

STATEMENT OF ENVIRONMENTAL EFFECTS

SITE : 169 Church Street, Castlereagh NSW 2749
Lot: 8, (D.P. 227370)

CLIENT : Mr & Mrs Camilleri

PROPOSAL : Construction of a Single Storey Brick Veneer Dwelling forming a detached Dual Occupancy

DATE : 13th December 2013

This plan/document relates to:
Development Application

No: 131490



Satellite Image – 169 Church Street, Castlereagh

1. Introduction

This statement of environmental effects has been prepared pursuant to section 79C of the *Environmental Planning and Assessment Act 1979* and accompanies a Development Application to Penrith City Council for the proposed construction of a dwelling that will form a detached dual occupancy development.

2. Site Analysis and Description

2.1 Location

The site is located at 169 Church Street, Castlereagh within the Penrith City Council local government area.

2.2 Property description

The site is described as Lot: 8 (DP 227370).

2.3 Site area and shape

The property has an area of 2.027 hectares. It is a regular shaped site with an 81.686 metre frontage to Church Street and has a 248.107 metre depth. Existing site slope at the proposed house siting is considered low with minor fall towards the southern side boundary of the property.

2.4 Existing improvements

The site currently contains an existing single storey brick wall and metal roof residence with attached awning, existing detached metal shed and associated gravel driveways.

2.5 Site context

The site is located within a rural area characterised by a mix of old and new dwelling houses. A variety of architectural façade styles exist. The subject building site area is cleared grass land. The rear portion of the subject site is used for market gardening. Managed rural properties surround the subject site.

2.6 Zoning

The site is zoned No.1 (b) Rural "B" Zone – Small Holdings under the provisions of Penrith Local Environmental Plan 201 (Rural Lands).



PHOTO A: 169 Church Street, Castlereagh (at front of existing dwelling looking westward)



PHOTO B: 169 Church Street, Castlereagh (at side of existing dwelling and shed looking northward)



PHOTO C: 169 Church Street, Castlereagh (at front of property looking northward)



PHOTO D: 169 Church Street, Castlereagh (at southern boundary looking westward)



PHOTO E: 169 Church Street, Castlereagh (at centre of property looking westward at proposed building area)



PHOTO F: 169 Church Street, Castlereagh (existing dwelling's car parking area on gravel driveway)



PHOTO G: 169 Church Street, Castlereagh (existing gateway and front post and rail fence)



PHOTO H: 169 Church Street, Castlereagh (inside property looking westward towards market garden)

3. Proposed development

The proposal involves the retention of the existing dwelling and existing metal shed and the construction of a new single storey detached brick veneer, metal roof dwelling with concrete waffle pod slab onto the site. Full details of the proposal are provided on the architectural plans and elevations prepared by Pyramid design & drafting and submitted with this development application.

The proposed house has been custom designed and sited to respond to the location of the existing dwelling, solar orientation, site physical constraints, bushfire considerations, privacy considerations and road / driveway presentation.

The proposed single storey dwelling has a contemporary rural quality well suited to this locale and a internal floor plan layout which includes 4 bedrooms, study, triple garage, front verandah, outdoor alfresco area and ample opened planned internal living areas, that is much sought after with contemporary lifestyles.

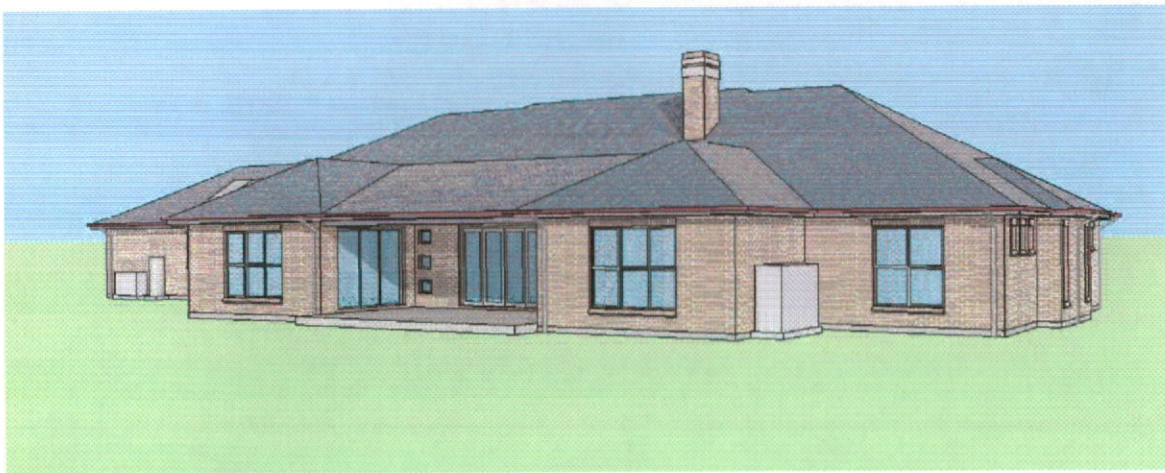
The front facade properly addresses Church Street with its architectural articulation and attention to detail. The proposed dwelling will add prestige and improve the general streetscape of the area.



