

STATEMENT of ENVIRONMENTAL EFFECTS

Dated: 24TH AUGUST 2019
Applicant: **GJ Gardner Homes Homes – SYDNEY WEST**

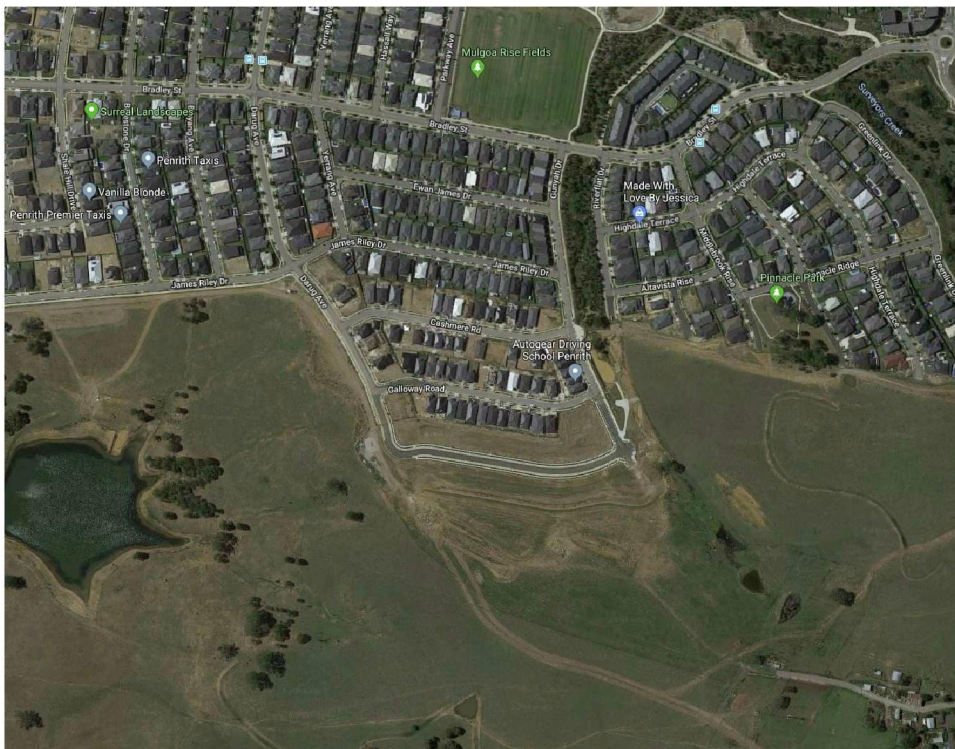
CONSTRUCTION OF A NEW TWO STOREY DWELLING ON A VACANT LOT

AT

LOT 322 (on DP 1243735)
#8 RANDALL ST, HIGHLAND VIEWS
GLENMORE PARK NSW 2745

L.G.A. PENRITH CITY Council

Locality



Introduction

This statement has been prepared with consideration to the PENRITH LEP and DCP and accompanies a Development Application for the proposal of a new two story dwelling on behalf of the applicant above as per Council's Checklist.

This statement outlines the proposed development, describes the site and the local context and provides an assessment of the proposed development against the relevant heads of consideration under Section 79C of the EP&A Act.

The proposed development is not Integrated Development, State Significant Development or Designated Development

The proposal is consistent with the provisions of the PENRITH CITY Council DCP.

This report should be read in conjunction with the drawings prepared by Vaughan Drafting PTY LTD, and other supporting documents submitted with the development application in accordance with Council's DA submission requirements, submitted under separate cover.

Description of Development

EXISTING SITE : The subject site is an existing vacant lot. The lot is of a standard rectangular shape, tapering slightly in width towards the rear of the lot, and a cross fall of approx. 1.0m from the front Southwest corner (high end) to the rear Northeast corner (low end). The site has been cleared of all trees & bushland by the developer. The lot has all services & amenities located within the proximity of the lot boundaries on the Northern & Southern Boundaries.

