

# Statement Of Environmental Effects

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For:  
Lot 315 Raintree Street  
Claremont Meadows

Project:  
Construction of a double storey residential  
dwelling.

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**1.0 INTRODUCTION**

This statement of environmental effects relates to the proposed new residence at Lot 315 Raintree Street Claremont Meadows NSW 2747

**1.1 Location**

The subject site is located toward the southern end of Raintree Street.

This area is an existing housing estate, with easy access to all amenities such as schools, hospitals, shops, etc. More over, easy access to the M4 Motorway provides access to the city and Blue Mountains, etc.

**1.2 Site Description**

The site is regular in shape with a frontage of approximately 12.4m, and a side boundary length of approximately 34.42m.

This property has a site area of approximately 550m<sup>2</sup>.

The site has a 1.8m fall from the south of the site to the north.

The site is currently vacant with little vegetation.

**1.3 Easements**

There are no easements on site.

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## **2.0 PLANNING CONSTRAINTS**

The subject property is zoned (2A) under Penrith City Council.

The proposed development falls within the guidelines of Development Control Plan 2006.

### **2.1 Development Description**

The development before Council consists of a single single storey dwelling comprising of four bedrooms, master with ensuite, lounge, dining, games, study, rumpus, kitchen, main bathroom, laundry, alfresco and double attached garage.

Essentially, the proposal falls within the prescriptive standards set out in Councils' DCP 2006.

The drawings and documentation, which accompany this application fully describes the proposal, both visually and numerically.

### **2.2 Density**

The density control for this development is one dwelling per lot site as proposed.

### **2.3 Building Height**

The subject dwelling has a height of two stories, which is well in keeping the requirements of DCP.

### **2.4 Setbacks**

The enclosed plans show a front setback of 6.93m to the corner of the garage. Side setbacks of 3m and 1m are proposed, with a rear boundary setback of approximately 7.0m.

Compliance with the numerical standards of the DCP have been met.

### **2.5 Landscaped Areas**

The site is currently vacant with little vegetation and one insignificant tree to be removed by Client prior to construction commencing. Being present on the site it is intended to landscape the proposed dwelling with appropriate landscape scenery in accordance with council's requirements. 52.3% of the site has been set aside as landscaped areas.

### **2.6 Private Open Space**

The private open space for this dwelling has been proposed toward the side and rear of the site, with an area of 220.9m<sup>2</sup>. In addition, 22.4m<sup>2</sup> of covered alfresco area has also been provided.

### **2.7 Car Parking**

A double garage has been proposed measuring 6.08m x 5.61m deep. Access to this will be via a paved (or similar driveway), which extends out from the garage to Raintree Street.

**2.8 Drainage**

Stormwater from the proposed dwelling will be directed to the street.

**2.9 Soil and Erosion Controls**

Preliminary details have been shown on the site plan. Full details are to be in accordance with Councils' requirements, and Conditions of Consent.

**2.10 Garbage Facilities**

The dwelling will be provided with garbage and recycling bins, which will be collected on the designated collection nights.

**2.11 Mail Delivery**

The dwelling will be provided with a mailbox. The location of which will be adjacent to the driveway at the front boundary.

**3.0 DESIGN AND BUILDING**

The dwelling has been designed to provide a stately residence that is in keeping with those existing dwellings within this area. The dwelling has been designed to accommodate the natural slope, whilst minimising disturbance to natural ground levels. Cut and fill levels are within Councils' maximum standards.

**3.1 Services**

All services are available to this site, and are at present, located within the site area to the front, or rear of the property.

**3.2 Streetscape**

The proposed dwelling is in keeping with other dwellings in this estate. The character of the street will be maintained, if not, enhanced by this proposal.

**3.3 Sunlight**

Shadow diagrams have been provided due to double storey residence.

**3.4 Fencing**

New 1.8m lapped and capped timber or Colorbond fencing will be provided along the property boundaries. (To be agreed by neighbours). Fencing will be by Client after settlement.

#### **4.0 ENVIRONMENTAL EFFECTS**

The development should have negligible environmental impact due to the residential scale of the proposal and the use of harmonious materials. The proposed built form and landscaping should improve, and enhance the scenic quality of the surrounding areas.

#### **4.1 Social and Economic Effects**

There will be negligible social and economic effects from this proposal. Economically, the construction of the dwelling will provide work for varying local trades and building materials suppliers.

It is the opinion of the writer that the economic effect of this development on adjoining residences will be a positive one, in view of the high quality of the proposal and the way it blends into the surrounding area. The development is consistent with the aims and objectives of Councils' planning scheme.

#### **4.2 Bulk, Shape, and Character**

The building has been designed to minimise bulk and scale by altering and stepping rooflines, which provide building separation and articulation. Large landscaped areas between dwellings of neighbouring sites soften the overall building form.

The visual impact is also lessened by the use of harmonious materials.

#### **4.3 Flooding and Bushfire Risk**

It is felt that this development will not be effected by flooding or bushfire risk.

#### **4.4 Adjoining Residences**

It is anticipated that the subject dwelling will have minimal impact on the neighbouring Residence, with minimal change to the current conditions now enjoyed.

The proposal is similar in bulk size and scale to those dwellings adjoining and surrounding the proposal and will not detract from the existing streetscape

#### **4.5 Traffic Generation**

No significant amplification of traffic will result from this proposal.

#### **4.6 Public Transport**

The development is in close proximity to bus stops on adjoining streets.

#### **4.7 Noise**

It is not anticipated that the development will generate such levels of noise that will be disturbing to neighbours or surround area.

#### **4.8 Views**

The views of the residences adjoining this development will not be affected.

#### **4.9 Access**

Access to the site will be via an existing vehicle crossing on Raintree Street. (As shown on the site plans).

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**4.10 Non Compliance Issues**

**Building Envelope.**

Council advises that Building Envelopes are not applicable to double storey residences. The elevation plans clearly indicate that no double storey would comply with Penrith Local Environmental Plan 1998 however double storey homes are continually built within the Penrith area.

**Wall Breaks.**

We feel that wall breaks will not be required on the western side elevation of the double storey dwelling and that due to this fact that it will not be visible from the street because of the regular shape of the land.

**Design Requirements.**

**Garage Door** – Council require that double garage doors should have two garage doors separated by a pier or column. We feel that this is not necessary as other houses in the street have a double width garage door.

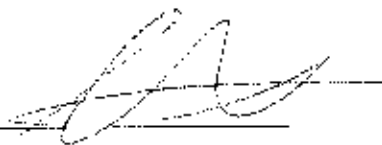
**4.11 Conclusion**

The proposal before Council is in keeping with both the descriptive and numerical standards of Councils' LEP and DCP.

It is felt that this proposal is in keeping with its context in this estate of homes.

This proposal up-holds the intent of both the Local Environmental Planning policies, and the DCP's, that have been formulated to provide a quality, and desirable living environment.

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*Katherine Pedras*