

Statement of Environmental Effects

Client: Mark Cohen
Project: Proposed New Single Storey Dwelling, In-Ground Pool and Farm Storage Shed

Address: Lot 3, DP 539282
No. 880 Londonderry Road,
Londonderry

Local Government Area: Penrith City Council
Penrith Development control plan 2014 –
D1 Rural Land Uses, Part 1.2 Rural Dwellings &
Outbuildings.

Introduction

The proposal consists of the following works at No. 880 Londonderry Road, Londonderry.

- Proposed New Single Storey Dwelling, In-Ground Pool and Farm Storage Shed.

This statement accompanies Architectural Plans prepared by J.A. Anzini Drafting and Building Services Pty Ltd.

In this document, the scheme is presented and appraised having regard to the relevant planning controls of Penrith City Development Control Plan 2014 – D1 Rural Land Uses, Part 1.2 Rural Dwellings and Outbuildings.

Locations

The site is located on the West side Londonderry Road. The surrounding streets are currently rural, occupied by an existing dwellings and farm sheds.

Site

The site currently vacant.

There are no site conditions, which represent any constraints on the proposed development as summarised below:

- * The site does not possess any significant topographical features, remnant strands of trees, fauna habitats, urban bushland, creeks and gullies.
- * Heritage items are not located on the site or in its immediate locality,
- * The surrounding does not possess any significant views,
- * There is no evidence of any filling having been placed on the site, nor is there evidence of land contamination.

Bushfire

The site is currently BAL-Low 12.5 construction standard required BAL 12.5. As per Bush Fire Report prepared by Roger Fenwick, Bushfire consultant.

Description of the Proposal

The proposal consists of the following:

- 5 Bedrooms, Master Bedroom with Ensuite and Walk-in Robes, The 4 other bedrooms with Walk-in-Robes, Office, Kitchen and Butler's Pantry, Study Nook, Dining, Family, Rumpus Room, Separate WC, bathrooms, Laundry, Double Garage, Hallways, Entry, Alfresco, Veranda's, Drive through Portico/Carport & In-Ground Pool.

Area Calculations

Area Calculations		
Mark	Areas:	Area
01	LIVING AREA	468.07 m ²
02	DOUBLE GARAGE	40.68 m ²
03	VERANDAH	153.90 m ²
04	ALFRESCO	75.51 m ²
Total:		738.16 m ²
Site Area (approx.):		3.16 Hectares (31600m ²)

Ground Floor Footprint: Max: 500m²
Proposed: 480.02m²

Shed Area: 432m²

Complying with Penrith City Development Control Plan 2014 – D1 Rural Land Uses, 1.2 Rural Dwellings and Outbuildings.

Streetscape

Due to the Property being located in a Battle-axe block, the streetscape will not be affected.

Preservation of Views and Privacy

The privacy of the proposed new residence have been taken into account. Complying with Penrith City Development Control Plan 2014 – D1 Rural Land Uses, Part 1.2 Rural Dwellings and Outbuildings.

Private Open Space

The private open space is located behind the new residence has ample proposed area due to being set on a 31,600m² (3.16 Hectares) lot, complying with Penrith City Development Control Plan 2014 – D1 Rural Land Uses, Part 1.2 Rural Dwellings and Outbuildings.

Flooding

The property is not Flood affected. It is only affected at the very rear, approx. 15m near the creek.

Solar Access

There will be no overshadowing to the adjoining properties as the house is situated on 31,600m² of land.

Stormwater Drainage

All stormwater lines will be discharged to the rainwater tanks, Totalling to 32,000 Litres. Confirm locations on site with plumber and builder. All overflow will be discharged to the rear of the property to water vegetation. Refer to Drainage Plan.

Setbacks

All setbacks provided; front, sides and rear (mainly), comply with Penrith City Development Control Plan 2014 – D1 Rural Land Uses, Part 1.2 Rural Dwellings and Outbuildings.

Sedimentation and Waste Management

Sedimentation and waste management plans have been provided on the architectural plans showing the following:

- Sedimentation control fence and detail to lower part of the site.
- Temporary road crossing to have access to the site while constructing, refer to plans.
- Sandbag kerb inlet for sediment trap. Refer to detail on plans.

Energy Conservation

Design elements have been taken into account by providing natural ventilation and natural lighting to habitable rooms.

Conclusion

In conclusion, the proposal meets all the requirements and objectives of Penrith City Development Control Plan 2014 – D1 Rural Land Uses, Part 1.2 Rural Dwellings and Outbuildings. We believe this application is worthy of council consent.