

STATEMENT OF ENVIRONMENTAL EFFECTS  
PROPOSED TWO STOREY DWELLING  
LOT 236 DP270417  
22 MEDINAH AVENUE  
LUDDENHAM NSW 2745

**INTRODUCTION**

This statement of environmental effects has been prepared to support the Development Application for the proposed two storey dwelling with metal roof and in ground swimming pool at above site

**THE SITE AND EXISTING PREMISES**

The site is a local area under Penrith City Council and the proposed development complies under local council LEP & DCP

The existing site is a vacant block facing Medinah Avenue.

The site has a area of approximately 4303 m<sup>2</sup> and has a rise of approx. 2.5m from front to rear boundary line

Stormwater line currently drains to drainage to front of the street

There is no easement on this block of land

The private courtyard has northern aspect

There are no existing trees or vegetation on the block of any significance.

Site fill of approx. 500mm has been proposed along the northern side for the development Proposed fill will stop approx. 4.0m away from adjoining boundary line , the fill will be along carport and garage areas

Proposed setbacks

The dwelling will have a setback of 32.0m to front boundary line facing the street ,setback of 6.0m along northern boundary , setback of 8.0m south boundary line as shown on site plan

**NEIGHBOURING PROPERTIES**

Vacant block of land on south side & single storey dwelling with metal roof along northern side of the site

**THE PROPOSED DEVELOPMENT**

Two storey brick veneer dwelling with tile roof , aluminium frame clear glass windows  
Double lockup garage , living , family , dining , kitchen ,  
Five bedrooms , bathrooms , home theatre & alfresco

## **BUILDING CODE OF AUSTRALIA REQUIREMENTS**

### **Specifications of Australian Standards**

**Protection of building from subterranean termites – AS3660.1-2000**

#### **Timber Frame Structure**

**Australian lightweight timber framing code AS1684.2 – 2010**

**Wet area waterproofing – AS3740 – 1994**

**Smoke Alarm – AS 3786 -1993**

**Plumbing – AS/NZS 3500 National Plumbing and Drainage**

**Damp Proofing – AS/NZS 2904 – 1995 damp proof courses & flashing**

- Traffic and Parking

The proposed development provides parking in accordance with Councils Parking Code  
With 2 car parking double lockup garage  
Car parking access from Medinah Ave.

- Noise

Noise generation on site is negligible and the proposed development conforms with the surrounding residential areas. Traffic flow is minimal.  
As being a single dwelling it won't add any additional vehicle on site

- Privacy

As being a single storey dwelling and living area setback of 6.0 – 8.0m away from side boundary there is no privacy loss to any adjoining properties

- Sunshine and Shading

Proposed development does not cast any major shadows beyond the site and adjacent road and lane areas. Adequate sunshine is provided to all private courtyard areas for the proposed dwelling

## ARCHITECTURAL AESTHETIC

The architectural aesthetic is rendered and painted masonry walls with contrasting colour fascia & gutter, aluminium frame windows & colourbond steel roof sheeting. The height and relationship of the proposed development matches the existing surrounding buildings and continues the existing streetscape.

The materials reflect the context of the surrounding domestic construction with the use of glazing and roofing to convey a sense of continuity with the adjacent properties.

## CONCLUSION

In conclusion, we believe that the entire proposal both complies with the relevant town planning instruments and conforms with the intent of Council's town planning principles as understood in our preliminary discussions with Council's officers.

We believe the proposal is sympathetic to its surroundings and generally enhances the visual amenity of the immediate precinct and the social amenity of the local area with the provision of additional residential accommodation.

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