



## **STATEMENT OF ENVIRONMENTAL EFFECTS**

- SITE:** Lot: 1269 – 1284 inclusive DP: 1174722  
Lakeside Parade  
Jordan Springs NSW
- APPLICANT:** Edgewater Homes Pty Ltd  
PO Box 269  
ST MARYS NSW 1790
- PROPOSAL:** Construction of 16 double storey brick veneer dwellings.

### **INTRODUCTION:**

This statement of Environmental Effects is submitted to Penrith City Council in accordance with the Environmental Planning and Assessment Act 1979, in support of a development application for the erection of a 16 double storey brick veneer dwellings, containing 4 bedrooms, family, living areas and detached rear garage including 2 live work sites being Lots 1269 & 1270. Applications to assessed to the St Marys Western Precinct Plan May 2009; Part 5 – Development Control Strategy; Section 5B Built Form Housing; integrated detached housing standards.

### **1. ENVIRONMENTAL IMPACT**

- a) Cut and fill has been kept to a minimum such that the proposal remains practical and is compliant with the Jordan Springs Building and Siting Guidelines.
- b) As the dwelling is located according to Jordan Springs building envelope layout it is expected that there would be no adverse effect on adjoining properties.
- c) There are no significant flora or fauna habitats that have not been addressed by Delfin previously.

## 2. SITING and DESIGN

- a) The siting of the dwelling is considered to be appropriate as it is sited according to Delfin's Building Envelope requirements and provides a home as desired within the estate and suits the streetscape. Impact onto the adjoining properties in terms of bulk, privacy, overshadowing is limited and will not dominate any perceived views enjoyed by others.

## 3. EROSION & SEDIMENT CONTROL

- a) 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 geofabric fencing. Soil erosion control measures can easily be provided in accordance with Council's policy with compliance required as a condition of consent. A stabilised all weather access will be provided at the point of entry to the site to eliminate soil leaving the construction zone.

## 4. WASTE MINIMISATION

- a) All waste will be deposited within the waste receptacle in accordance with the waste management plan attached to this application or used as nominated in the plan.

## 5. VEGETATION & TREE REMOVAL

- a) No tree removal is required as part of this application, other than minor topsoil clearance in order to create a level building platform.

## 6. BUSHFIRE HAZARD :

- a) The land is identified as being bushfire prone.

## 7. LANDSCAPING

- a) Landscaping concept plan is submitted with the development application.

## 8. HERITAGE ITEMS

- a) There is no implication of any heritage items on site.

## 9. FLORA & FAUNA

- a) It is not proposed to interfere with any existing flora and fauna.

## 10. STREETSCAPE

- a) Refer to attached colour and materials schedule for the proposed dwellings. The colour and materials schedule have been approved by the developer.

## 11. VISUAL PRIVACY

- a) Windows have been located to minimise adverse effect on adjoining properties.
- b) Fences will be provided to adjoining properties which shall be the responsibility of the owner upon occupation.

## 12. NOISE :

- a) It could not be expected that noise would exceed any other residential proposal.

## 13. CARPARKING

- a) Lock up garage has been provided for 2 cars to the dwelling.
- b) Access via Pitt Street and Watergum Drive for Lot 1270, refer to attached approved building envelope plan approved with the subdivision.

## 14. DRAINAGE

- a) The development of this site with this proposal is not expected to increase the runoff into adjoining sites. Roof water will be diverted to a storage tank and the overflow to the street gutter or easement as applicable.

## 15. CONSTRUCTION STANDARDS

- a) The building shall be constructed in accordance with the Building Code of Australia and any relevant Australian Standards.

As Edgewater's proposal is for a residential dwelling and the existing land is for residential use, we believe that this development will complement the existing, and future character of the Jordan Springs area. The proposal is not expected to have an adverse impact on the natural or built environment.