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STATEMENT OF EFFECTS

**TO ACCOMPANY DEVELOPMENT
APPLICATION
FOR PROPOSED DRIVEWAY, PARKING &
LANDSCAPING WORKS**

**AT Lot: 7 in D.P 1094045
8 TYRONE PLACE
ERSKINE PARK**

Prepared by

JS Architects Pty.Ltd.

27 July 2017

1.0 Description of Development

- 1.1 *The proposed alterations are for increased width of the entry driveway to the premises, add additional 63 new parking spaces bays with rectification landscaping works.*
- 1.2 *It is designed with the objective of providing a high quality living environment, which is coherent to the existing character of the neighbourhood. It gives no loss amenity to adjoining residents and enhances the lifestyle of the Area.*
- 1.3 *The development complies with Penrith Council DCP 2014 & this Statement will address the constraints and design guidelines set out by this Plan.*

2.0 Objectives

The proposal complies with Council's objectives in the following:

- Consultation with town planner on proposed scheme.
- To retain and enhance the existing streetscape.
- To ensure, adequate carparking is available and minimise on-street parking.
- To retain visual and auditory privacy to adjoining properties.
- To ensure that the dwelling has adequate daylight and sunlight.
- To enhance appearance of development & privacy by means of landscaping and architectural articulation.

3.0 The Proposal

3.1 Site Alterations

Cut some concrete areas and remove landscaping in some areas as shown on plans.

3.2 Building Form

Council was consulted during design process, and careful attention was put towards character form and variation in materials to ensure that there is enough interest evoked in the aesthetics of the development, without it becoming overbearing or out of context with the streetscape.

3.3 Privacy and Views

There will be no intrusion by the dwelling upon the privacy of other neighbouring dwellings or upon the privacy of the houses on the adjacent properties; nor will there be any impact on the views of neighbouring properties. Adequate existing landscaping of trees and shrubs planting provides enhanced privacy and appealing appearance from the ground level.

3.4 Natural Lighting

N/A to this application.

3.5 Drainage

Proposed changes will not affect the SW design as existing onsite.

3 . 6 P r i v a t e O p e n S p a c e

N/A to this application.

3 . 7 L a n d s c a p e A r e a

The proposed landscape areas have been modified to enhance landscaping areas and forms.

3 . 8 S o l a r A c c e s s

N/A to this application.

3 . 9 S h a d o w D i a g r a m

N/A to this application.

3 . 1 0 E n e r g y E f f i c i e n c y

N/A to this application.

3 . 1 1 N o i s e A t t e n u a t i o n

N/A to this application.

3 . 1 2 A c c e s s , T r a n s p o r t & T r a f f i c

The proposal provides easy accessibility from Tyrone Place for vehicles, pedestrians and bicycles. It has a clear and visible entry from both sides of the street.

The traffic generated would be of minor justification. The capacity of the local network, can profoundly carry a larger network of vehicle movement.

Therefore we assess the proposal to minimal effect, and we believe that the project will not generate excessive intensification of traffic.

3 . 1 3 P r e s e n t & P r e v i o u s U s e s

Previous use was Industrial, and current use shall be Industrial.

3 . 1 4 S o i l & w a t e r

Existing onsite.

3 . 1 5 H e r i t a g e

Nil.

3 . 1 6 L a n d s c a p i n g & S c e n i c Q u a l i t i e s

Nil

3 . 1 7 T h r e a t e n e d F l o r a & F a u n a

Non existent on site.

3 . 1 8 F i r e H a z a r d

The site is not located in fire prone zone.

S u m m a r y

- The development complies with *Penrith Council DCP 2014*.
 - The proposed development will have minimal effect on the existing environment;
 - The proposed development has been designed in the context of the surrounding developments;
 - The proposed development is worthy of approval.
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