already current in the area. It will not emit any extra air or noise emissions either. As stated, this area is residential implying that the current noises heard in the area are regular sounds of suburban life. For example, voices, cars, stereos, garden maintenance equipment, pool filters, air conditioners, and animals. Once the dwelling is occupied, the same sorts of sounds listed will be noticed.

J. DRAINAGE/SOIL AND WATER

Surface water runoff and surface pick up points will be the responsibility of the owner who will do their own landscaping. The owner will connect to these and adjust their level during landscaping. There are no easements required. Stormwater will drain to an approved system that will be organised by the owner to Council requirements. Section "K" contains a sketch indicating control of soil and water runoff. This system will be periodically checked by the site supervisor and maintained by the installation contractor if required. Regular inspections will be carried out during rain periods. The local water table will not be affected by this development.

K. EROSION AND SEDIMENT CONTROL



M. ENERGY EFFICIENCY AND SUNLIGHT

The home faces west, which gives some of the living areas at the rear of the house reasonable access to the northern sun. Window placement is good for ventilation and overall the home has been positioned the best way possible on the block. R1.5 wall and R2.5 ceiling insulation is also proposed and will further improve the energy efficiency of the home. The design includes 450mm wide eaves. Clothes drying is the owner's responsibility. Lighting is adequate without unnecessary requirements for excessive light points. A 6 star gas hot water system will be provided as well as an air conditioning system for heating and cooling. A Basix report has been completed (and included) and has deemed the proposal to be satisfactory with the inclusions specified, some of which are mentioned above.

N. WASTE

Construction waste will be minimal due to accurate quantities being ordered. Actual waste will be disposed at an approved Government Waste Management Centre.

NOTE: For "Waste Management" see the attached "Waste Management Plan".

O. SITE MANAGEMENT

Facilities will be placed towards the front and rear boundary but out of the driveway. Materials will also be stored within the confines of the site boundaries. The site will be kept as clean as possible with each trade responsible to clean up after themselves and stockpile rubbish at either the front or rear of the home. Sedimentation barriers will be erected on the low side of the block. Access will be from the only entry point at the front of the block. Pedestrian access will be safe due to the site being kept as clean as possible.

P. UTILITY SERVICES

Utilities will be connected to existing above and underground services in the street.

Q. GENERAL

Lines of sight will not be affected for pedestrians, cyclists and vehicles due to the house being set back from the boundary on a straight road. There are no views, landmarks or vegetation other than grass and small trees on the site, and street lighting is existing. Above and below ground utilities will be consistent with the street. The proposal has a much more classical look than its neighbours, and combined with other new homes in the area, it creates a better feeling due to aesthetics. The residence proposed for this site is a popular designed home which provides a well proportioned balance of windows and doors to an attractive façade. The use of eaves, a feature porch and face brickwork contribute to a fine looking new home in Arora Close.