



## **STATEMENT OF ENVIRONMENTAL EFFECTS**

Development address:

Lot 273 DP 836561  
72-74 Kenilworth Crescent,  
**Cranebrook, NSW 2749**

Council:

Penrith Council

**(Revised 22.09.21)**  
**BETTER BUILT HOMES**

UNIT 21 9-12 Lambridge Place,  
Penrith 2750

## **Site Suitability:**

The site is situated on Kenilworth Crescent, Cranebrook which currently has an existing house on it. Our proposal is to develop the lot with an acreage along with a detached granny flat dwelling.

The property is a rectangular shape with a total area of 6227m<sup>2</sup>.

The locality is characterised and developed by rural dwellings where these homes utilize linea cladding and brick. Our proposal's design aims to maintain the visual attributes of the surrounding environment which includes maintaining vegetation where possible, minimal intrusiveness on natural terrain whilst complementing the existing architectural features of the suburb.



The proposed main single-storey dwelling possesses a brick façade with a Colorbond metal roof which has a front building-line setback of 14.4m from the western boundary. The closest side setback to the southern boundary is 16.4m whereas the other side setback is 53.779m from the northern boundary. Lastly, the rear is setback 33.828m from the eastern boundary. Like the main dwelling, the detached granny flat will have a brick façade with a Colorbond metal roof. The front building-line is setback 40m from the western boundary and the rear has a setback of 12.438m from the eastern boundary. For side setbacks, the southern boundary is 6m away from the granny flat whilst the northern boundary will be more than 50m away.

The proposed main dwelling consists of kitchen, family, meals, five bedrooms, lock up double garage and bathrooms. Including the garage, porch, & alfresco, the dwelling has a total floor area of 308.99m<sup>2</sup>. The detached dwelling will include kitchen, dining, family, laundry, bathroom and two bedrooms with a total floor area of 73.74m<sup>2</sup> including the porch.

**Present and previous uses:**

Currently, the property consists of a double-storey clad residence with a pool. Alongside the main dwelling are three sheds and a separate car port.

**Bushfire**

The property has been identified as NOT being bushfire prone land.

**Compliance with Development Standards:**

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

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

The premises are situated in area zoned R5 Large Lot Residential under Penrith DCP 2014 and Penrith LEP 2011. The construction of a dwelling and secondary dwelling is permissible in this zoning, with Council consent.

Compliance with the DCP and LEP is summarised in the following table: -

Lot details	
<b>Group</b>	<i>R5 Large Lot Residential: Cranebrook Rural Residential Key Precinct (Penrith DCP 2014: Volume 1, Section D1 &amp; E3)</i>
<b>Site Area</b>	<i>6227m<sup>2</sup></i>

Issue	Council Requirements	Proposed	Comment
<b>Floor Space Ratio</b>	<i>Merit Based Assessment</i>	<i>240.68m<sup>2</sup></i>	<i>To be Assessed</i>
<b>Rear Setback (m)</b>	<i>Merit Based Assessment</i>	<i>33.828m</i>	<i>To be Assessed</i>
<b>Primary Setback (m)</b>	<i>Merit Based Assessment</i>	<i>13.5m</i>	<i>To be Assessed</i>
<b>Landscape Area</b>	<i>Merit Based Assessment</i>	<i>93.8% = 5846.51m<sup>2</sup></i>	<i>To be Assessed</i>
<b>Side Setback (m) for allotments less than 2ha (Section D1: 1.2.2.)</b>	<i>Minimum 5m</i>	<i>5m to granny-flat wall from southern boundary</i>  <i>16.4m to main dwelling wall from southern boundary</i>	<i>Complies</i>  <i>Complies</i>
<b>Max Ground Floor Footprint (Section D1: 1.2.3.)</b>	<i>500m<sup>2</sup></i>	<i>382.73m<sup>2</sup> including secondary dwelling</i>	<i>Complies</i>
<b>Max Building Width/depth (m) (Section D1: 1.2.3.)</b>	<i>45m</i>	<i>29m max</i>	<i>Complies</i>
<b>Dwelling Height (m) (Section D1: 1.2.4.)</b>	<i>8m above NGL</i>	<i>4.515m</i>	<i>Complies</i>
<b>Secondary Dwelling Area (Section D1: 1.2.5.)</b>	<i>60m<sup>2</sup> or 10% of main dwelling, whichever is greater</i>	<i>59.81m<sup>2</sup></i>	<i>Complies</i>

From the above summary, the proposal is compliant with Penrith DCP 2014 and Penrith LEP 2010 where possible. Some criteria will need to be assessed as there is no specific mention in the DCP.

### **Fencing:**

To comply with the Penrith DCP 2014 and item #3 of the 88B, existing boundary fencing will be retained to keep the integrity of open rural characteristics.

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

Evident in the provided shadow diagrams, the neighboring property (Lot 274) will receive plenty of sunlight throughout all days of the year as no overshadowing occurs even during the winter solstice. There will also be no overshadowing from the main dwelling towards the secondary dwelling.

The setbacks and window configuration of our proposal ensures that the privacy of the adjoining sites will not be affected. Along with only being a single-storey dwelling, each proposed building is setback far enough from adjoining lots to allow privacy for both lots.

### **Drainage:**

The stormwater will be collected from approximately 54% of the roof area to the rainwater tank. As there are no existing drainage points, any overflow will be directed to a 15m absorption trench which is situated to be in-line with the land's contour at the rear of the site.

### **On-Site Sewer System:**

As there is no sewerage service to this lot, the lot will utilise two separate sewage systems, one servicing the main dwelling and the other for the secondary dwelling. The on-site sewer system has been prepared by Broadcrest Consulting P/L where all details can be found in the provided document named "*1371-WW-A-01 Onsite Wastewater Report - Broadcrest Consulting*".

## **Environmental Considerations**

### **Erosion & Sediment control:**

Erosion and sediment measures will be in place prior to the construction stage. As indicated on the site plan there will be a stockpile to contain rubbish and a trade waste bin. With sediment control fencing around this area.

### **Ecological Sustainable Development:**

The proposal demonstrates cross flow ventilation through all spaces throughout the house with the main path being from family, kitchen, home theatre and living. In the secondary dwelling, the open space of the dining and family provides adequate ventilation throughout the granny flat.

Both dwellings' walls will have an insulation value of R 2.0 and ceiling insulation to the value of R4.0. This design will warm the house in winter and retain cooler temperatures in summer.

It is proposed to install a water tank with a capacity of 5,000 litres for the dwelling. Water to be used for flushing toilets, gardens and laundry, which satisfies the requirements of the New South Wales BASIX policy.

Assessment through the Nationwide House Energy Rating Scheme (NATHERS) and Building Sustainability Index (BASIX) have been undertaken by an accredited authority. As demonstrated by the accompanying certificates, all minimum targets relating to Water, Thermal and Energy have been met.

## **Open space & landscaping**

As there are no specific criteria found in Penrith DCP 2014: Volume 1, Section D1 and E3, our main aim is to adhere to the principle of rural characteristics. This includes open rural fencing, keeping existing native Australian trees and plants where possible along with general turfing.

## **Submissions**

It is expected that 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 issue.

## **Conclusion**

In conclusion, we believe that the dwelling should be approved as the proposal is permissible within the zoning and complies with all relevant LEP requirements relating to Parramatta council.

Yours Faithfully

**Better Built Homes**  
Ph: 1300 100 922