

STATEMENT OF ENVIRONMENT EFFECTS

FOR 850 RICHMOND ROAD,

BERKSHIRE PARK

1.0 INTRODUCTION

This report accompanies a development application for a Primary and Secondary dwelling on a vacant lot.

This report assesses the proposal against the Penrith City Council Development Control Plan, D1 Rural Land Uses. The report is intended to assist Council consideration and processing of the application by providing full details of the proposed development and its implications.

This statement should be read in conjunction with architectural plans by SIA Designarch

2.0 SITE ANALYSIS

2.1 DESCRIPTION & LOCATION

The subject site is located on the South side of Richmond Road.

The property is known as No. 850 Richmond Road, Mount Vernon. The legal description of the property is Lot 4 in D.P 1097876. It is an irregular shaped allotment and exists as vacant land . It has an overall site area of 2.035 hactors.

2.2 SITE CONTEXT

The site is located in a rural area surrounded by single storey dwellings.

The property is bound on two sides by existing building as shown on figure 1 (2.3) below.

2.3 TOPOGRAPHY



Figure 1.
Subject site

2.4 EXISTING VEGETATION

There no existing trees on the subject site, to the front boundary.

3.0 PLANING CONTROLS

3.1 ZONING & PLANNING INSTRUMENTS

The subject site is zoned E4 Environmental Living under the Penrith Local Environmental Plan 2010.

3.2 DEVELOPMENT CONTROLS

The controls set out in the DCP and comparisons with the proposal are summarised in the form of the development control table below: -

| SITE CALCULATIONS | | | |
|---|-------|----------|----------|
| CONTROLS | REQ'D | PROPOSED | COMPLIES |
| <u>SITE AREA</u> | N/A | 20 000m2 | N/A |
| <u>FRONT, SIDE & REAR SETBACKS</u> | | | |
| -REAR SETBACKS | | | |
| rear setback | 10m | 124 m | YES |
| -FRONT SETBACKS | | | |
| public road front setback | 15m | >15m | N/A |
| -SIDE SETBACKS | | | |
| Min side boundary setback | 5m | 10m | YES |
| <u>BUILDING SITE COVERAGE, BULK & MASSING</u> | | | |
| Maximum dwelling footprint | 500m2 | 459.08m2 | YES |
| Maximum overall dimension 45m, max. 18m at any point | 45m | 41.430m | YES |
| Maximum dwelling + all structures footprint | 600m2 | 521.99m | YES |
| <u>HEIGHT AND SCALE</u> | | | |
| Max amount of cut | 1.0m | 0m | YES |
| Max amount of fill | 1.0m | 1.0mm | YES |
| Maximum permitted ceiling height above natural ground | 8m | 4.2m | YES |

4.0 PROPOSED DEVELOPMENT

4.1 DESCRIPTION

The proposal is a single storey Primary and attached secondary dwelling as detailed on the accompanying plans by SIA Designarch.

The application encompasses: -

- Single storey attached Primary and Secondary dwellings

4.2 DESIGN

- The proposal is to erect a Single storey dwelling on a battleaxe block as shown on the architectural plans.

The dwelling will front and address Street. The 4 bedroom Primary Dwelling has been designed to full fill the requirement of owners with large family also The Secondary dwelling will be used for extended family and to take care of victors taking in consideration the development controls and environmental effect policies of Penrith City council . The living areas have been placed to the rear which opens up to a big private open space.

The dwelling will be constructed with concrete slabs on ground with max. 1.0m cut and fill, cavity brick walls and conc. roof on pitched timber framed. All with aluminium frame windows.

MAINSTEAM FLOODING

The subject site is affected by the 1% AEP flooding see attached report

BUSH FIRE PRONE LAND

The subject site is affected by bush fire see attached report.

AMENITY TO NEIGHBOURS

5.0 PRIVACY

Privacy to neighbouring dwellings will not be compromised due to the following reasons: -

- It's a single storey development and is approximately 10 m away from the closest neighbouring boundary
- All boundaries will be screened with 1800 high fence

CONCLUSION

The proposed site is considered suitable for the proposed development. The proposal has distinct social merit and has been designed to meet the requirements of the Local Environment Plan & Development Control Plan. The proposed development is unlikely to have significant adverse effect on the amenity of the neighbourhood in respect of traffic, noise, privacy or overshadowing issues.

Accordingly, Council's consent is recommended.

Imran-Aziz