

Statement of Environmental Effects

Proposed Dwelling Residence

for

Casaview Constructions Pty Ltd

to

Lot 20 DP 1166546, Ghera Street,
Kingswood (Grey Oaks Estate)



1. Introduction

It is proposed to carry out the construction of a residential dwelling on the subject property.

This statement accompanies plans of the development prepared by Casaview Homes.

In this document the scheme is presented and appraised having regard to the relevant planning controls. The environmental effects of the proposal are described and analysed.

2. Location

2.1 The Site and its Context - The subject land is located at Lot 20 DP 1166546 Ghera Street, Kingswood. The location is a new residential area.

2.2 Site Description - The proposed site has an area of 416.90² and has a frontage of 14.180 metres to Ghera Street. The site has a fall from the front left hand corner to the rear right hand corner of the site. There are no existing trees on the site.

2.3 Regulation Controls - The proposed development meets the requirements of Penrith Local Environment Plan 1998 and the Penrith Development Control Plan 2006 - Section 6.21 - Caddens.

3. Description of Proposal

3.1 General - It is proposed to construct a detached dwelling on the site. The proposed dwelling is to be a brick veneered and tile structure containing a porch, entry, garage, lounge, kitchen, family/meals, 4 bedrooms, bathroom, laundry, ensuite and walk in robe. The proposed dwelling has a total floor area of 184.75 square metres. The dwelling is of single-storey construction.

The bulk of the proposed structure has been broken offsets built into the elevation fronting the street.

3.2 Landscaping - The proposed development will be turfed and landscaped to provide a finished and neat appearance.

3.3 Privacy of Neighbouring Dwellings - The proposed development should not have any adverse effect on the privacy of neighbouring properties.

3.4 Overshadowing of Neighbouring Dwellings - The neighbouring properties will not be affected by any overshadowing by the proposed development they will still receive adequate sunlight as required under the Development Control Plan.

3.5 Private Open Space – The proposed dwelling complies with the requirements of the development control plan providing a private open space of 127.00 square metres (min req. 20% of site). The private open space will also receive more than three hours of sunlight between the hours 9.00am and 3.00pm on 21st June.

3.6 Site Coverage – The area of the proposed dwelling is 184.75 which is 44.3% of the site. (max site cover - 70%)

3.7 Provision of Services / Site Drainage - Stormwater will be collected from downpipes and drained to an above-ground rain water storage tank, with overflow being drained to the rear easement to Councils requirements.

4.0 Environmental Assessment

4.1 Compliance with Council's Residential Development Control Plan - The subject design complies with the requirements of Council's Planning Development and satisfies the objectives and requirements of Penrith Development Control Plan 2006 – Section 6.21 - Caddens.

5.0 Conclusion - The proposed dwelling complies with the requirements of the relevant statutes, and will not cause an unreasonable loss of amenity to neighbouring properties by way of overlooking or overshadowing.

In terms of height, character, bulk, design and external appearance the proposal will not cause any adverse effect on the character of the streetscape.

We recommend it to Penrith Council for support and approval. This dwelling will not have any adverse effects to the environment and surrounds.

DEVELOPMENT DATA

Lot 20 DP 1166546 Ghera Street, Kingswood

TOTAL FLOOR AREA	184.75sqm
Ground floor	147.80sqm
Garage	33.02sqm
Patio	3.93sqm
SITE AREA	416.90sqm
SITE COVERAGE	184.75sqm = 44.3%
PRIVATE OPEN SPACE	127.00sqm = 30.5%