



Statement of Environmental Effects

Proposed Two Storey Dwelling

at

Lot 519 DP 1230584, Also known as 17 Midnight Avenue
Caddens NSW 2747

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1.0 INTRODUCTION

1.1 Overview

This report has been prepared to accompany a DA Application for Two Storey Dwelling at 17 Midnight Avenue Caddens

1.2 SITE LOCATION

1.3 Site and Context

A survey plan of the land accompanies the DA.
The subject site is in the Vicinity of Penrith Council

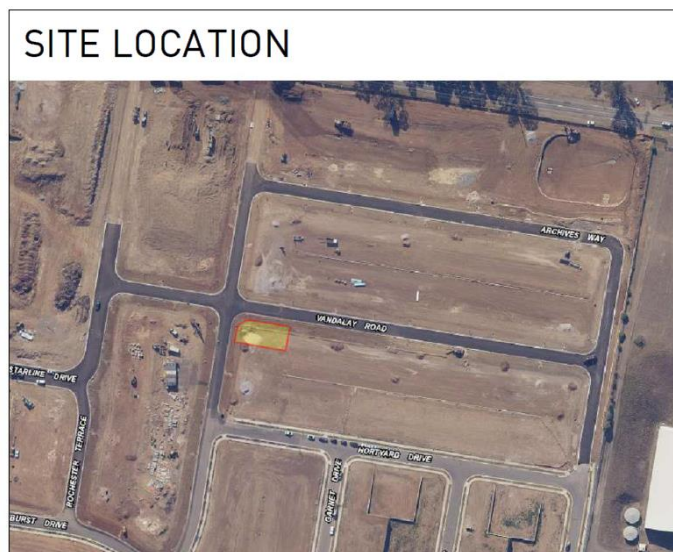


Figure 1 - Subject Site.

1.4 Site Dimensions

Site dimensions are marked on site analysis plan, and Site Survey is included. The Site is on the Corner of Vandalay road and Midnight Avenue, The site slope is falling on to the street towards North East Corner on Vandalay Street.

- Total site area –467.8 m²

1.5 Topography

A contours included within this submission provides AHD's. The topography of the site is slopes from South West to North East.

1.6 Existing Buildings

This is a vacant block of Land.

1.7 Site Context

The site is within a residential area of predominately new mixture of single & double storey dwellings. The site is situated within proximity to Great Western Highway and M4 Motorway.

1.8 DEVELOPMENT PROPOSAL

The Proposal is for the Two Storey Dwelling the Garage has been proposed on Vandalay Street and has a primary entry to dwelling from Midnight Avenue.

The Proposal has One Bedroom downstairs and four Bedrooms on the First floor.

The Proposed development is permissible in the Zone and is consistent with zone objectives.

This Statement has been prepared under the provisions of Section 79 C of the Environmental ACT 1979

**Penrith LEP 2010
Penrith DCP 2014**

Penrith Local Environmental Plan 2010

Zone R1 General Residential

1 Objectives of zone

- To provide for the housing needs of the community.
- To provide for a variety of housing types and densities.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.
- To ensure that a high level of residential amenity is achieved and maintained.
- To ensure that new development reflects the desired future character and dwelling densities of the area.

2 Permitted without consent

Home occupations

3 Permitted with consent

Attached dwellings; Bed and breakfast accommodation; Boarding houses; Building identification signs; Business identification signs; Centre-based child care facilities; Community facilities; **Dwelling houses**; Emergency services facilities; Environmental protection works; Exhibition homes; Exhibition villages; Flood mitigation works; Group homes; Home-based child care; Home businesses; Home industries; Hostels; Information and education facilities; Multi dwelling housing; Neighbourhood shops; Oyster aquaculture; Places of public worship; Pond-based aquaculture; Recreation areas; Residential accommodation; Residential flat buildings; Respite day care centres; Roads; Semi-detached dwellings; Seniors housing; Shop top housing; Tank-based aquaculture