Perspective View 1 - Proposed Dwelling (Front façade)



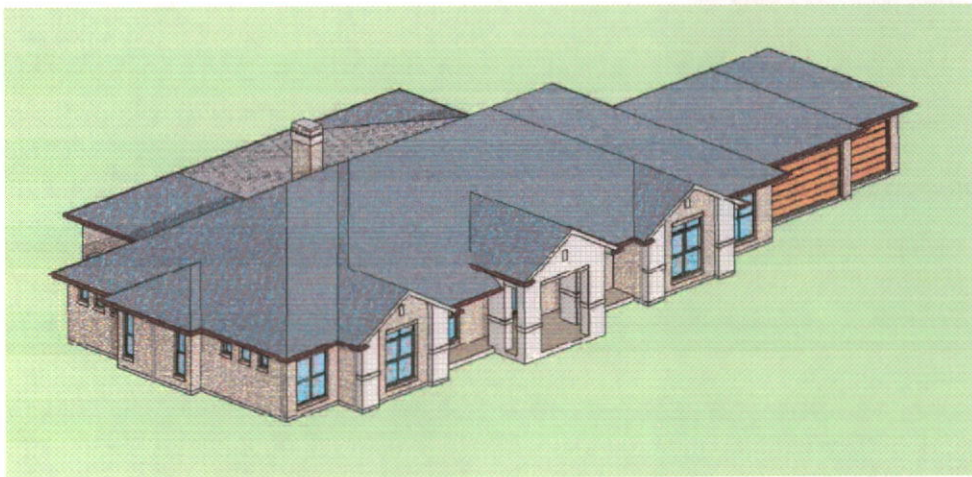
Perspective View 2 - Proposed Dwelling (Front façade)



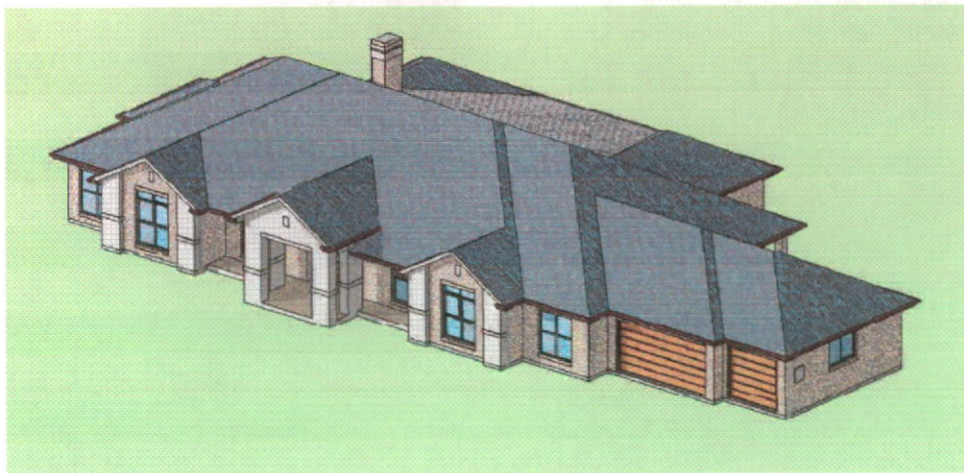
Perspective View 3 - Proposed Dwelling (Rear façade)



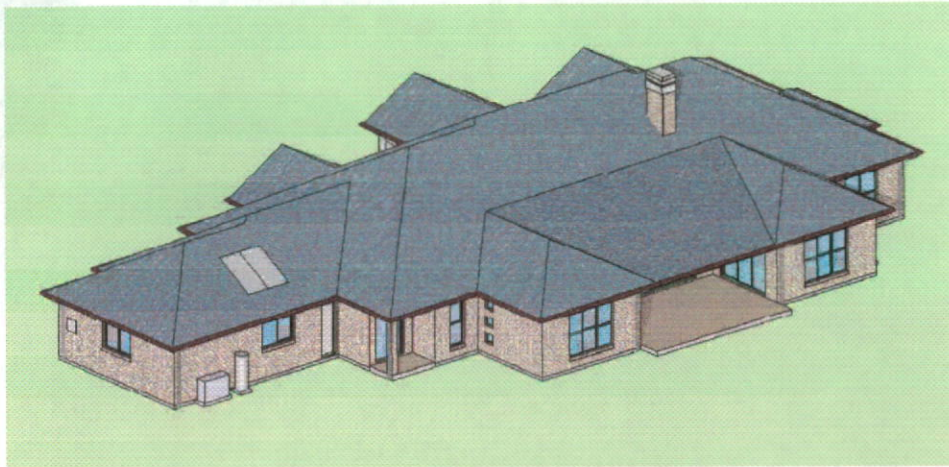
Perspective View 4 - Proposed Dwelling (Rear façade)



