

STATEMENT OF ENVIRONMENTAL EFFECTS

Construction of a new Dwelling

4 STEIN PLACE, GELNMORE PARK NSW 2745
LOT 19 | DP 786638

For submission to PENRITH COUNCIL

March 23, 2021

This statement of environmental effects supports a development application to Penrith Council for the development of a dwelling house on Lot 4501, 4 Stein Place, Glenmore Park NSW 2745

This statement provides information about the site and a description of the proposed dwelling. An assessment of the proposal follows, which is set out to address the relevant matters for consideration.

This application should be read in conjunction with the following supporting plans and documentation:

Drawing No./Issue	Plan/ document	Prepared by
Architectural plans		
DWG 1	01 TITLE PAGE	GJ GARDNER HOMES
DWG 2	02 PROJECT INFO & COLOURS	GJ GARDNER HOMES
DWG 3	03 SITE PLAN	GJ GARDNER HOMES
DWG 4	04 GROUND FLOOR PLAN	GJ GARDNER HOMES
DWG 5	05 ELEVATIONS 1/2	GJ GARDNER HOMES
DWG 6	06 ELEVATIONS 2/2	GJ GARDNER HOMES
DWG 7	07 3D VIEWS	GJ GARDNER HOMES
DWG 8	08 ROOF PLAN	GJ GARDNER HOMES
DWG 9	09 CONCRETE SETOUT PLAN	GJ GARDNER HOMES
DWG 10	10 BUILDING SECTIONS	GJ GARDNER HOMES
DWG 11	11 EROSION & SEDIMENT PLAN	GJ GARDNER HOMES
DWG 12	12 ELECTRICAL PLAN	GJ GARDNER HOMES
DWG 13	13 Landscape Concept Plan	GJ GARDNER HOMES
DWG 14	14 GAS, TAP & BATHROOM LAYOUT	GJ GARDNER HOMES
DWG 15	15 Sun Shading Diagram	GJ GARDNER HOMES
DWG 16	16 NOTIFICATION PLAN	GJ GARDNER HOMES
DWG 17	17 WASTE MANAGEMENT PLAN	GJ GARDNER HOMES

The site of the proposed development is known as Lot 19 in DP 786638 and measures 36m x 19m. The site area is 664.89sqm. It contains a 1m easement down the LHS of the property for drainage or service purposes and has no right of carriageways passing through it.

Refer to the accompanying site plan for full dimensions of the allotment.

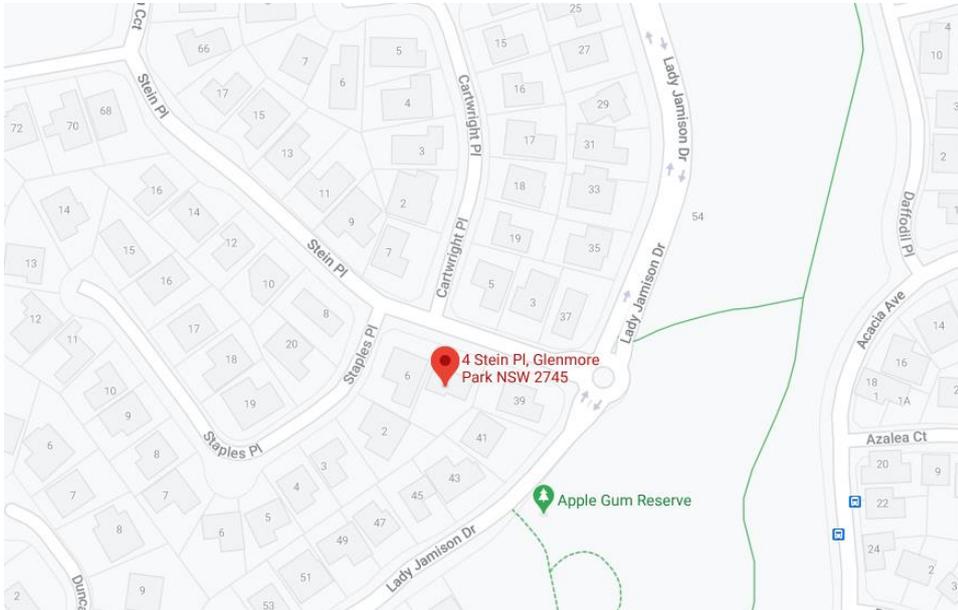


Figure 1: Locality of subject site.

