# Proposed Single Storey Residence at:

# At:

# Lot 2313 Patanga Crescent, Jordan Springs NSW

# Statement of Environmental Effects

## Introduction

The proposed consists of the following works at Lot 2313 Patanga Crescent, Jordan Springs NSW.

*Proposed Single Storey Residence

This statement accompanies Architectural Plans prepared 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 & Penrith City Development Control Plan 2010. The environmental effects are described and analysed.

## Locations

The site is located on the Western Side of Patanga Crescent. The surrounding streets consist of mix of dwellings of varying age, condition and size. The adjoining to subject block are vacant blocks.

## Site

The site is currently vacant.

There are no site conditions, which represent any constraints on the proposed development as summarised below:

* The site does not possess any significant topographical features, remnant strands of trees, fauna habitants, urban bushland and creek.

* Heritage items are not located on the site or in this immediate locality.

* The surroundings do not possess and significant views.

* There is no evidence of any filling having been placed on the site, nor is there evidence of land contamination.

## Description of the Proposal

Floor Plan consist of 4 Bedrooms and the main bedroom with ensuite, walk in robe, family, dining, kitchen, double garage, front entry, porch and open Alfresco to rear.

Finishes

- As per attached colour schedule application.

Services

All existing services such as water, electricity sewer are existing and capable of provide adequate service for the upgrade.
The proposed drainage will be connected to the existing drainage system that is currently on site.

## Area Calculations

| AREAS: | |
|---|---|
| Site Plan: | 463.50m$^2$ |
| Living Area: | 160.91m$^2$ |
| Porch: | 2.57m$^2$ |
| Alfresco: | 14.25m$^2$ |
| Garage: | 33.09m$^2$ |
| TOTAL: | 210.82m$^2$ |
| | |
| Courtyard: | |
| Required: | 92.75m$^2$ |
| Proposed: | 135.28m$^2$ |
| Provide 6 x 4 Dim: | Yes |

## Streetscape

The streetscape of Patanga Crescent does not exist as it is a new estate and no buildings have been built so far.

## 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 and where the addition is located on the site and that the Design is single storey design.

## Vehicular Access and Parking

The proposed double garage will accommodate two (2) car parking spaces.

## Stormwater Drainage

Stormwater has been shown on drainage plan (shown dotted) and will be verified on Site by plumber and builder and to drain to rear easement and pit.

## Setbacks

Please refer to Page 2 of 8 of the architectural plans for Proposed Setbacks.

## Solar

Minor shadowing the adjoining property will occur and is consisted minor with the due to the orientation of the sun which the block faces and that proposed is single storey.

## Private Open Space:

Jordan Springs require 15% of the site area if under 500 m2 and Single Storey.

| | |
|---|---|
| Site Area: | 463.50m2 |
| Required Area: | 92.75 m2 |
| Proposed Area: | 135.28 m2 including Alfresco |

## Conclusion

- The proposal is consistent with and well compliments the streetscape characteristics of Jordan Springs.
- The proposed setbacks comply
- The private open space proposed for Single storey residence.
- Energy efficient features have been incorporated into the design of the dwelling.
- Provision has been made for the parking of 4 motor vehicles in the Existing car spaces and stacked car spaces available.
- Solar access complies.
- Max wall height and ridge height complies.

The proposal is consistent with objectives of Penrith City Council DCP 2006 & Penrith City Development Control Plan 2010 as well as Penrith Local Environmental Plan 2010