

PENRITH COUNCIL

PROPOSED DOUBLE BRICK VENEER DWELLING

IN RESPECT OF
LOT 342, 180 FORESTWOOD DRIVE GLENMORE PARK
DP: 1231225

FOR
MR DIXON & MR SIELICKI C/O WISDOM HOMES

STATEMENT OF ENVIRONMENTAL EFFECTS



WISDOM

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INTRODUCTION

This document comprises a Statement of Environmental Effects to accompany a Development Application to undertake the construction of a double storey brick veneer dwelling, retaining walls and associated landscape works.

SITE & SURROUNDING LOCALITY

The subject site is bounded by a frontage to Forestwood Drive of 22.4 metres, an Western boundary of 45 metres, and a Eastern boundary of 45 metres and an Southern (rear) boundary of 22.4 metres comprising a total area of 1008m².

The locality is a newly developed residential site which will be maintained for the proposed development.



DESIGN GUIDELINES (DCP)

The proposal is for a double storey brick veneer dwelling with selected Colourbond roof. The proposed residence will have a front setback of 6 metres, and a rear setback of 15,860 metres. The side setbacks of the proposed development will be a minimum of 3,000mm to the East side and 3,830mm to the West side of the property.

The proposed dwelling will consist of:

- Garage
- 4 Bedrooms (inclusive of all bedrooms with Ensuite)
- Dressing Room
- Kitchen
- Leisure Area
- Dining Area
- Main Bathroom
- Laundry
- Powder Room
- Outdoor Leisure
- Home Office
- Home Theatre
- Upper Lounge

The floor area for the main dwelling is:

- Ground Floor = 184m²
- First Floor Living = 183.89m²
- Porch = 15.87m²
- Garage = 53.43m²
- Outdoor Leisure = 18.80m²

The total floor area for the proposed dwelling, including Garage, Porch & Outdoor Leisure = 471.06m².

The proposed residence will be a Wisdom Homes Manhattan 47 – a design which will be adapted to the future surroundings and character in the Glenmore Park area.

The home is designed with style and character through the use of articulation to the external walls as well as variations to the roof, with the design minimizing the bulk and scale of our proposed development.

The overall appearance of our proposal is in keeping with Penrith Council Design Guidelines – Principles and Objectives.

IMPACTS OF THE DEVELOPMENT

The proposal has no social or economic impact to the locality. Given the quality of the design the dwelling and proposed landscaping will have minimal impact on the existing streetscape other than to enhance the vision of the community.

The slab on ground construction will result in minimal disturbance to the natural slope of the subject land. Stormwater will be conveyed to the proposed rainwater tank located to the Eastern side of the proposed dwelling with the overflow discharged to the street, in which satisfies Council's requirements.

GENERAL DCP SUMMARY

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

Issue	Council Requirements Min	Proposed	Comment
Front Setback (m)	<i>8.0m</i>	<i>8.0m</i>	<i>Complies</i>
Side Setback (m)	<i>3.0m</i>	<i>3.0m</i>	<i>Complies</i>
Rear Setback (m)	<i>4.0m</i>	<i>15.860m</i>	<i>Complies</i>
Floor Space Ratio	<i>Not Specified</i>	<i>33.58%</i>	<i>Complies</i>
Cut & Fill	<i>600 max cut & fill</i>	<i>580 cut / 595 fill</i>	<i>Complies</i>
Driveway Grade	<i>Maximum 20%</i>	<i>20.8%</i>	<i>Complies</i>
Height Limit	<i>2 Stories</i>	<i>2 Stories</i>	<i>Complies</i>
Private Open Space	<i>100.0sqm</i>	<i>355.26sqm</i>	<i>Complies</i>
Site Coverage	<i>50%</i>	<i>23.55%</i>	<i>Complies</i>

ECOLOGICAL SUSTAINABLE DEVELOPMENT

The proposal 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 this design to warm the house in winter and cool the house in summer.

It is proposed to install a 5000L above ground rainwater tank connected to all toilets and outdoor taps. This complies with the requirement of of the NSW BASIX policy and all targets relating to water, energy and thermal comfort are achieved.

CONCLUSION

The proposed dwelling is of consistent standards to Penrith Council DCP requirements and its planning principles to best suit the site and the future surrounding properties.