PROPOSAL: The proposal is a new two story dwelling on an existing vacant lot and comprises 4 bedrooms and amenities with Kitchen, Laundry, Dining, Family/Meals, Games room & Retreat, an Office and Alfresco. There is also a double Garage.

The dwelling will be characterised by coherent architectural treatment generally in harmony with the architectural style of the day and the surrounding area.

MATERIALS: Selected materials will be a mixture of textures and colours including face brick veneer, rendered brickwork, rendered feature walls, lightweight cladding to level one walls and a Colorbond metal roof that will compliment the accepted facades governed by the current local trends.

Concrete Slab on ground, Colorbond metal roof, face brick veneer walls, painted render, lightweight clad walls, aluminium powder-coated windows & external sliding doors.

Description of Site

The subject site is contained within a new residential development, located within the newly created Highland Views development in the Glenmore Park area of Penrith, NSW.

ORIENTATION & TOPOGRAPHY:

The site is located at along Randall Street, with a primary front setback facing South of 4.5m to the main building line, a rear setback of 7.240m from the Northern boundary to the Ground Floor, 11.530m to Level One. The side setbacks are 90mm from the Western boundary and 200mm from the Eastern Boundary.

The area of the site is approx. 335.5m² and has an approx. 1.0m cross fall, falling from the Southwest front corner of the site to the Northeast rear corner.

The site is vacant and has been cleared of all vegetation.

There is a sewer connection along the front Southern Boundary.

Stormwater connection will be to a stormwater easement along the rear Northern Boundary, within the lot perimeter.

Power is located at the Southern Boundary of the Lot.

Privacy, Views & Overshadowing

The proposed development is two storey, and will offer no overshadowing or impact on any views to adjacent properties. Windows to habitable rooms along the side boundaries have been minimized in the design. The acoustic privacy has been considered and placement of external AC units and outdoor areas relative to bedrooms & living areas has been considered in the layout of the floor plan.

SUNLIGHT & SOLAR ACCESS : Living spaces face predominantly face North & East, considering the orientation of the site, with outdoor areas also on the Northern side. The street frontage of this block faces South.

Context And Settings

The character and external appearance of the proposed development will endeavour to maintain the precedent set by adjoining properties within the vicinity of the Highland Views development.

Design features and integrity will be in harmony with the encircling, and future neighbourhood.

Compliance with Relevant Planning Controls

Pursuant to Section 79C(1) of the Environmental Planning & Assessment Act 1979 the following heads of consideration apply: -

(a) Relevant Planning Instruments

The premises is situated in area zoned R2 Low Density Residential under PENRITH CITY councils LEP and the construction of a dwelling is permissible in this zoning, with Council consent.

Issue	Council Min-Max	Proposed	Comment
Front Setback (m)	4.5m or within average	3.200m to Portico 4.50m to Main Building	Complies
Secondary Setback	2.0m	N/A	Complies
Side Setback	900mm or Zero setback	900mm to West 200m to East	Complies
Garage Setback	5.5m	6.400m	Complies
Building Line to Garage Setback	Min. 1m	1.200m	Complies
Rear Setback	6m 1 st floor & 4m ground	7.240m to Ground 11.530m to Level One	Complies
Car Spaces	2 spaces required	Double Garage & 2 parking spaces on Drive	Complies
Stormwater Disposal	To Water Tank with o/flow to pit or street gutter	To Rainwater tank with overflow to stormwater easement along Northern Boundary	Complies
Sewer Disposal	To nearest Council Sewer	To Council Sewer located near Lot Boundary – Southern	Complies
Solar Access	Siting to maximise solar access	Living spaces are Northern & East facing	Complies

Building Site Cover	Max. 60%	46.86%	Complies
Height Limit	8.5m to ridge	7.350m	Complies
Cut & Fill	0.6m max. cut/fill	400mm cut at SW corner, 400mm fill at NE corner	Complies
Private Open Space	Min. 6m x 4m	4m x 6m off Alfresco	Complies

Access, Traffic And Utilities

Access to the Lot is along Randall Street, an existing road, which is the Southern Boundary.

