

THE PENRITH CITY COUNCIL

PROPOSED NEW RESIDENCE
AT
LOT 2356 WILLIAM HART CRESCENT, PENRITH
(THORNTON ESTATE)

FOR
WISDOM HOMES

STATEMENT OF ENVIRONMENTAL EFFECTS



The**wise**choice

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SITE CONDITIONS

The site is situated on WILLIAM HART CRESCENT in the 'THORNTON ESTATE' and is the subject of this application. The property is vacant with adjoining vacant properties.

The property has a total area of 270sqm. The locality is characterized by a mix of single and double storey dwellings, constructed of face brick finish, cement rendered finish and light weight cladding. Our proposed design is in keeping with the existing locality and is well adapted to the development.

SUITABILITY OF THE DWELLING

The proposed is consistent with character of other developments in the street. The setback and window placement ensures no negative effect on adjoining sites and solar access is not compromised.

PROPOSED DEVELOPMENT

The proposal is a double storey brick veneer home with light weight cladding and concrete roof tiles. A front setback of 4.5m to the front façade wall and 5.5m to the Garage wall along the southern boundary. A side setback of 920mm from the eastern side boundary, 200mm from the western side boundary. 8.19m secondary setback to the first floor balcony from the rear boundary.

The proposed two storey dwelling consists of an informal and formal area, 4 bedrooms, study and a single lock-up garage. The design is well articulated, therefore minimizing the bulk and scale of the proposed development. Materials finish such as face brickwork, moroka finish, light weight cladding and concrete roof tiles are keeping with the requirements and set precedent for future development in the surrounding areas.

The COLUMBUS 27 design is well adapted to the existing surroundings and character in the area.

The overall appearance of our proposal is comparable to other developments in the locality. The well-articulated façade incorporates architectural design elements which will strengthen the streetscape and the relationship between dwellings.

IMPACT OF THE DEVELOPMENT

The proposal has no social or economical impact on the locality.

The proposed façade, the setback to the front of the dwelling will have a minimum impact on the streetscape. Together with the proposed landscape plan, the proposal will enhance the existing streetscape and landscape character of the residential neighborhoods.

The slab on ground construction will result in minimal disturbance to the natural slope of the land. Stormwater will be conveyed to the proposed water tank with the overflow discharged to the street which satisfies council requirements.

PRIVACY, VIEWS AND OVERSHADOWING

The adjoining properties are currently vacant and there are no overshadowing and overlooking properties.

Our proposal will also receive the minimum three hours of sunlight to its private open space.

GENERAL DCP SUMMARY

Pursuant to the North Penrith Design Guidelines 2013.

Compliance with the relevant DCP is summarized in the following table:-

Issue	Council Requirements Min	Proposed	Comment
Front Setback (m)	<i>Min. 3m and 4.5m Min. 5.5m to Garage</i>	<i>4.5 m to front façade wall 5.5m to garage wall</i>	<i>Complies</i>
Side Setback (m) (Dwelling houses – Lots 8m wide & greater)	<i>Min. 0m to 1 side Min. 0.9m to 1 side – except for where permitted</i>	<i>920mm to RHS (Eastern Boundary)</i>	<i>Complies</i>
Secondary Setback	<i>0m except for the first 7m of the allotment which to be setback a min. 2.0m</i>	<i>200mm to LHS (North-Eastern boundary)</i>	
Rear Setback (m)	<i>Min. 0.9m to Ground Floor</i>	<i>8.19m to Ground Floor</i>	<i>Complies</i>
Car Space	<i>2 parking spaces</i>	<i>Single garage & on driveway</i>	<i>Complies</i>
Cut & Fill	<i>Max. 1m cut Max. 1m fill</i>	<i>To be confirmed when contour survey received</i>	<i>TBC</i>
Private Open Space	<i>Min. 20% (Min. 2m dimension)</i>	<i>20%</i>	<i>Complies</i>
Principal POS	<i>24sqm Min. 4m dimension</i>	<i>6.0m X 4.0 = 24sqm</i>	<i>Complies</i>

ECOLOGICAL SUSTAINABLE DEVELOPMENT

The proposed dwelling demonstrates cross flow ventilation throughout the dwelling.

Wall insulation to the value of R2.0 and ceiling insulation to the value of R3.5 has been included in the design to keep the house warm in winter and cooler in summer.

The proposed development will have a 3,000ltr rainwater tank. This will be connected to all toilets and at least one outdoor garden tap. Stormwater drainage will have an overflow to the street to the south-east front boundary.

The proposal meets the NSW BASIX policy that relates to Water, Thermal Comfort and Energy requirements.

EROSION AND SEDIMENT CONTROL

Erosion and Sediment control measures will be put in place and maintained throughout the construction of the dwelling. As per Benching Plan, there will be stockpile to contain rubbish and trade waste bin.

CONCLUSION

Council DCP requirements and good planning principles have been incorporated in a design that complies best suits the site and surrounds, resulting in a high quality development that will enhance the locality.

Consideration has been given to matters listed in the North Penrith Design Guidelines 2013 and other relevant planning policies.

Accordingly, we seek Council favorable consideration for the above Development Application.