

March 17, 2022

Penrith Council
council@penrith.city

STATEMENT OF ENVIRONMENTAL EFFECTS

THE SITE

Lot: 9
DP Number: 1181666
Address: 1185-1187 Castlereagh Road, Castlereagh NSW 2749

The site is 4,693.87m² in size. There is currently no dwelling or any other structures on the land – it is vacant land. The property is a corner block and is addressed to the primary road being Castlereagh Road.

THE PROPOSAL

The proposal is to construct a 3-bedroom, single story, modest Dwelling cottage to the rear of the property. The proposed floor area is 134m². The roof is a steel roof with a hip on the ends. The walls are timber framed, clad externally using a Fibro Cement Cladding Board. The floor structure will be built from a steel framing system sitting on a block wall. It will be lined internally with plasterboard and painted with a smooth finish. The windows and doors will be aluminium framed.

The proposal is located to the rear of the large property and quite small in scale and size, in comparison to the size of the property.

SITE SUITABILITY

According to the relevant council planning Certificates and Maps the site is:

- not in Heritage Conservation area;
- not on Contaminated land;
- not in an Environmental Protection area.

The subject property is bushfire prone land. A Bushfire Assessment Report has been prepared on the property. The finishes of the cottage will be in line with, and compliant with the Bushfire Assessment Report and relative regulations.

The subject property is flood affected. As per the council's flood mapping, the cottage is on a portion of the land that is not affected by flooding.

DESIGN AND GUIDELINES

The proposal satisfies the requirements of the relevant Council Development Control Plan (DCP). These include:

- Floor Space Ratio
- Building Heights
- Site layout and landscaped open space
- Building setbacks
- Building design, colour and materials
- Visual and sound privacy
- Energy Efficiency

The proposal satisfies the requirements of the relevant Local Environmental Plan (LEP).

- The rear setback is 5.160m;
- The closest side setback is 5.0m;
- There are no known easements on the property which will be affected by the proposal.

VISUAL IMPACT

The bulk and scale of the proposal is in keeping with the locality. This is in line with newly built dual occupancy on the neighbouring (right) property.

The external roofing, cladding, windows, doors and finishes have all been designed and selected to fit within the surrounding streetscape.

PRIVACY

All windows and doors of the proposal have been carefully located on the proposal. This has been done to minimise the any privacy issues with the neighbouring properties. As far as we can see, there are no privacy issues with the proposal.

ENERGY

The proposal has been put through BASIX and passes all facets of Thermal Comfort and Energy requirements. These commitments have been met through the selection of materials, fittings and finishes.

WATER

The proposal has been put through BASIX and passes all facets of the Water requirements. These commitments have been met through the selection of materials, fittings and finishes.

EXISTING LANDSCAPE, FLORA AND FAUNA

The proposed works will not have any significant effects on threatened flora/fauna species, populations, ecological communities, or their habitats. All existing characteristics of the property landscape will be preserved.

The proposal will not result in the loss of any significant mature trees within the side, front or rear boundary setbacks.

We trust this report is sufficient to allow Council's consideration of the application to proceed.

Kind Regards,



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