



# **STATEMENT OF ENVIRONMENTAL EFFECTS**

**Project:**

Two storey dwelling with a rear loaded garage

And

Studio above

**Site:**

Lot 2220, D.P. 1171491

William Hart Crescent

Thornton, Penrith

NSW 2750

## APPLICATION DETAILS:

### **Builder**

Zac Homes Pty Ltd

### **Site location**

Lot 2220, William Hart Crescent, Thornton Penrith 2750, NSW

### **Purpose of proposal**

Proposed: New Double Storey with rear loaded garage and Studio above.  
Zoning: Low Density Residential

This report has been prepared pursuant to

- Penrith City Council's Development Control Plans
- Thornton Estate Design Guidelines
- Section 79C of the Environmental Planning and Assessment Act 1979
- Along with Penrith City Council's LEP.

### **Proposed Development**

This Statement of Environmental Effects has been prepared as a proposal for a new double storey single dwelling and rear loaded garage with studio above on Lot 2220, William Hart Crescent, Thornton Penrith 2750, NSW, in accordance with Penrith City Council's Development Control Plan and the Thornton Estate guidelines, along with Penrith City Council's LEP.

Careful consideration has been given in determining the design and layout of the proposed dwelling to ensure that the amenity of the surrounding area will not be compromised and that the work provides a high standard of residential development compatible and sympathetic with the existing and likely future built and natural environment.

The Statement of Environmental Effects addresses the relevant statutory planning framework within which the application is to be assessed and determined.

Plans detailing the proposed development accompany this application.

## SITE DETAILS:

### **Site Area**

The existing lot is approximately 289sqm.

### **Site Owner**

The current owner of the lot to be developed is: Zac Homes

### **Site Analysis**

- The site is located within William Hart Crescent in Thornton.
- The site analysis has not identified any major constraints on the site.
- The site maintains sufficient area for the proposed dwelling and private open space area.
- The site is currently vacant.
- Construction will not require the removal of any trees.
- The site's inland location results in the development likely to experience winds from the North-east in the summer and Southerlies during the winter. These prevailing winds will assist in ventilation of the property.
- Minimal privacy issues are raised as a result of the development. The majority of living areas are located on the ground floor.
- In order to permit the construction of the proposed dwelling it will be necessary to undertake minor site clearing and minimal earthworks to the site.
- The new dwelling will connect to the provided stormwater and sewage system.
- The development has been designed so as to achieve a built form that is appropriate having regard to the existing character of the locality.

### **Current Lot uses**

The current lot is undeveloped and vacant

### **Neighbouring Land uses**

The subject Lot will be predominantly surrounded by residential dwellings. Such dwellings will include single and double storeys.

### **Utility Services**

The subject lot has access to a range of utility services such as gas, electricity, telephone, mail delivery, local waste collection and water.

## ZONING CONTROLS:

### **Aboriginal Heritage**

The site does not include items of Aboriginal heritage.

### **Coastal Hazards**

The development is not subject to Coastal Hazards.

### **Mine Subsidence**

The subject site is not located within a Mine Subsidence District.

### **Bushfire**

The proposed dwelling is not located within an area that is identified as Bush Fire prone land.

### **Heritage Matters**

The proposed dwelling is not located within a Heritage Precinct.

## DEVELOPMENT PROPOSAL:

### **Proposed Development**

The architectural designs have been prepared by Zac Homes Pty Ltd.

The proposal provides for the construction of a double storey dwelling which will consist of a single rear loaded garage with a studio above. The main dwelling contains four bedrooms, one dining and family room presented in an open plan style with an additional living room at the front. The dwelling's facade will consist of mixed materials such as face brickwork and fibre – cement cladding.

The overall design will be aesthetically pleasing and is considered to complement the existing neighbourhood streetscape.

### **Proposed Development**

The amount of disturbance on the land caused by the proposed dwelling has been minimised with the site being cut and filled to form a level building platform.

Appropriate erosion and sediment control measures such as silt fencing will be put in place to limit sediment laid in stormwater discharge and restrict stormwater flows over exposed areas during construction. Due to the level nature of the land it is unlikely that any sediment will leave the site.

**Setbacks**

Front setback= 3000mm

Rear Setback= 6620 to the garage

Side 1 setback= 900mm

Side 2 setback= 110mm

All setbacks comply with Council's DCP and all related policies. The dwelling does not encroach over any easements or land restriction zones.

