

STATEMENT OF ENVIRONMENTAL EFFECTS

PROPOSED RESIDENCE

Lot 18 DP1166546
Ghera Road, Caddens

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1.0 INTRODUCTION & HISTORY

This statement has been prepared to accompany a development application to Penrith City Council seeking development consent for the construction of a new single level residential dwelling at Lot 18 Ghera Road, Caddens.

The proposed development has been designed to comply with the controls in the relevant planning instruments and Councils development standards.

The report provides information about the proposed development and development site. Key planning issues, particularly with regard to compliance are addressed and is intended to assist council's consideration and determination of the application.

2.0 THE SITE AND ITS ENVIRONMENT

2.1 Location

The property is located at Lot 18 Ghera Road, Caddens.

2.2 Site Description

The site is a rectangular shaped parcel of land, having a frontage of 13.335m to Ghera Road. The property has a northern side boundary of 30m, a southern side boundary of 30m and a rear boundary of 13.335m.

The site has an area of 400m² and has a legal description is Lot 18 in DP1166546.

The site has a fall of 810mm fall from front to rear.

2.3 Existing Use

The site is currently vacant.

3.0 THE PROPOSED DEVELOPMENT

3.1 Description of the development

The following drawings prepared by Rawson Homes and dated accompany this report and application.

- Sheet 1 – Cover Sheet
- Sheet 2 – Site Plan
- Sheet 3 – Floor Plan
- Sheet 4 – Elevation 1 - 2
- Sheet 5 – Elevation 3 - 4
- Sheet 6 – Section
- Sheet 7 – Kitchen and Wet Area Detail
- Sheet 9 – Erosion Control Plan
- Sheet 10 – Stormwater Plan

Development consent is being sought for the construction of a single storey residential dwelling.

The proposal is as follows:

The Ground Floor comprises of a porch, entry, family/dining, living/theatre, kitchen, four bedrooms, laundry, bathroom and ensuite. There is also a double garage / workshop and alfresco under the main roof.

The main wall has a setback of 4500mm from Ghera Road. The garage is setback 6600mm. The main wall incorporates a front porch which provides articulation. The rear setback is 3400mm, the northern side setback is 1685mm and the southern side setback is 950mm.

A 3500L rainwater tank will be provided to the house with an overflow pipe from the tank being directed to the street as shown on the Stormwater plan submitted with this application

External finishes

External finishes will be sympathetic to neighbouring dwellings and complement the existing streetscape. A copy of the external colour selections are enclosed with the development application.

Window and door frames will be powder-coated aluminium with clear glass.

3.2 Design Objectives

The proposed development has been designed to comply with the requirements, controls, codes and consideration outlined by Penrith City Council's DCP. The outcome of this is a well designed building that satisfies all the criteria.

Set-backs have been designed to conform to the controls.

Vehicle access will be gained via Ghera Road.

The building facade has been articulated to avoid long, uninteresting walls which offer little visual relief.

Given that the proposed development is for a single storey dwelling overshadowing and privacy for adjoining neighbours will not be an issue.

In our opinion the proposed development is for a well designed building which does not detract from the amenity or appearance of the neighbourhood.

4.0 CONCLUSION

The proposal is permissible and in conformity with the objectives of the built form controls outlined in Penrith City Council's DCP, and is considered reasonable having regard to its impact on the streetscape, character and amenity of the immediate locality.

The development has been designed through detailed site analysis to ensure that the built form respects the amenity of adjoining development, maintains the streetscape character of the locality and integrates with the architectural style other detached dwellings in the immediate locality.

It is considered that there are no matters which would prevent Council from granting consent to this proposal in this instance.