

Statement of Environmental Effects For the proposed Single Storey Dwelling at Lot 2172, Jordan Springs

This statement's structure has been adopted from the proposed inclusions listed on Penrith City Council's *Application Information Sheet*.

The statement makes reference to the Lend Lease document – *Jordan Springs: A Guide to Building Your New Home*. This document was developed to ensure new homes built in the site's locality both complied with Penrith City Council's planning controls and had a cohesive external appearance.

Site suitability

- The site is part of the emerging Jordan Springs residential area. As a single storey, detached dwelling, it suits the desired future character of the locality and complies with the relevant planning controls.
- The subject property's development is not limited due to the likelihood of flooding, bushfire, landslip or any other risk.

Access and traffic

- The proposed dwelling incorporates a single garage within its front façade (that is, behind the front building line). This is in keeping with the maximum two car garage permitted in the locality.
- The proposed driveway between the garage and the kerb is unobstructed, and will provide both pedestrians and drivers with clear lines of sight.

Streetscape and design

As the streetscape is still emerging, with many lots still vacant, the proposed dwelling has been designed to comply with Design Controls listed in the Jordan Springs Guide. As such, the external façade incorporates:

- A portico positioned approximately 3.6 metres from the front boundary.
- 450mm eaves to most of the roof's perimeter.
- A 22.5 degree roof pitch.
- Over 60% brick materials to the external walls.
- A garage positioned behind both the portico and the front wall of the home.

It should also be noted that the proposed dwelling incorporates a zero lot side setback for the length of its external garage wall (approximately 5.7 metres) along the site's Western boundary. The zero lot alignment has been incorporated to maximize the narrow width of the lot, and has been designed in compliance with the planning controls.

Services

- As part of the recent subdivision area, all required services have been made available to the site. This includes access to the sewerage system.
- The site's stormwater will be drained to the street. It should also be noted that the BASIX compliant rainwater tank will retain and re-use water falling on the roof of the dwelling, reducing the volume of stormwater that will need to be drained.

Privacy, views and overshadowing

- As a single storey dwelling, the proposed development will not overshadow or affect the privacy of any other dwelling.
- Similarly, views between all windows will be screened by the perimeter fences.
- The proposed dwelling zero lot element has been carefully restricted to the garage, where it will not infringe on any residents acoustic or visual privacy.

Social and economic effects

As a single dwelling, the proposed development is unlikely to have any significant social or economic effects.

Flora and fauna

The site and its immediate surrounds have been cleared of flora in anticipation of residential development, and the site does not form a habitat for any endangered species. As such, it is likely that the development will have any significant impact on flora and fauna.