

***STATEMENT OF
ENVIRONMENTAL
EFFECTS***

ISSUE A

Proposed:

Proposed New Single Storey Dwelling

AT:

***Lot 4, 110-112, Mount Vernon Road,
Mount Vernon.NSW***

PREPARED BY



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1.0 INTRODUCTION

This report is prepared by All Image Design Group and is in support of a Development Application for the site at No 110-112, Mount Vernon Road, Mount Vernon. It addresses the relevant statutory and environmental requirements associated with the development proposal in accordance with s.79(c) of the Environmental Planning and Assessment Act 1979. The Development Application (DA), seeks approval for:

- Construction of an Proposed New Single Storey Dwelling
- Approval is sought for the following works:
- Construction of all structural works associated with the development
- Connection with existing services as required

Architectural drawings of the proposed development are provided

Additional specialist sub-consultant Information has been prepared to accompany this application.

2.0 SITE DETAILS

Mark Toma is the owner of a block at Lot 4, No110-112 Mount Vernon Road, Mount Vernon.

Local Government Area- Penrith City Council.

2.1 SITE CONTEXT & DESCRIPTION

There is an existing single storey rendered house with a red tiled roof there is a detached garage at the rear of the site which is all to be demolished. The site falls to the front of the site.

2.3 SITE CHARACTERISTICS

2.3.1 Topography

The Site has a fall to the front of the site.

2.3.2 Existing Use

The site has been used for residential purposes.

2.3.3 Zoning & Council Controls

The site falls under the control of the Penrith City Council and is zoned Zone E4 - Environmental Living.

The applicable controls for the site are:

Penrith City Development Control Plan

2.3.4 Encumbrances

There are no encumbrances on the property. On this site.

2.3.5 Existing Vegetation

As shown in the Survey, There are 15 small trees to be removed.. It is proposed to re-landscape the site, maintaining the privacy screen planting.

2.3.6 Access and Parking

There is onsite parking on the property.

2.3.7 Service Infrastructure

The current status of the services to the site is detailed below:

- Telephone
- Electricity

2.3.8 Streetscape Character

The streetscape contains single dwellings in a rural environment. The proposal involves complete demolition of the existing dwelling and more efficient use of the building footprint. The dominant roof form is pitched hipped and gable roofs although the streetscape is undergoing transition and it is anticipated that newer development will introduce a wider variety of roof forms and dwelling design. The proposal has a standard skillion and lean to metal roof sheeting. The design features of the façade compliments the changing streetscape with the combination of face brick, rendered finish and alucabond. The purpose of this facade combination is to be low maintenance. The roof and facade presents a combination of design elements which are both contemporary and traditional such to compliment and enhance the current and future streetscape. The predominant roof form and materials in the Street are a product of the typical period of construction of original dwellings when limited building materials and design options were available. The streetscape is not identified as having heritage significance. Therefore the design of the proposal is not constrained by a statutory requirement to match the materials and roof design of the original dwelling stock.

2.3.9 Deep Soil Areas

As the site area is 1.033 hectares the required minimum deep soil landscaping component falls well and truly within the setbacks of the site area which is abundant. Deep soil areas are not limited to the setback as most mature aged trees are being retained as part of the current site conditions

3.0 DEVELOPMENT PROPOSAL

3.1 Overview

Proposed New Single Storey Dwelling on the site at 110-112, Mount Vernon Road, Mount Vernon.

3.2 Project Description

Our Proposal Consists of a new Single Storey Dwelling with a multicar garage. The main living quarters holds a master bedroom with a His and Hers walk in robe and ensuite. There is also 4 other bedrooms with walk in robes and ensuites to each aimed for luxurious living. The entertainment quaters include a Kitchen, Living area, Dining, Walk in Pantry, Laundry, Gym, Theatre Room and Childrens Activity area. There is also an alfresco which connects the living room and kitchen to the back yard and pool area.

3.3 Demolition

There is an existing single storey rendered house with a red tiled roof there is a detached garage at the rear of the site which is all to be demolished.. The existing front fence is to be removed and will be upgraded to a modern rendered fence to tie in with the front facade of the propoosed dwelling. The entire site will be cleared on structures and pathways as shown on the attached plan. All works to be completed as per Australian Standards and safety measures to be taken. Refer to Contractors Work method statement and tip locations.

4.0 DEVELOPMENT PRINCIPLES

4.1 URBAN DESIGN AND BUILT FORM

4.1.1 Site Planning

The layout and design of the Proposed New Single Storey Dwelling have been planned to utilise the opportunities and constraints offered by the site and to achieve a coordinated development across the site with minimum impact to neighbouring dwellings. The opportunities that the site offers are the sun access to north and east and the cooling north easterly breezes in summer.