4 Prohibited

Rural workers' dwellings; Any other development not specified in item 2 or 3

Complies- Dwelling Houses are Permitted to Build on this land

17 Midnight Avenue Caddens NSW 2747



All Setbacks Comply

Compliance with Key Controls with Lots with Frontage width \geq 9m and \leq 15m for front accessed dwellings					
ELEMENT	CONTROL			PROVIDED	ACHI...
Front Setback (Min)	4.5m to building facade line; 3.5m to building facade fronting open space or drainage land			4.5m	YES
	3.0m to articulation zone; 2.0m to articulation zone fronting open space or drainage land			3.3m	YES
	5.5m to garage line and 1m behind the building line			5.6m	YES
Side setback (Min)	Detached boundary: Ground Floor: 0.9m Upper Floor: 0.9m	Lots with a zero lot boundary (side A): Ground Floor: 0m (Side A), 0.9m (Side B) Upper Floor: 1.5m(Side A), 0.9m (Side B)		1.35m	YES
Length of zero lot line on boundary	11m			Not Applicable	
Rear setback (min)	4m (ground level) and 6m (upper levels)			GF 6.1m,FF 12m	YES
Corner lots...	2.0m			2.6m	YES
Building height,...	2 storeys maximum (3rd storey subject to clause 4.2.5 (1))			2 Storey	YES
Site coverage	Single storey dwellings: 60%	Lot \leq 375sqm, Ground floor 50%; upper level no more than 40% of lot area.		%	
		Lot \rightarrow 375sqm, Ground floor 50%; upper level no more than 35% of lot area.		GF 36.3%; FF 29%	YES
Landscaped area	Minimum 25% of allotment area			49.4%	YES
Principal Private Open space (PPOS)	Minimum 20m ² with minimum dimension of 4.0m.			122.5sqm	YES
	50% of the area of the required PPOS (of both the proposed development and adjoining properties) should receive at least 3 hours of sunlight between 9am and 3pm at the winter solstice (21...			YES	YES
Garages and car parking	Lots \geq 9m and \leq 12.5m: Where front accessed, single width garages only.Rear lane or side street accessed double garages permitted. Max. carport and...	Lots \geq 12.5m and \leq 15m: Front or rear accessed single, tandem or double garages permitted Triple garages are...	1-2 bedroom dwellings will provide at least 1 car space. 3 bedroom or more dwellings will provide at least 2 car...	2 Car Garage Provided	YES

■ Building form

Façade design, articulation, windows and doors, mass and proportions, roof form and slope all contribute to the creation of innovative buildings that integrate well with the surrounding environment and express quality visual character.

■ Active street frontage

Good visual contact between residents and the street helps to create safe and friendly neighbourhoods. Position windows, doors and balconies carefully to achieve this.

■ Energy efficiency

Orientation and the position of windows, sunny courtyards and solar accessible clothes drying areas are basic measures for creating an energy efficient home.

Building Sustainability Index(BASIX)-Attached**■ Materials, colour and texture**

Visual quality and overall success relies on the care and attention given to building design at a detailed level.

■ Landscape planting

Look for good landscaping opportunities. Consider the positive impact of permeable surfaces, retaining mature trees, the relationship to the streetscape and ecological diversity.

Parking Spaces :

Two CarGarage is provided-Complies

Private Open Space:

North Facing -Complies

Solar Access-

North East Facing Courtyard can provide Solar access that is required as minimum of 4 hours is achieved.

Building Height :7.4m (less than 9 m Allowed)

The maximum height of building within the R2 Low Density Residential zone is 9.0m as shown on the Height of Building Map. The maximum ridge height proposed is approximately 7.6m

The dwellings comply with the general massing & siting principles of DCP

SITE DATA		
<u>SITE DETAILS</u>		
LOTNUMBER:	519	
DP NUMBER:	1230584	
SITE AREA:	467.8sqm	
<u>DWELLINGS AREAS</u>		
Name		Square
ALFRESCO	12 m ²	1.3
BALCONY	11 m ²	1.2
BALCONY	10 m ²	1.1
FF LIVING	136 m ²	14.7
GARAGE	35 m ²	3.8
GF LIVING	135 m ²	14.6
PORCH	8 m ²	0.8
PORCH 2	16 m ²	1.7
	364 m ²	39.3
SITE COVERAGE		
GROUND FLOOR		
Required: Max. 233.9sqm/50% Lot area		
Proposed: 170sqm/36.3% Lot area		
FIRST FLOOR		
Required: Max. 163.7sqm/35% Lot area		
Proposed: 136sqm/29% Lot area		
LANDSCAPE		
Required: Max. 116.9sqm/25% Lot area		
Proposed: 231.3sqm/49.4% Lot area		
POS		
Required: 20sqm		
Proposed: 122.5sqm		

The applicant has specifically sought to provide a development of a high quality design which reflects contemporary planning and design initiatives.

In view of the above, the proposed development is appropriate and Council approval is recommended.