Statement of Environmental Effects

Lot 2237, DP- 1168992
KATANDRA PLACE
JORDAN SPRING

Owner:

Ms. Maria GARCIA

Applicant:

Lucas Homes

CONTACT:
Peter M. Diekka
(Design Manager)

PLNRUTH City Council

Site: Lot 2237, Kanandra Place
JORDAN SPRING

Applicant: Lucas Homes
Contact: Peter M. Dickha

Proposal: Construction of a new single storey brick veneer dwelling

Introduction:
This statement is submitted to Wollongong city council in accordance with the Penrith Development Control Plan, in support of a Development Application for;

- The erection of a new single storey brick veneer dwelling

The subject site is a rectangular shaped parcel with an area of 540.0m2, and contains no existing structures, as indicated on the site and survey plans.

All services are currently available and these include electricity, reticulated sewer, and town water.

Access to the site is via Kanandra Place, which is a sealed public road.

The following sections of this statement address the likely impact of the proposal on the environment.

Environmental Effects

The following sections address the matters for consideration as listed in the Penrith Development Control Plan,comment is provided against each relevant matter.

Development Standards

The following table provides a comment to each standard contained within the DCP.

Performance Requirement	Comment
1.0 Streetscape and Site analysis	The streetscape of Jordan Spring includes a varied mix of single storey, double storey and dwellings in this development. The front façade of this proposal has been stepped back to achieve a shadowing effect and contrast, the garages have been sited under the living areas and to the right of the site The subject site is located within newly developed subdivision with a mixture of existing dwellings The site is approximately 1.5km from the freeway being a major arterial road. Vehicle traffic noise was not significant at the time of site inspection, and no mitimisation measures are proposed.

	The subject site falls to from the rear to the street and has sewer to the front of the site. Details are shown on the attached architectural plans.
2.0 Land Contamination	The site is residential in nature and is not known to be contaminated.
2.1 Views	The living area of the dwelling may enjoy views across the adjoining residential area.
3.0 Floor Space Ratio and Site Coverage	This development has a floor space ratio of 47%, which complies with the requirements for this area. The proposal consists of a 3 bedroom dwelling and has a lot size of 540m2, which complies with the DCP.
4.0 Setbacks	The front setback of the proposed dwelling from the street frontage is 4.5 metres, and in compliance with the DCP. The side and rear boundary setbacks also comply with DCP as shown on the attached site plan.
5.0 Bulk and Scale	The maximum height of the building set to create a varied articulation for the streetscape and avoid the 'box' shape, with also following the contour of the natural fall to be in compliance with the DCP.
6.0 Height	Max. ridge height is compliance with Councils DCP.
7.0 Building Design and Appearance	The front façade of the proposal comprises different building elements, including a varied setback from the street frontage, two porch areas and varying roof forms.
8.0 Fencing	It is proposed to construct a front brick fence at a later date to retain the back Side and rear boundary fencing will consist of a 1.8m high color bond fence will be used as a dividing fence to separate adjoining properties
9.0 Demolition	No demolition requirements as the lot is vacant .
10.0 Materials and Colours	The external materials of construction consist of face brick veneer cream beige / render in some areas of external walls with concrete roofing tiles are dark in colour. These are generally consistent with other modern residential buildings within the locality.
11.0 Open Space	Open space is available at the rear of the site with direct access via the living room at the rear, which complies with the min requirements set by the dcp
12.0 Carparking and Garages	Parking spaces are available to the dwelling and some stack parking in front of the garages

	The overall width and design of the garages is such that it does not overly protrude or dominate the streetscape.
13.0 Storage areas	Storage space has been provided to the rear of the garage.
14.0 Solar Access and Energy smart buildings	The proposal complies with Councils Energy requirements as shown in the attached NaTHERS report. A gas HWS is proposed as indicated on the attached report. Additional energy saving devices such as AAA rated water fixtures and dual flush toilets will also be provided, subject to the conditions of consent.
15.0 Minimum sunlight requirements	The siting, height and orientation of the proposed dwelling will result in minimal overshadowing of adjoining premises. No shadow diagram is necessary due to compliance with the dcp and the design solution of providing 4 hours of sunlight to habitable rooms and to at least 50% of open space Orientation of the dwelling has been designed to maximise the northern exposure to sunlight and satisfy other DCP requirements such as setback requirements and the front building façade.
16.0 Amenity and Ventilation	Floor to ceiling heights min 2.4 to 2.7m and ground level is in line with Councils codes and modern building standards. All rooms located along external walls provide direct access to sunlight and ventilation so as to allow the cross flow of air.
17.0 Landscaping	The attached landscape plan shows all relevant site features, details of the design and a plant schedule in accordance with Councils listed requirements.
18.0 Biodiversity	There are no proposed trees to be removed on the subject site
19.0 Water Management	An On site rainwater tank to the dwelling is provided for water management and conservation as attached drainage concept plan detailing the method of stormwater removal from the site.
20.0 Security and Safety	The entrance of the dwelling faces the street, and substantial street setbacks provide visual surveillance of the street and private open space.
21.0 Heritage and Conservation Controls	The site is not within a Heritage conservation area.
21.0 Waste Management	All waste generated during construction will be disposed of in accordance with council requirements subject to the approval and any conditions of consent. Domestic garbage and

	recycling services will be available to the building occupants upon occupation.
20.1 Soil Management	Standard Erosion Control devices and a stabilised access point will be provided and details are indicated on the enclosed Site Management plan.
20.2 Cut and Fill	Minimal earthworks are proposed. Details are shown on the attached architectural

The likely impacts of the development on the environment.

The following matters are considered relevant when considering on site impacts:

Sedimentation Control: Ground disturbance will be limited to minor excavation and filling for construction of a level building platform.

All disturbed areas will be provided with sedimentation controls in the form of geo fabric fencing and / or staked hay bales as specified on the site plan.

Soil erosion control measures can easily be provided in accordance with Council' policy with compliance required as a condition of consent.

A stabilised access pad will be provided at the point of entry to the site to eliminate soil leaving the construction zone.

Waste Minimisation: All waste will be deposited within the waste receptacle in accordance council requirements

Noise and Vibration: All work will be undertaken during hours specified within the development consent and / or normal construction hours. No adverse impact in terms of vibration is envisaged as conventional raft slab construction techniques will be employed and no rock hammering or associated work is planned.

Vegetation removal: The proposal will require the removal of some excavated material within the building platform and top soil only

Bushfire Risk: The site is within a residential area and is considered to be within a low bushfire risk area, although a formal assessment in accordance with Australian Standard 3959 1999 '*Construction of buildings in bushfire prone areas*' and Planning NSW 2001 *'Planning for Bushfire Protection'* has not been undertaken.

The suitability of the site for the development.

The proposed new dwelling is the subject of the application can be constructed with all services necessary and has been designed to suite site constraints.

The proposed use of the site is permissible with development consent under Wollongong city councils codes and is compatible with the objectives of the plan.

Conclusion

It is considered that the construction of the proposed dwelling will not detract from the existing streetscape / locality nor have an adverse impact on natural environment.