

STATEMENT OF ENVIRONMENTAL EFFECTS
PROPOSED CONSTRUCTION OF SINGLE DWELLING WITH
PROPOSED IN GROUND POOL & SHED AT
NO 71 LOT 6 D.P. 1201432 ALLAN ROAD
MULGOA
FOR MR S AYRES & MS M PAYNE

THE PROPOSAL:

This statement of environmental effects is submitted to council in accordance with the E.P. & A. Act 1979, in support of a Development Application for the erection of a single storey brick veneer residence with in ground pool and shed.

THE SITE:

The property is situated on the northern side of Allan Road having a total area of 1.001 h.a.

There are no trees in the vicinity of where the proposed building is to be positioned. The land falls from west to east having a gradual fall.

The neighbourhood generally consists of a mix of detached contemporary dwellings mainly single storey in nature, having a rural/residential feel.

The property is zoned E4- Environmental living.

- The purpose of this zone is to protect manage and restore areas with special ecological, scientific and aesthetic values.
- Provide for limited range of development.
- Ensure development is compatible with the environment.
- Preserve and improve natural resources

The proposed dwelling provides a low density residential dwelling, maintaining the character of the area. This development is able to meet the objectives of the zone.

BUSHFIRE HAZARD REDUCTION:

The subject site is identified to be bushfire prone land. As part of this submission a bushfire assessment report has been submitted for consideration as B.A.L. 29.

EARTHWORKS:

Minor ground disturbance is required to provide a level platform to site the building footprint.

MULGOA VALLEY:

The proposed single storey development is in keeping with the existing development of Mulgoa. The proposed dwelling is compatible with the rural character and has been designed to minimise the environmental impact upon the streetscape.

DESIGN PRINCIPLES:

Consideration has been given to the energy efficiency of the proposed dwelling. A BASIX assessment has been determined and commitments made on the drawings submitted.

The proposed dwelling is a mix of both rural and contemporary design, particularly at street elevation which portrays a rural feel. Articulation in wall and roof design provides variation and reduces building bulk.

The design comprises 4 bedrooms, formal living and dining including open plan kitchen family which has direct access to the alfresco and pool. Vehicle accommodation for 2 vehicles has been provided.

LAND MANAGEMENT:

Ground disturbance will be limited to minor excavation and to prepare for a level building platform, sediment controls will be implemented using geofabric and staked hay bales.

LANDSCAPE DESIGN:

A detached landscape design has been submitted for council's consideration.

IN CONCLUSION:

This proposal fully complies with the aims and objectives of Penrith Local Environmental Plan 2010 and Development Control Plan in designing a dwelling which will be compatible with the rural environment of Mulgoa. Therefore we trust council will support this application on its compliance and merit.

DAVID WALKER PTY LTD.