The building will reflect the qualities of traditional residential areas, by using architectural volumes and shapes that resemble those used in Mount Vernon.

4.1.2 Heritage statement

There are no heritage issues on this property.

4.1.3 Building Design

The strong character of the Mount Vernon residential areas has been taken into account. The Proposed New Single Storey Dwelling has been designed in a Contemporary Modern House to fully integrate with the particular site context and conditions. Sun access, views, relationship to garden and minimising the bulk of the building have also been priorities in the design.

4.1.4 Building Materials

The proposed building will be a combination of brickvener, Alucabond and face brick construction with metal sheet roofing holding a status of modern architecture

4.2 Height

The height of the Proposed New Single Storey Dwelling seeks to comply with the height controls under DCP. There are no height concerns with this application but the proposal being a single storey dwelling it would be compliant with council DCP

4.2.1 Building Coverage

Building coverage is not a reuirement under this DCP

4.3 Energy Efficiency

The proposed development has been designed with the following energy efficiency objectives:
- The use of insulation to walls & roof

Solar Access

Ensuring inclusion of solar access in the winter months. As required by the DCP, solar access to the windows of habitable spaces and the majority of private open space can be achieved between 9am and 4pm at the winter solstice.

Natural Space Heating and Cooling

ESD (Environmentally Sustainable Design) has been a major influencing factor in the form and the distribution of the spaces and the building on the site. The use of insulation to walls and roofs will reduce the rate of heat loss.

4.31 Overshadowing

With an large side setback overshadowing would not be a concern. Being a South East facing single storey dwelling there is no real impact on neighbouring buildings and any overshadowing that is to happen would fall between the site setbacks and not have any encumbrances on the proposed dwelling or neighbouring buildings.

4.4 Natural Lighting

Natural lighting is achieved by means of generous openings around the house

4.5 Privacy

Privacy to neighboring buildings is not an issue as the appropriate window sizes and setbacks have been allocated to the dwelling.

4.5.1 Private Open Space

Being a hectare block Private Open Space is not a concern, the proposal includes different zones, with the alfresco connecting the building to the back yard and providing a covered entertainment area. This leads onto the main yard wich is a soft landscaped grass area which makes up the majority of the space. The private open space achieves the minimum dimension of 5000mm in any direction. The private open space receives sun all day. There is also an oversized luxurious swimming pool and spa adding value to the overall private open space

4.6 Density (Floor Area, Floor Space Ratio, Setbacks & Heights)

As per Penrith City Council Penrith City Development Control Plan

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DEVELOPMENT DATA			
SITE DATA			
Site Area =	10330.00	m2	
Private Open Space	280.28	m2	
GROUND FLOOR PLAN			
Living Area =	768.85	m2	
Garage =	122.75	m2	
Patio / Alfresco =	289.77	m2	
Driveway / Pathway Coverage =	69.00	m2	
Pool Area =	97.60	m2	
TOTAL AREA			
Gross Total m2 =	1181.37	m2	
Gross Total SQ =	127.17	Sq	
Nett. Total m2 =	768.85	m2	
This Does not Include Balcony, Patio & Garage Areas			
SITE CALCULATION			
Allowable F.S.R. =	0.50 :1	5165.00	m2
Proposed F.S.R. =	0.07 :1	768.85	m2
Allowable Site Coverage. =	0.50 :1	5165.00	m2
Proposed Site Coverage. =	0.12 :1	1225.22	m2

SETBACKS

	Minimum	Proposed
Front Setback Garage	15000 mm	25000 mm
Front Setback to Living	15000.00 mm	28750 mm
Side Setbacks Ground Floor	5000.00 mm	6100 mm
Overall Building Height to Ridge	8000.00 mm	6500 mm

4.71 Variations

There are no variations requested as part of this application.

4.8 Securing of Site during Construction

The site will be secured to the relevant Australian Standard during construction.

4.9 Proposed Termite Protection

The building's proposed termite protection system will adhere to the relevant Australian Standard.

5.0 PLANNING REQUIREMENTS

5.1 State Environmental Planning Policies

State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004 : [pub. 2004-06-25]

State Environmental Planning Policy No 1-Development Standards : [pub. 1980-10-17]

State Environmental Planning Policy No 30-Intensive Agriculture : [pub. 1989-12-08]

State Environmental Planning Policy No 55-Remediation of Land : [pub. 1998-08-28]

5.2 Regional Environmental Planning Policies

Not Applicable

5.3 Local Environmental Planning Policies

Penrith City Local Environmental Plan