

## STATEMENT OF ENVIROMENTAL EFFECTS

**FOR SITE:** Lot 1248, Cargo Street, Werrington NSW 2747

**APPLICANT:** Eden Brae Homes  
P.O. Box 7210  
Baulkham Hills NSW 2153

**PROPOSAL:** Construction of a double storey dwelling with attached double garage.

**PREPARED BY:** Eden Brae Holdings

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## **1.0 INTRODUCTION**

This statement of environmental effects relates to the proposed new residence at **Lot 1248, Cargo Street, Werrington NSW 2747**

### **1.1 Location**

The subject site is located opposite the proposed Central Reserve in the subdivision.

This area is a new housing estate with easy access to all amenities such as schools, hospitals, shops, etc. It has easy access to the M4 Motorway which provides access to the city and Blue Mountains, with a link to other motorways.

### **1.2 Site Description**

The site is rectangular in shape with a frontage of approximately 10m, and side boundary lengths of approximately 30m

This property has a site area of approximately 300m<sup>2</sup>

The site has a 0.5 metre fall from the west of the site to the east

The site is currently vacant with no trees to be removed.

### **1.3 Easements**

There is an easement to right hand side of the property marked **(A)** on the plan for maintenance 0.9 metres wide and an easement to the rear of the property marked **(B)** on the plan to drain water 1.5 metres wide.

## **2.0 PLANNING CONSTRAINTS**

The subject property is zoned urban SREP30 under Penrith City Council.  
The proposed development falls within the guidelines of Development Control Plan 2014.

### **2.1 Development Description**

The development before Council consists of a double storey dwelling comprising of 3 bedrooms, master with ensuite, double garage, upper sitting, Living, Dining, Multi, Study Nook, Kitchen and Alfresco. Essentially, the proposal falls within the prescriptive standards set out in Councils' DCP 2014. The drawings and documentation, which accompany this application fully describes the proposal, both visually and numerically.

### **2.2 Density**

The density control for this development is one dwelling per lot site as proposed.

### **2.3 Building Height**

The subject dwelling has a height of two storey, which is well in keeping the requirements of DCP.

### **2.4 Setbacks**

The enclosed plans show a front setback of 5.5m to the corner of the garage. Side setbacks of 1.5m on the of the Northern boundary, 1.5 m on the Southern boundary with a rear boundary setback of approximately 7.0m. Compliance with the numerical standards of the DCP have been met.

### **2.5 Landscaped Areas**

The site is currently vacant with little vegetation.  
On completion the owner intends to landscape the proposed dwelling with appropriate landscape scenery in accordance with council's requirements. 27.8% of the site has been set aside as landscaped areas.

**2.6 Private Open Space**

The private open space for this dwelling has been proposed toward the rear of the site, with an area of 80m<sup>2</sup>, in addition, 8.7m<sup>2</sup> of covered alfresco area has also been provided.

**2.7 Car Parking**

A 5.5m garage has been proposed 5.5m deep. Access to this will be via a paved (or similar driveway), which extends out from the garage to proposed Road.

**2.8 Drainage**

Stormwater from the proposed dwelling will be directed to the rear of the property to the easement.

**2.9 Soil and Erosion Controls**

Preliminary details have been shown on the site plan. Full details are to be in accordance with Councils' requirements, and Conditions of Consent.

**2.10 Garbage Facilities**

The dwelling will be provided with garbage and recycling bins, which will be collected on the designated collection nights.

**2.11 Mail Delivery**

The dwelling will be provided with a mailbox. The location of which will be adjacent to the driveway at the front boundary.

### **3.0 DESIGN AND BUILDING**

The dwelling has been designed to provide a stately residence that is in keeping with those existing dwellings within this area. The dwelling has been designed to accommodate the natural slope, whilst minimising disturbance to natural ground levels. Cut and fill levels are within Councils' maximum standards.

#### **3.1 Services**

All services are available to this site, and are at present, located within the site area to the front, or rear of the property.

#### **3.2 Streetscape**

The proposed dwelling is in keeping with other dwellings in this estate. The character of the street will be maintained, if not, enhanced by this proposal.

#### **3.3 Sunlight**

Shadow diagrams have been provided reflecting shadows on the neighbouring properties.

#### **3.4 Fencing**

New 1.8m lapped and capped timber or Colorbond fencing will be provided along the property boundaries. (To be agreed by neighbours). Fencing will be by the owner of the property after settlement.

#### **4.0 ENVIRONMENTAL EFFECTS**

The development should have negligible environmental impact due to the residential scale of the proposal and the use of harmonious materials. The proposed built form and landscaping should improve and enhance the scenic quality of the surrounding areas.

#### **4.1 Social and Economic Effects**

There will be negligible social and economic effects from this proposal. Economically, the construction of the dwelling will provide work for varying local trades and building materials suppliers.

It is the opinion of the writer that the economic effect of this development on adjoining residences will be a positive one, in view of the high quality of the proposal and the way it blends into the surrounding area. The development is consistent with the aims and objectives of Councils' planning scheme.

#### **4.2 Bulk, Shape, and Character**

The building has been designed to minimise bulk and scale by altering and stepping rooflines, which provide building separation and articulation. Large landscaped areas between dwellings of neighbouring sites soften the overall building form.

The visual impact is also lessened by the use of harmonious materials.

#### **4.3 Flooding and Bushfire Risk**

It is understood that this development will not be affected by flooding or bushfire risk.

#### **4.4 Adjoining Residences**

It is anticipated that the subject dwelling will have minimal impact on neighbouring dwellings. The adjoining blocks are currently vacant.

The proposal is similar in bulk size and scale to dwellings in neighbouring areas and surroundings and the proposal and will not detract from existing streetscapes in the area.

#### **4.5 Traffic Generation**

No significant amplification of traffic will result from this proposal.

#### **4.6 Public Transport**

The development is in close proximity to bus stops on adjoining streets.

**4.7 Noise**

It is not anticipated that the development will generate such levels of noise that will be disturbing to neighbours or surround area.

**4.8 Views**

The views of the residences adjoining this development will not be affected.

**4.9 Access**

Access to the site will be via an existing vehicle crossing on Cargo Street. (As shown on the site plans).

**4.10 Non-Compliance Issues**



#### 4.11 Conclusion

The proposal before Council is in keeping with both the descriptive and numerical standards of Councils' LEP and DCP.

It is felt that this proposal is in keeping with its context in this estate of homes.

This proposal up-holds the intent of both the Local Environmental Planning policies, and the DCP's, that have been formulated to provide a quality, and desirable living environment.

Signed: *A. Coote*  
Eden Brae Homes Pty Ltd

Dated: Tuesday, 20 July 2021