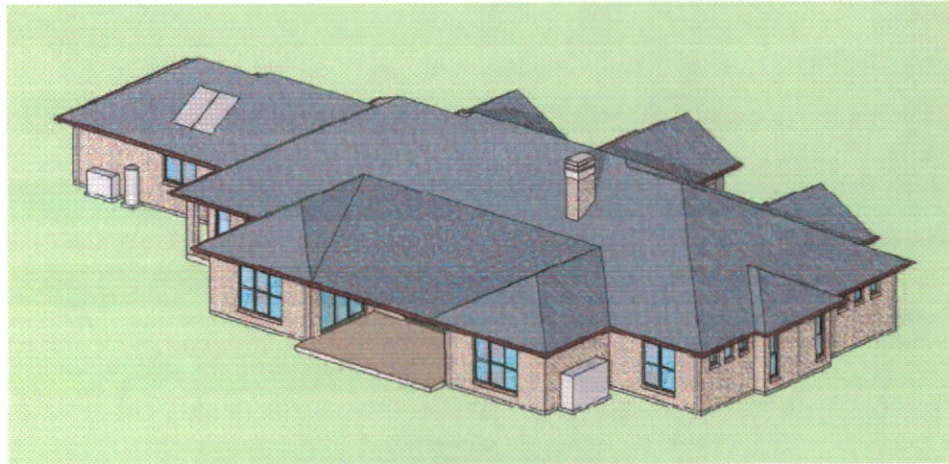
Isometric View 5 - Proposed Dwelling (Aerial View A)



Isometric View 6 - Proposed Dwelling (Aerial View B)



Isometric View 7 - Proposed Dwelling (Aerial View C)



Isometric View 8 - Proposed Dwelling (Aerial View D)

4. Compliance with planning controls

4.1 State environmental planning policies

State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004 (as amended) applies to the proposed development. The proposal complies with the BASIX requirements. Refer to the BASIX Certificate that accompanies this application.

4.2 Regional environmental plans

SREP No.20 – Hawkesbury-Nepean River

Sydney Regional Environmental Plan No.20 – Hawkesbury-Nepean River Catchment (No.2 – 1997) (the SREP) applies to the subject site and is in place to protect the environment of the Hawkesbury-Nepean River system by ensuring that the impacts of future land uses are considered in a regional context. It seeks to achieve this by providing a series of strategies and planning controls that all development must be considered against.

Pursuant subclause 4(2) of the SREP, all environmental planning instruments (i.e. LEPs) and development control plans (DCPs) that apply to land to which the SREP applies must be prepared in accordance with the general planning considerations, specific planning policies and recommended strategies of the SREP. Both the Penrith LEP 201 and Penrith DCP 2006 have been prepared in accordance with this requirement and generally incorporate the relevant objectives and provisions of this SREP. These planning requirements have been addressed in detail in the following subsections.

In summary, the proposed development is not in conflict with the SREP's objectives, and it is considered that any risks relating to the protection of the Hawkesbury-Nepean River system can be considered and addressed through the implementation of any relevant conditions of consent relating to erosion and sediment control, and storm water runoff mitigation.

4.3 Local environmental plans

Detached Dual occupancy is a permissible use within **Zone No.1(b) (Rural "B" Zone – Small Holdings)** under the provisions of Penrith LEP 201 (Rural Lands).

The proposal complies with the relevant controls set out within the Penrith LEP 201 (Rural Lands).

4.4 Development control plans

The Penrith City Council Development Control Plan 2006 applies to the proposal.

The proposal complies with the relevant development controls set out within Penrith City Council Development Control Plan 2006.

5. Environmental assessment

5.1 Front setback

The proposed front setback of 34 metres has been nominated after giving consideration to the front setback alignment of the existing dwelling to the north and exceeds Council's minimum requirements.

The proposed front setback complies with Penrith City Council DCP 2006.

