

Development Application

and

Statement of Environmental Effects

for

Proposed Alterations and Additions to Existing Dwelling

at

**144 Mount Vernon Road, Mount Vernon NSW 2178
Lot 144 DP 32140**

for

Mr and Mrs Panici

submitted to

Penrith City Council

as the consent authority

September 2013

By Mladen Stancovici

Description of site

The site has two timber framed metal clad and single-storey dwellings with two timber framed metal clad sheds. The site has a number of significant trees and is elevated at the middle of the lot sloping towards the street, rear and northern boundaries. A dam is located at the western end of the site. The depth of the block is 330.905m on the northern boundary, 296.83m on the southern boundary, 64.815m wide on the eastern boundary and 58.625m wide on the western boundary. The site is approximately 2.032ha in size. The street runs along the western boundary of the allotment with a concrete access driveway along the southern boundary.

Description of proposal

The proposed development proposes an alteration and addition to the northern-most dwelling on the site (see site plan). No change is proposed to the existing southern dwelling. The bulk of the additions will be to the north side of the existing dwelling. The addition will be single storey that will comprise of larger living areas, new kitchen, upgraded bedrooms with an additional room, upgraded bathroom with new en-suite and laundry. A new timber deck veranda is proposed to the north of the living/dining area and a private deck is proposed to the master bedroom. The existing southern veranda will remain. The existing roof will be replaced with a new corrugated iron pitched roof. Due to the distant location from the street, the orientation of the house and the relatively small size of the dwelling, the impact on the streetscape will be minimal.

Demolition

The alterations and additions will require the demolition of the existing roof, and some external walls. The existing timber deck at the northern end of the house will be removed. All other demolition work will be minor internal works as noted on the plans.

Vegetation

No significant vegetation is anticipated to be removed.

Bushfire risk

The property is not identified to be of bushfire risk nor does it fall within the bushfire protection buffer zone.

Soil

There are no identified soil risks.

Traffic

There will be no additional traffic generated as a result of the proposed development. The site will continue to be occupied by two single-storey dwellings. The existing driveway and car parking conditions are adequate and will remain unaltered.

Storm water

Storm water to runoff and infiltrate onto pervious land as appropriate. There are no hard-paved or impervious surfaces around the proposed development.

Form and scale

The proposed addition will be a single-storey structure predominantly to the north of the existing dwelling. The structure will have a new corrugated iron pitched roof. No overshadowing is anticipated to adjacent properties. The existing dwelling has very minimal street presence as it is located towards the rear of the site and therefore shall not affect the character of the neighbourhood from the street. Also, the scale of the development is relatively small in comparison to other dwellings in the area.

Site density

The proposed GFA of the subject dwelling is 257m². The other dwelling on the site has a GFA of 150m², significantly smaller than the proposed dwelling. This equates to a total floor area for both dwellings of 407m².

Setbacks

All proposed building setbacks are compliant with the rural dwellings and outbuildings setbacks as specified in the DCP. The setback to the northern boundary is 17.49m to the proposed external wall of the dwelling. The proposed dwelling is well clear of the road and watercourse. The proposed building is well clear of adjacent buildings. The existing building separation does not change.

Noise

Existing noise levels will not change.

Power, water, sewer & telephone

Power, water and telephone services are to remain unaltered. Please refer to Waste Water Report for new sewer conditions.

Waste management

Please refer to waste management plan.

Energy efficiency & passive solar design

The proposed additions will provide insulation to all floors, external walls and roofs to perform to relevant Australian Standards and meet BASIX requirements. The form of the addition is such that it ensures that passive solar design is incorporated. The dwelling will have large shaded windows to the north ensuring good daylighting into the living areas.

All windows will be adequately shaded and all walls will be insulated as per BASIX requirements to minimise heat loss and heat gain.

There is opportunity for cross ventilation to all new rooms. The proposal also creates a north facing outdoor area.

Mladen Stancovici
(B.A.Arch, M.Arch)