All domestic utility services required are readily available.

Domestic utility services have been provided by the relevant authorities and are accessible and adequate for the development to proceed.

Environment Impact

An energy assessment has been completed and compliance has been achieved.

Refer to accompanying BASIX certificate for further details, and energy commitments required.

ASSESSOR NUMBER - BDAV/14/1662

PROJECT SCORE :

WATER - TARGET 40

THERMAL COMFORT - PASS

ENERGY - TARGET 50

SEDIMENT CONTROL : Impact on the environment will be kept to a minimum during sight preparation via a detailed Soil Erosion & Sediment Control Plan as detailed on the accompanying plans and documentation prepared by Vaughan Drafting PTY LTD.

Prior to construction, provision shall be made to prevent soil sedimentation occurring and erosion shall be controlled as outlined on the Development Application and constructed in accordance with council requirements.

The landscape and scenic quality of the locality will be maintained with the introduction of various native species of a semi - advanced growth by owner and will compliment surrounding landscape characteristics.

The proposed development will have no significant effect on any nearby wilderness area or the environment of endangered fauna.

Flora & Fauna Impacts

- Will the development result in the removal of any vegetation from the site ? NO
Note : Any trees or vegetation within building area + 3m surrounding will be felled and removed.
- Is the development likely to have any impact on threatened species or native habitat? NO

Natural Hazards

- CONTAMINATION - There is no contamination of a hazardous kind on the site.
- BUSH FIRE PRONE - This property is **IS** located within a Bushfire area
- The Lot has been designated : **BAL 12.5**
 - Refer to separate Bushfire Report for details
- FLOOD MAP - As per Section 149, the site is **NOT** in a flooding area.

Stormwater Disposal

STORMWATER DRAINAGE: Stormwater collected from the nominated roof area on the accompanying BASIX certificate is to be drained to a 3000ltr water tank provided with the overflow to be connected to the stormwater easement along the Northern Boundary, as per stormwater design. Invert levels to discharge points are to be confirmed on site.

The property is not burdened with major watercourses and/or flood liable land. The proposed development will not adversely affect overland flow paths. There is no existing significant vegetation on the site that will be affected by the proposal.

Economic and Amenity Impacts

- Will the proposal have any economic consequences in the area ? NO
- Will the proposal affect the amenity of surrounding residence by overshadowing / Loss of privacy / increased noise or vibration ? NO

Heritage Consideration

- Will the development be situated in a heritage area or likely to have an impact on any heritage item or item of cultural significance? NO

Waste Management

Refer to accompanying drawing pack by Vaughan Drafting for waste management details.

Site Management

The site will be maintained through out the construction to ensure public safety and minimize public inconvenience. Refer to accompanying drawing pack by Vaughan Drafting for site management details.

Demolition

All Demolition will be undertaken by Licensed Contractors, and will comply with AS 2601-1991 – Demolition of Structures.

A detailed Demolition Plan is to be prepared by a suitable experienced person and shall include the identification of any hazardous materials, method of demolition, and precautions to be employed to minimize any dust/noise nuisance and methods of material disposal.

All surrounding persons and property shall be notified prior to executing any demolition works.

AREAS/BUILDINGS TO BE DEMOLISHED :

There is NO Demolition required for this development

DEMOLITION PROCEDURE :

All demolition works shall comply with AS 2601-1991 – Demolition of Structures, and any relevant Australian Standards, EPA guidelines and Workcover requirements.

REMOVAL OF HAZARDOUS AND DANGEROUS MATERIALS :

Asbestos removal (where encountered) shall be in strict accordance with Council, EPA and OH&S requirements, and to the relevant Australian Standards.

CONCLUSION

The proposed application seeks consent for construction of a new dwelling.

With regard to the matters raised above and the relevant heads of consideration listed in Section 79C of the EP&A Act, the proposal is considered to represent a positive contribution to achieving the desired future character of the area, and be consistent with the relevant standards set out by the Local Council, LEP and DCP.

Accordingly it is requested that Council support the proposal by approving the development application.