

Proposed New Single Storey Residences with Torrens Title Sub-Division

Located at:

**Lot 2292 in DP 1168993,
Binalong Street,
Jordan Springs. NSW 2747**

Statement of Environmental Effects

Prepared By: JR Design & Drafting

Date: May 2014

Client: Meridian Homes

Introduction

The proposal consists of the following works at Lot 2292 in DP 1168993, Binalong Street, Jordan Springs. NSW 2747.

- Proposed New Single Storey Residences with Torrens Title Sub-Division.

The statement accompanies plans prepared by:

- Architectural Plans by : JR design & Drafting
- Basix Certificate By: JR Design & Drafting

In this document, the scheme is presented and appraised having regard to the relevant planning controls of Penrith City Council DCP 2006 / 2010 & Penrith Local Environmental Plan.

Locations

The site is located on the Eastern Side of Binalong Street. The adjoining Blocks of Lot 2293 & 2290 have houses currently under construction..

Site (Suitability of the Site)

The site is situated on the Eastern Side of Binalong Street.

- The site is currently Vacant.
- Site Area of 577.00m²

Present & previous land and Building uses:

- The local planning objectives on that areas have been considered when designing the proposed development,
- Compatibility with the adjoining development, visual setting (streetscape) and land zoning have been considered and taking the current regulation in the DCP and that the development will compliment the existing streetscape.

Complying with Penrith City Council Development Control Plan 2006 / 2010

Town Planning Controls.

The following planning instruments impact on the proposed development.

- Penrith City Development Control Plan 2006 / 2010
- Penrith City Council Local Environmental Plan

The proposed development complies with the requirements of each code that is set out by Penrith Council.

The external building complies with the existing streetscape which will add character and style to the suburb of Jordan Springs. NSW

Description of the Proposal

The proposal consists of the following:

- Proposed New Single Storey Residences with Torrens Title Sub-Division

Area Calculations

AREAS: Dwelling A	
Site Plan:	282.90m ²
Living Area:	127.55m ²
Porch:	2.02m ²
Alfresco:	9.60m ²
Garage:	18.62m ²
TOTAL:	157.79m²
Courtyard:	
Required:	42.30m ²
Proposed:	52.36m ²
Provide 6 x 4 Dim:	Yes

AREAS: Dwelling B	
Site Plan:	294.00m ²
Living Area:	127.55m ²
Porch:	2.02m ²
Alfresco:	9.60m ²
Garage:	18.62m ²
TOTAL:	157.79m²
Courtyard:	
Required:	42.75m ²
Proposed:	55.25m ²
Provide 6 x 4 Dim:	Yes

All areas and Site Coverage are in accordance with Penrith City Council Development Control Plan 2006 / 2010

Streetscape

The Streetscape of Binalong Street is new with a mix of both single and double storey residences with a mix of materials.

The Proposed will be of high visual quality to the area and be a great new addition to the streetscape of Binalong Street.

Complying with Penrith City Council Development Control Plan 2006 / 2010

Preservation of Views and Privacy

The visual and oral privacy of the adjoining properties and of the proposed dwelling have been considered by the placement of the windows to the side boundaries.

* Given the above, there are no apparent privacy issues arising from the proposal and complying with Penrith City Council Development Control Plan 2006 / 2010

Private Open Space

The private open space is located behind the proposed development. Proposed courtyard area is 52.36m² for each residence and has a minimum dimension of 4x4 metres (Required 42.30m² which is 15% site area).

Complying with Camden Council Development Control Plan 2011

Solar Access

The architectural plans show the designs to be Single Storey.

Given the above reason the proposed will not:

- No adverse overshadowing to adjoining properties,
- It is orientated the best way to suit the land,
- Achieves natural lighting to the inside rooms,
- Living areas faces north.
- Internal courtyard receives max sunlight through the day.

Complying with Penrith City Council Development Control Plan 2006 / 2010

Car Parking and Vehicular access

Access & Car Parking is to be in accordance with Penrith City Council Development Control Plan 2006 / 2010

The proposed Single garage for each dwelling provides (1) One parking space. Garage dimensions proposed is 3.000metres x 5.500metres. Also a driveway 3.0 metres wide at property boundaries as shown on the architectural plans for council info.

Stormwater Drainage

All stormwater lines are to be connected to the Rainwater Tank in accordance with basix certificate. All lines are to be verified on site by plumber and builder.

Setbacks

Refer to Page 2 of 8 in the architectural plans for setbacks.

Sedimentation and Waste Management

Sedimentation and waste management plans have been provided on the architectural plans showing:

- Sedimentation control fence and details to lower part of the site
- Temporary road crossing to have access to the site while constructing refer to plans
- Sandbag kerb inlet for sediment trap refer to details on plans

Sub-Division

We are proposing a Torrens Title Sub-Division of Lot 2292 Binalong Street, Jordan Springs. NSW (Please refer to Sub-Division Plan attached to application).

The proposed sub-division will convert the block into two separate titles as proposed Lot 2292A & Lot 2292B, Lot 2292A having a total area of 282.90m² & Lot 2292B having a total area of 294.10m² - Please refer to Proposed Sub Division Plan attached to application.

We are proposing to get the approval for the same time for both the Sub Division & the Detached Residences.

Compliance Checklist

Allotment Type			
Allotment Size (m2)		270-500sqm	
Typical Frontage (m)		9-20m	
Typical Depth (m)		25-30m	
Setbacks			
Primary	Building Frontage	4.5	Complies
	Garage Frontage	5.5	Complies
	Articulation Setback	3.5	Complies
Secondary	Building Frontage	1.5	N/A
	Garage Frontage	2.5	N/A
	Articulation Zone	1	N/A
Side	Internal	zero/0.9	Complies
Rear	Building	3	Complies
	Garage (Rear Loaded)	0.9	N/A
Zero Lot Line	max. m	13m	N/A
Open Space			
	Private (k)	20% (l)	Complies
	Min. width	3m	Complies
Height			
Max. Height.	Storeys	2	Complies
Parking (spaces)			
	Overall	1 to 2	Complies
	1 Bed		
	2 Bed		
	3 Bed		
	Visitor		

Conclusion

The proposal is consistent with and will compliment the streetscape characteristics of Lot 2292 in DP 1168993, Binalong Street, Jordan Springs. NSW 2747.

- No overdue shadowing to the adjoining properties will occur,
- Complies with all Car parking requirements,
- Compliments the existing streetscape of the area,
- Complies with access and surveillance,
- Complies with landscaping and site coverage,
- Complies with Site Coverage.

The proposal is consistent with Penrith City Council DCP 2006 / 2010 & Penrith Local Environmental Plan., and therefore recommended that Council give supportive consideration to the proposed development application.