5.2 Side and rear setbacks

A 4.1 metre side setback is proposed to the southern side boundary and a 40.1 metre approximate side setback is proposed to the northern side boundary. A rear building setback of approximately 194.4 metres has been proposed.

A 3.6 metre approximate setback is proposed to the main side wall of the existing dwelling.

The proposed side and rear setbacks comply with Penrith City Council DCP 2006.

5.3 Building height

The proposed dwelling is single storey and provides a 2,900mm floor to ceiling height and 30 degree main roof pitch.

A maximum overall ridge height of 7.6 metres has been proposed above natural ground level.

The proposed height complies with Penrith City Council DCP 2006.

5.4 Wall breaks

The proposed dwelling's shape has been articulated. External windows and doors break up straight wall runs.

The extent of wall breaks, comply with objectives of Penrith City Council DCP 2006.

5.5 Landscaping

The area surrounding the proposed dwelling will be suitably landscaped including turf, driveway, pathways, clothes drying area and plantings. Existing boundary fencing is already in place.

No significant trees or shrubs are proposed to be removed within the vicinity of the proposed dwelling.

5.6 Dual occupancy design objectives

The scale and design of the proposed dwelling is consistent with contemporary architectural trends within the area and is reasonably compatible with the existing dwelling and adjacent development in its finishes and form.

The proposed dwelling is located on a similar alignment to the existing dwelling and is intended to dominate over the older existing dwelling with a much improved front facade.

The proposal would not impact on existing significant views available from surrounding properties. The dwelling has been designed so that the main front door and verandah are visible from the street and habitable rooms overlook the street. The triple garage is setback behind the main front wall of the dwelling, therefore avoiding dominance.

5.7 Privacy and solar access amenity

The proposed development has been sited and designed to minimise adverse impacts on the visual and acoustic privacy between proposed and existing dwellings and surrounding properties. This has been achieved with the limited size and placement of side windows, the position of the garage and the location of the dwelling in relation to existing screen planting along the southern side boundary.

As the proposed dwelling is single storey in a rural context, the effects of overshadowing will be negligible.

5.8 Access and parking

Vehicle access to the proposed dwelling is provided via a new driveway connecting to Church Street. A turning bay integrated into the proposed driveway will ensure that vehicles can enter and exit the site in a forward direction. The proposed new driveway's location will also ensure that the existing garden sprinkler system will not be disturbed..

Three car spaces have been proposed within the attached triple garage.

The existing gravel driveway servicing the existing dwelling and shed together with open car parking area is proposed to be maintained. Refer to the Architectural Site Plan drawing.

5.9 Heritage

There are no known heritage issues associated with this proposal.

5.10 Critical habitat

There are no known critical habitat issues associated with this proposal.

5.11 Conservation area

There are no known conservation issues associated with this proposal.

5.12 Coastal protection

The land is not affected by coastal protection issues.

5.13 Mines subsidence

The land has not been proclaimed to be a mines subsidence district.

5.14 Road widening

The land is not affected by road widening or road realignment.

5.15 Bush fire prone land

Some of the land is identified as bushfire prone land according to Council records. Refer to accompanying Bushfire Assessment Report that is included with this Development Application.

5.16 Building sustainability - BASIX

The proposal complies with BASIX requirements and a BASIX Certificate accompanies the Development Application. Refer to "Basix Notes Table" on the architectural plans.

5.17 Earthworks and Sedimentation control measures

Minor Cut and fill earthworks are proposed to provide a level building platform at R.L.47.95 AHD. The maximum amount of cut proposed is 100mm and the maximum amount of fill proposed is 600mm.

In order to protect adjoining properties, Council roadway and the Council stormwater system from soil erosion and sedimentation run-off, it is intended to provide suitable soil and sediment control fencing to the down slope side of all excavations. The soil and sediment control fence will be maintained throughout the construction process.

5.18 Sewerage and Stormwater disposal

Sewerage disposal will be connected to a proposed sewerage / septic system in accordance with the Waste Water Management Report prepared by Envirotech.

Stormwater disposal would be via connection of proposed roof downpipes to a proposed rainwater tank (to BASIX requirements) with stormwater overflow to Council requirements.

5.19 Utilities

The site is connected to the standard range of services including electricity, water and telephone. These have sufficient capacity for the proposed development.

6. Conclusion

The proposed dual occupancy development is considered of good quality and reasonably satisfies the objectives of the relevant planning controls.

The proposal is considered to be an appropriate and acceptable development of the site and therefore it is requested that Council consider this application favourably.

Yours sincerely,



Darrell Grima

Pyramid design & drafting
Building Design & Architectural Drafting Services