

STATEMENT OF ENVIRONMENTAL EFFECTS

PROPOSED DUAL OCCUPANCY AT

12 ANTHONY CRESCENT

KINGSWOOD

FOR MR & MRS LORENS

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THE PROPOSAL:

It is proposed to construct an attached dual occupancy residence to 12 Anthony Crescent Kingswood.

THE SITE:

The subject site is rectangular in shape and has an area of 619.7m² with a 15.24m frontage to Anthony Crescent. The property falls from rear to kerb.

THE DESIGN:

The proposed attached units consist of single storey and attic storey villas, both having two bedrooms positioned in the attic area with a third bedroom placed on the ground floor. The ground floor plan layouts are open plan with both having direct access to rear courtyards. The building material selection will be brick veneer having metal roofing.

VEHICLE ENTRY & PARKING:

Vehicle entry is via a side access driveway running parallel to the boundary vehicle accommodation has been provided for both units Unit 1 having a single garage with stacked parking provided. Unit 2 is to have a double detached carport constructed. Both having direct access to Anthony Crescent.

ZONING:

The land is zoned as residential 2© (Low-Medium density) under the provisions of Penrith Local Environmental Plan 1998 Urban Land therefore this form of development is permissible. Both the site area and lot width also complies with the standard.

THE DESIGN:

The proposal has been designed to reflect the traditional configuration of the cottages in the locality. It should be noted that the area is going through a transitional phase with multi-unit housing starting to replace the existing housing stock on larger lots.

The proposal adopts a single storey appearance relative to side boundaries by utilizing attic rooms with dormer windows that face the front and rear boundaries. A 9.00m rear site set back has been observed in compliance with the control plan and 2.00 side set back has been provided.

PRIVACY & BUILDING HEIGHT:

Due to the development being single storey in nature and the attic windows being positioned to the front and rear of each unit this will therefore reduce any concern of loss of privacy over adjoining neighbouring properties.

This proposal fully complies with the building height envelope as demonstrated.

The proposal has been designed so that adjoining solar access is retained. The private areas of the new dwellings are well screened and located towards the rear skylights have been incorporated into the design to avoid overlooking of neighbours yet at the same time providing a high level of natural light to the new dwellings.

LANDSCAPING:

A detailed landscape plan has been provide.

DRAINAGE:

A detailed stormwater drainage design has been submitted for council's assessment.

ENERGY EFFICIENCY:

A "BASIX" Certificate has been submitted indicating the commitment proposals.

AREAS:

Site 619.7

Landscaped Open Space

Required 40% = 247.88

Achieved 50% = 309.62

UNIT 1

Ground floor 100.55

First floor & patio 53.68

UNIT 2

Ground floor 79.75

First floor 53.68

Carport 33.00

Total 320.66m²

CRIME PREVENTION:

This proposal fully complies with the Development Control Plan, as all driveway areas are fully visible from living areas of each unit.

CONCLUSION:

The proposal fully complies with the aims and objectives of the Local Environmental Plan and Development Control Plan. The rear units have been designed to maximise neighbourly interaction as well as provide a safe atmosphere for future residence.

The concept is single storey with attic style with care taken to ensure this development will be in harmony with the existing streetscape.

We therefore trust council will support this application on its full compliance of the relevant control plans.

DAVID WALKER PTY LTD.