



ELDERTON  
HOMES

# Statement of Environmental Effects

Report prepared for development at:

**Lot 44 Arora Close Caddens**

Proposed development:  
**1 x Double Storey dwelling**

10 December 2013

Local authority:  
**Penrith City Council**

## **Introduction**

This document has been prepared to provide supporting information for the development of a new residential dwelling on the above property.

## **Proposal**

The site has an area of 600.0m<sup>2</sup> which is currently vacant. The proposal is for a new four bedroom double storey brick veneer residence to be constructed. Any waste or noise created from the dwelling will be associated with domestic use only.

## **Energy Efficiency**

The proposal complies with BASIX requirements and a BASIX certificate accompanies the development application.

## **Car Parking**

On-site parking will be provided in the proposed double attached garage. Being of residential use the proposal will have little impact of traffic movements to the street.

## **Building Materials**

The proposed dwelling will be constructed of new materials. These materials will be pre-fabricated and therefore minimize any waste. The dwelling will be of brick veneer construction with a timber frame and a concrete tile roof.

## **Siting, Design and Overshadowing**

The dwelling has been designed and sited to maximize solar access to living areas and minimize overshadowing to adjoining properties. The proposed dwelling has been designed so that its shape, size and height is in keeping with the area.

## **Sedimentation Control**

Sedimentation control fencing has been indicated on the site plan and will be erected prior to works commencing and maintained throughout the construction process.

## **Waste and Stormwater Disposal**

Being of residential nature the proposal will have minimal effects in regard to waste and storm water disposal. Waste disposal will be via the sewer main located at the front of the property. Storm water shall be discharged to the street.

## **Conclusion**

The proposed development has been designed to meet the objectives and requirements of the planning instruments, codes and guidelines.

The proposal is therefore considered an appropriate and acceptable development of the site.

Elderton Homes Pty Ltd | ABN 33 138 413 902 | PO Box 7390 Baulkham Hills BC 2153

Ph: 02 8883 5012 | [www.eldertonhomes.com.au](http://www.eldertonhomes.com.au)