

PROPOSED NEW SINGLE STOREY DWELLING

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Lot 2267 Tengala Drive, Jordan Springs Penrith NSW 2750

1.0 INTRODUCTION

1.1 AIMS AND OBJECTIVES

The aim of this report is to provide a simple assessment describing the key elements of the following:
the site, its surrounds, the applicable planning controls, and the proposal.

1.2 SITE ANALYSIS

The survey plan was prepared by ASHER SILCOCK CONSULTING Surveyors, and describes the property in terms of size, contour, existing and surrounding built improvements, services and landscaping.

The subject land is legally described as lot 2267 and in DP 1168993 total site area 374.40m²

The key features of the site are as follows:

- The subject site regular in shape and is on the eastern side of Tengala drive Jordan Springs
- The site is reasonably flat with a maximum change in fall of no more than 300mm in any direction.
- Has no major trees on the site
- The site runs East - West
- The rear yard is on the North west side of the property.
- The land is part of a series of vacant lots within the Jordan springs estate.
- The proposal is seeking to construct a new dwelling consisting of the following:
Four bedrooms, kitchen, dining/ living, media, laundry, 2 bathrooms double garage.

2.0 SUBJECT SITE CONTEXT

2.1 LOCAL CONTEXT and DESCRIPTION

The subject site is located in a new release area of Penrith named Jordan Springs in Sydney's Western suburbs, within an area zoned for residential development.

The immediate surrounding area is described as follows:

- New subdivisions with predominately vacant lots that will be sold as home and land packages consisting of single and double storey homes.
The typical characteristics of Jordan Springs is described as urban area neighborhood.

2.2 DRAINAGE & UTILITY SERVICES

The site is provided by the usual utilities such as water electricity, sewerage and telecommunication.

Drainage of storm water will be directed and connected to the existing storm-water outlets at the kerb and gutter to the street via PVC pipes

3.0 ***Building height***

The proposal will be a single storey building and will comply in height as the maximum height in this precinct is 2 storey.

4.0 ***Setbacks***

The proposal will have the following setbacks:

Controls	Required	Proposed	Comply
Primary setback	4.5 mtrs	4.5 -5.5mtrs	yes
Garage setback	5.5 mtrs	5.5mtrs	yes
Articulation zone	3.5mtrs	3.5 -4.5 mtrs	yes
Side setback	0- 0.9mm	0.250- 1.470 mtrs	yes
Rear setback	3.0mtrs	3.0mtrs	yes
Open space	15% of site area 56.16msq	15% of site area 56.16msq	yes

5.0 Open space

The required area for open space is 15% of the site area with a minimum width of 3mtrs for site with a depth of 30 metres and under. The required area for the open space is 56.18msq which our proposal offers so we comply.

The proposed dwelling will be provided with well in excess of the minimum amount of private open space required under the DCP. The private open space area of the dwelling is both functional in design and appropriately dimensioned and located to maximize solar access and to provide privacy to the adjoining properties. The private open space areas will be directly accessible from the main ground floor living areas of each dwelling

6.0 Car Parking

The DCP requires that at least 1-2 car parking spaces be provided for the dwelling. The proposed dwelling complies with this requirement as it will have a double garage with two spaces.

7.0 Privacy

The proposal has an excellent level of privacy as well as not affecting the neighboring properties to any great extent.

8.0 Front fences

Not applicable there is no front fencing proposed.

9.0 Overshadowing

The proposed development will not cast any adverse overshadowing to neighboring properties due to being a single storey dwelling

10. Solar design, water and energy efficiency

The proposed development has been designed with energy and water efficiency principles in mind and to ensure a good solar access to each dwelling and its private open space.

A BASIX report for the proposed dwellings is submitted with the application.

The floor plans provide for good cross ventilation, with windows in appropriate locations to allow natural light penetration into living areas, The proposed construction materials will also provide good levels of insulation and internal thermal comfort for the future residents of the dwellings.

The floor plan layouts ensure good solar and natural daylight penetration to the internal living areas and external private open space areas of the dwellings. The private open space of the dwelling will be directly accessible from the internal living areas of each dwelling.

The dwelling will be provided with energy efficient appliances and fittings to the bathrooms, WC's and en-suites.

11. Topography and scenic impacts

The proposed development has been designed to relate sympathetically to the topography of the site and to the scenic quality of the site and its surrounds.

The proposal is considered unlikely to have any adverse effects on the topography, soil, or water conditions of the subject site.

Stormwater is to be disposed of appropriately in accordance with council requirements.

Floor levels, the placement and sizing of window openings, building setbacks and landscape design ensure that reasonable levels of visual and aural privacy will be maintained to the adjoining dwellings and their private open space areas.

The proposed development is to be of a solid form of construction, typical of a contemporary building of this type, which further limits the potential for noise transmission from within the dwellings to the neighboring properties.

12. CONCLUSION

The proposed development at Lot 2267 Tengala Drive Jordan Springs Penrith has been assessed in light of DCP- Dwelling house development. The proposal is a permissible type of development and complies with the relevant provisions of that instrument. The proposal also compares favorably with the relevant objectives and design controls contained in council's development control plan.

The proposal is compliant in building height and setbacks, and provision of private open space, is compatible in design, height, bulk, scale and setbacks with the existing adjoining and any future proposed surrounding residential housing, and will contribute positively to the visual amenity and character of the area, without resulting in any detrimental impacts to the amenity of the neighboring residential properties, their dwellings and private open space areas.

The design, massing and setbacks of the proposed building are considered to respond appropriately to the streetscape and the site's surrounding built form context, without detrimentally impacting the amenity of neighboring properties.

The proposed development will not result in any significant loss of visual and aural privacy or views, or cause any excessive overshadowing, to the adjoining and surrounding residential properties.

Accordingly, in the circumstances of the compliant application and given a lack of detrimental impacts, the proposal is considered appropriate and is submitted to council for favorable consideration.