The locality is characterised by single storey dwellings that are predominantly brick buildings with tiled roofing.

The proposal is for construction of a new residential, single storey dwelling

The proposed dwelling consists of four (4) bedrooms, family, activity, lounge and dining, kitchen, WIP, ensuite, bathroom, powder room and laundry, 2 car garage, porch and alfresco.

The proposed application has a total floor area of 336.68m².



Figure 2: Existing dwelling.

The Table below indicates compliance and non-compliance of this proposal.

DCP	Required	Proposed	Compliant
Roof pitch	Consistent with predominant	Hip	Yes 
Front setback	Consistent with prevailing	Consistent	Yes 
Ground floor side setback	Min 1.0m	1.0	Yes 
Rear Setback	Min 4.0m	7.092	Yes 
Height	Max 2 storeys	1 Storey	Yes 
Landscaping	Min 50% (432m ²)	Proposed 484.16m ²	Yes 

The proposed fits well within council's requirements regarding building envelopes as detailed in the enclosed plans.

The visual character of the proposed residence will tie in well with the surrounding area.

The stormwater will be disposed to the street.

The adjoining properties contain single storey brick residences. It is considered that the location, height and design of the proposed dwelling will ensure the living rooms will receive least 2 hours sunlight from 9am– 3pm on 21 June.

The site will not be bothered greatly by overshadowing from adjoining properties. To this regard, the dwelling to the south has large setbacks and as indicated in the shadow diagrams, the P.O.S. will not be greatly affected.



Figure 3: Adjoining dwelling.

As far as can be seen, there are no rare or threatened species of flora or fauna on this site.

There are no significant noise sources affecting the property.

There are no significant views to or from the site, therefore the construction of this dwelling will not disadvantage any adjoining properties.

Pedestrian and vehicular access to and from the site is minimal as it is currently and will remain a single residential dwelling. The existing road is well maintained, and the owner of the property will be constructing a driveway and path to the proposed residence.

As far as is known, there are no contaminated soils on this site. It has been a residential property for many years and there is no reason to believe that any contaminants have met with the soil.

Setbacks as required by council's codes are proposed and will provide separation to the adjoining properties along with numerous plants as indicated on the enclosed landscape concept. Although the proposed residence will be single storey in height, the amount of landscaping between the adjacent properties and the front setback will more than obscure the residence from the street. The proposal complements the existing streetscape and helps to improve it through innovative design of the front entry porch and façade treatment to the street frontage.

There seem to be no buildings or structures of heritage significance within the immediate area of this proposed residence.

Views and solar access of the adjacent residences will not be detrimentally affected.

The dwelling will have two separate carports that will be accessed via a driveway as indicated on the enclosed site plan. The dwelling incorporates garden areas to north and east of the dwelling. The main living areas and private courtyard face north to enable maximum solar access. The area to the frontage of the proposed will not be covered with impervious surfaces exceeding 50%

The bush fire risk is not considered to be great, as the property is at a significant distance from any bushland.

Materials and colour selections are enclosed for council's information. The selected materials are believed to be in harmony with the adjoining properties allowing the proposed to fit in the streetscape.

The proposed dwelling is seen as suitable for the subject site and its erection helps in the revitalisation of the residential area in Glenmore Park.

The neighbouring properties will be advised of the development proposal in accordance with Council's Notification Policy.

Should objections be received it is hoped Council will enable mediation to occur in order to resolve any issues?

The layout of the dwelling considers the relationship of adjoining dwellings. The dwelling is designed and sited to maximise the area of useable private open space. The dwelling conforms to Council's numerical requirements in terms of height, built-upon area and landscaped area.

The dwelling promotes the principles of ecologically sustainable development, particularly in relation to:

- the use of rainwater tanks to reduce stormwater runoff and to minimise water consumption.
- the orientation of living areas and private open space to the north to maximise solar access; and
- the planting of appropriate native and endemic plant species to reduce water demands, provide habitat for local fauna, and promote biodiversity.

In summary, the site will have a negligible effect on the surrounding environment. The land is zoned for residential use and the proposed dwelling has been designed to suit the site. The dwelling has been designed to ensure its size and scale complements the streetscape without having any adverse impact on the residential character of the area or neighbouring properties.

Accordingly, it is recommended that the development proposal be supported.