



## STATEMENT OF ENVIRONMENTAL EFFECTS

Mr. Mark Camilleri

Lot 2089 (DP 1168991)  
Alinta Promenade  
JORDAN SPRINGS, Nsw 2747  
Penrith City Council

1st August 2013  
**Job No. 12066**

## **Site Suitability**

The site is situated on the Southern side of Alinta Promenade and is the subject of this application. The property is currently vacant and will be developed with a double-storey brick veneer dwelling.

The site is an irregular in shape with a total area of 328.70 sqm and a fall in relation to the topography of the land of approximately 1150mm to the south-eastern boundary.

The locality is characterised and developed by a mix of single and two storey dwellings. These homes are either of face brickwork finish, moroka finish and lightweight cladding finish which compliments the appearance and requirements of the modern era. The design of our proposal is not out of keeping with the existing streetscape and is well adapted to the surrounding developments.

## **Suitability of the Dwelling**

The proposal has been designed to contribute positively to the streetscape. It is consistent with the character of other developments in the street and is therefore felt to be compatible with the locality. The setback and window configuration ensures no detrimental effect on the adjoining sites and solar access is not compromised.

## **Design guidelines**

The proposal is for a double-storey brick veneer dwelling with a concrete roof tile. A front setback of 5.235m to the Western boundary & 9.708m to the rear of house which is from the Eastern boundary while the side setbacks are 0.2m from the right hand side of the Southern boundary and 1.17m from the left hand side of the Northern boundary.

The proposal is double storey consisting of a formal Living and informal open plan & entertaining area and a double lock up garage. The dwelling has a total floor area of 222.67m<sup>2</sup> which includes the garage, porch and alfresco.

The proposed design is very well adapted to the existing surroundings and character in the Jordan Springs area. The home has style and character with the introduction of articulated external walls, lightweight cladding and variations in roof geometry, therefore minimising the bulk and scale of our development. Materials finish such as face brickwork, moroka finish and concrete roof tiles adds architectural elements and vision for future construction and sets a desirable precedent for any future development in the surrounding areas. The overall appearance of our proposal is comparable to other developments in the locality. The relationship between the dwelling and the streetscape is

strengthened with a well designed proposal that incorporates a well articulated front façade that incorporates architectural design elements.

### **Present and previous uses**

The property is zoned Urban under Penrith LEP 2010 (Urban Land) which will be maintained for the proposed development.

### **Heritage**

There is no indication that this property is affected by heritage.

### **Bushfire**

There is no indication that this property is affected by bushfire.

### **Compliance with Development Standards**

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

#### ***(a) Relevant Planning Instruments***

The property is zoned Urban under Penrith LEP 1998 (Urban Land). The construction of a dwelling is permissible in this zoning, with Council consent.

Compliance with the councils DCP is summarised in the following table: -

<b>Issue</b>	<b>Council Requirement Min</b>	<b>Proposed</b>	<b>Comment</b>
<b>Front Setback</b>	4.5m	5.235m	Complies
<b>Garage</b>	1m from front wall & 5.5m from boundary	1.560m & 5.5m	Complies
<b>Side Setback</b>	Zero & 900mm	1170mm LHS& 200mm RHS	Complies
<b>Rear Setback</b>	3m	9.708m	Complies
<b>Stormwater Disposal</b>	To water tank. O/flow to street or easement	To water tank. O/flow to street	Complies
<b>Private open space</b>	20% (65.74m <sup>2</sup> ) of lot size	41.7% (137.08sqm)	Complies

From the above summary, it is clear that the proposal complies with all of councils DCP.

### **Privacy, Views and Overshadowing**

The attached plans indicate that we are constructing a double-storey dwelling.

There will be no major impact on the neighbouring properties with casting shadows. The properties as well as our proposal would receive the minimum 3hrs of sunlight to living areas and private open space.

The setbacks and window configuration of our proposal ensures that the privacy of any future adjoining dwellings will not be affected.

### **Drainage**

The slab-on-ground will result in minimal disturbance to the natural slope of the land. Stormwater will travel to the proposed water tank and overflow to the street which satisfies councils requirements.

### **Erosion & Sediment control**

Erosion and sediment measures will be put in place by Kurmond Homes prior to the commencement of any works. These measures will be maintained throughout the construction of the dwelling. As indicated on the site plan there will be a stockpile to contain rubbish and a trade waste bin. The building area will be surrounded with a geo-textile fabric to prevent any sediment being washed onto the street and into the stormwater system.

### **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 R3.0 has been included in this design to keep the house warm in winter and cooler in summer.

It is proposed to install an above ground rainwater tanks with a total capacity of 3000ltrs. Water from this tank will be used for flushing toilets, garden taps and the laundry washing machine. This satisfies the requirements of the New South Wales BASIX policy and all targets relating to Water, Thermal comfort and Energy will be achieved.

## **Openspace & landscaping**

As indicated on the Concept Landscape plan, the residents have quiet a large amount of open space to enjoy and landscape as desired upon completion of their new home.

## **Submissions**

It is expected surrounding neighbours will be notified 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.

## **Conclusion**

Councils DCP requirements and good planning principles have been incorporated in a design that best suits the site and surrounds, resulting in a high quality development that will enhance the locality.

Consideration has been given to matters listed in the LEP & DCP, concluding that the development warrants approval.

Yours Faithfully

**Kurmond Homes Pty Limited**

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