



# Distinct Innovations Pty Ltd

Environment • Lifestyle • Architecture

## STATEMENT OF ENVIRONMENTAL EFFECTS

<b>Applicant/s:</b>	Mr and Mrs Bellino
<b>Site Address:</b>	No.60 Doncaster Ave Claremont Meadows NSW
<b>Pursuant to:</b>	DCP 2014 , LEP 2010
<b>Date:</b>	<b>6 September 2018</b>

# CONTENTS

1.0	Introduction	1
2.0	Site Description	1
3.0	Details of the Proposal	2
4.0	Statutory Compliance	2
4.1	Zoning	2
4.11	DCP No. 2014 LEP 2010	2
5.0	Environmental Effects	2-5
5.1	Visual Impact	5
5.2	Proximity of Services	6
5.3	Landscaping	6
5.4	Traffic Generation	6
5.5	Privacy & Solar Access	6
5.6	Erosion Control Measures	7
5.7	Storm Water Disposal	7
5.8	Waste Management	7
6.0	Conclusion	7

## 1.0 INTRODUCTION

This report has been prepared to provide supplementary information to the proposal for a two storey residential dwelling, attached granny flat and in-ground pool application.

Consideration has been given to:-

- ensuring a high standard of development
- preserving the amenity and character of the local streetscape
- optimising the utilisation of land

## 2.0 SITE DESCRIPTION

The site comprises of Lot 32 DP1224294 No.60 Doncaster Ave Claremont Meadows NSW

The subject site is located on the southern side of Mariposa Circuit.

Lot 32 has a total area of 950m<sup>2</sup> with dimensions of:

- 17.97 metres on the north and southern boundary,
- 53.07metres on the western boundary, and
- 52.67 metres on the eastern boundary.

The site has a cross fall of approximately 3.4 metres from the north-west to south east.

The site is currently vacant. There are no trees on the site that will require removal.

Doncaster Ave is a bitumen sealed road with a concrete upright kerb and gutter. There is a concrete footpath traversing the front of the subject being Doncaster Ave.

### **3.0 DETAILS OF THE PROPOSAL**

The proposal is to construct a two storey brick veneer residence, containing four bedrooms, sitting room and associated bathrooms on the first floor. On the ground floor there is dining room, kitchen, theatre, laundry, powder room, triple garage, alfresco dining and in-ground pool at the rear of the house. On the southern side there is a attached 60m<sup>2</sup> one bedroom granny flat.

### **4.0 STATUTORY COMPLIANCE**

#### **4.1 Zoning**

The subject development site is zoned R2 Low Density Residential pursuant to Penrith City Council urban land Local Environmental Plan 2010.

#### **4.11 DCP No. 2014 & LEP 2010 – residential Development**

- a The land is not affected by road widening or realignment.
- b The land is not affected by a proclamation that the subject site is within a Mines Subsidence Area.
- c The land is affected by floor or bushfire.(see bushfire report)
- d There is no habitats of flora and fauna on the subject site.

### **5.0 ENVIRONMENTAL EFFECTS**

#### **5.1 Visual Impacts**

The scale and appearance of the development is designed to be compatible with existing residential development in the immediate vicinity.

The appearance of the development from Doncaster Ave is typical of developments in the locality.

There are no adverse effects on the environment and all measures were taken in the design to make sure the dwelling harmonised with it's surroundings. Before submitting this application consideration has been given to reflect compliance with the LEP and DCP which affect the site and the proposed development. Our position is that the proposed development has been designed to meet the requirements in every aspect except for the building envelope. Please see comments below requesting a variation. We would defer to council as the approving body to review the documentation before making the final judgement.

### 1) landscaped area

Council's minimum landscaped area zone is 50%. This proposal has achieved 51.3% or 488m<sup>2</sup> within council requirements. -complies

### 2) Front setbacks

We have adopted a setback of 5.5 metres to the main wall which fits within the existing streetscape and 6 metres to the garage door. Majority of the established homes within the street have adopted within the 5.5-6.0 metre setback range being relatively new subdivision. -complies

### 3) Side setbacks

The side setbacks are minimum of 1250mm. This complies with councils minimum of 900mm and BCA requirements. -complies

### 3) Rear setbacks

The proposed dwelling has rear setback of over 20 metres. Councils minimum rear setback for a two storey home is 6 metres. -complies

### 4) Building Envelope

Building Envelope – The dwelling has pushed beyond the building as setout in DCP 2014. The western side has only very minor encroachments but the eastern side has one wall of 11 metres in length that does protrude past. We have tried to minimise the encroachments by having larger side setback of 1250mm. We have minimised the bulk and scale of the dwelling by applying some articulation to the elevations and further treating the elevation with a combination of different wall textures being both cement render and metal wall panelling. There are no concerns with the impact of shade and shadow due to the deep large block of land being 950m<sup>2</sup>. We would ask council to consider clause ***Despite any other provisions of this clause, the council may consent to a building which is not wholly within the relevant building envelope or contravenes the maximum wall height control if, in the opinion of the council, the application demonstrates that a variation to those controls is necessary to improve the design, external appearance or utility of the proposed building.***

We ask council to please consider this since there are number of two storey homes along Doncaster Ave and the surrounding street that have two storey walls within 900mm-1250 of the side boundary. - non compliant

#### **5) Bushfire Prone land**

The property is within a bushfire prone area. See report prepared by Control Line consulting.

#### **6) Shade and Shadows**

A shade and shadow diagram has been prepared by NYC consulting. There are no issues with shade and shadows with regards to the proposed site and neighbouring properties. The property still receives a minimum of 3 hours to it's private open space on the 21st June- **complies**

#### **7) private open space**

All private open space is located at the rear and side of the property. There is approximately over 380m2 in area. - **complies**

#### **8) Solar planning**

The main living area is located at the rear of the property on the south/eastern corner. Since this does not receive the winter sun an alternative living space has been created upstairs which faces due north. The occupants can use this a winter room in the cooler months for sustainable living. This provides good passive solar design for the future occupants.- **complies**

## 5.2 Proximity of the Site Services

Services such as the telephone, electricity and water are currently located on-site.

The site is conveniently located with respect to facilities and community services. A comprehensive range of shops and services are available from either main shopping complex at Penrith Plaza or St. Mary's.

## 5.3 Landscape

The landscape proposal aims to create interesting and useful spaces, while still achieving privacy for residents and complimenting architectural elements. See landscape drawings by Bio engineering solutions

## 5.4 Traffic Generation

Given the three-car ownership of the future residents, traffic generation will be low and have minimal impact on current traffic flows and movement.

Since Doncaster Ave is a very quiet road it is anticipated that the safety of residents and other pedestrians would not be of any concern.

## 5.6 Erosion Control Measures

Appropriate measures will be implemented during construction to mitigate against soil erosion and sedimentation.

## 5.7 Stormwater Disposal

Stormwater run-off from all roofed and paved areas will be collected and disposed of into the rear easement or alternatively in to the drainage easement on the southern boundary. Please refer to drainage plans by Engineering studio

## 5.8 Waste Management

Waste and storage bins will be located near the eastern boundary within the front setback. Refer to the waste management plans for further details.

## 6.0 CONCLUSION

This statement of Environmental Effects has considered the relevant matters in Section 90 of the Environmental Planning and Assessment Act 1979.

We believe the standards are satisfied as the proposal outlined will not exert any detrimental effects on the environment and shall be compatible with the character and scale of the area.

The selection of sympathetic colour scheme and materials shall enhance the residential amenity of the area and shall be complemented by appropriate landscaping.