**Site Coverage**

The total site coverage including all hard surfaces= 60.51%

The site coverage complies with Council's DCP and all related policies.

**Landscaped area**

The total landscaped area= 39.49%

The landscape area complies with Council's DCP and all related policies.

**Building Height**

The proposed building height to the ridge line= 7.94m

The building height complies with Council's DCP and all related policies.

**Floor Space Ratio**

The proposed F.S.R= 87.45%

The F.S.R complies with Council's DCP and all related policies.

**Private open space**

The proposed P.O.S= 20.0%

The P.O.S complies with Council's DCP and all related policies.

**Streetscape and building Facade**

Selected materials and colours utilised on the proposal will be aesthetically pleasing and is considered to complement the overall streetscape.

The Facade design and colour selection complies with Council's DCP, Developer controls and all related policies.

## ACCESS AND TRAFFIC:

### **Site access**

Vehicle access to the proposed dwelling is via a proposed concrete driveway which complies with the Australian standard (AS2890.1) for the driveway gradient.

### **Vehicle Parking**

The proposed main dwelling provides a rear loaded single garage which will cover 1 vehicle for the residents. The studio also has a single garage next to the main dwelling garage which will cover 1 vehicle.

Vehicle Parking complies with Council's DCP and all related policies.

### **Traffic**

The proposed dwelling is unlikely to impact local traffic movement in the area.

## AIR AND NOISE:

### **Noise and vibration**

The local amenity is generally perceived as being relative to the acoustic impact of land uses within the local area.

The existing amenity within the subject locality is presently diminished by:

- Traffic movement along William Hart Crescent
- Noise normally associated with residential type activities.
- The proposed dwelling is unlikely to further emit noise above existing background noise.

### **Air and Odours**

The proposed dwelling is unlikely to have an impact on the quality of air in the local area. Air and odours emanating from the proposed dwelling will be consistent with all neighbouring developments and unlikely to affect the adjoining lots.

## PRIVACY, VIEWS AND OVERSHADOWING:

### **Views**

The proposed dwelling is unlikely to impede the view of adjoining lots and future developments.

### **Overshadowing**

The proposed dwelling is of double storey construction and will have minor overshadowing to the surrounding neighbours. Solar access for the adjoining properties is shown on the provided shadow diagrams.

The shadow diagrams comply with Council's DCP and all related policies.

### **Privacy**

The privacy of adjoining lots will be respected and not interrupted by the proposed dwelling. Privacy shall be achieved by maintaining appropriate setbacks from the neighbouring boundaries and fencing.

## SOIL AND WATER:

### **Site contours**

The site is subject to minor natural surface flow from the rear boundary to the front boundary.

### **Stormwater and drainage**

The stormwater from the main dwelling will be adequately discharged to the rainwater tank from which the overflow will then be directed via a pipe to the drainage system in the street.

The stormwater from the studio will be adequately discharged to the rainwater tank from which the overflow will then be directed via a pipe to the drainage system in the rear lane.

## FLORA AND FAUNA:

### **Existing vegetation**

There are no existing trees or vegetation to be removed for construction of the proposed dwelling.

### **Proposed vegetation**

The proposal will comply with Council's DCP and all related policies in regards to landscape requirements and required vegetation plantation.

### **Basix/Energy**

The proposed dwelling will meet with all BASIX requirements and construction will include insulation to external walls and ceiling space along with sarking to the underside of the roof files.

## WASTE DISPOSAL:

### **Utility service and waste**

The site is adequately serviced with local council garbage and waste collection. The proposed dwelling will not place any additional demands upon these services.

The proposed dwelling will connect to the provided sewage system.

Building waste is to be contained within the building site in a suitable screened area for the duration of construction. This waste is to be removed by a contractor after completion.

## CONCLUSION:

The development complies with the standards and objectives of the State Environmental Planning Policy and other relevant controls that apply to this subject site, the Architectural design, character, scale, materials and details of this project will match the existing neighbourhood area so as to ensure maximum cohesion.

The proposal will enhance the existing streetscape elevation and compliment the general neighbourhood.

The proposed residential development will have minimal adverse environmental effects, and shall prove to become a positive asset to the amenity of the neighbourhood.

## Report completed by:

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