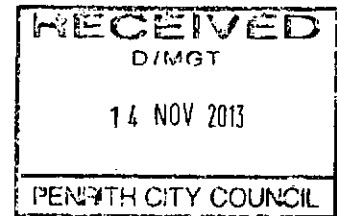


SEE

Lot 2308 Patanga Cres Jordan Springs NSW 2747



architecture|ratings|certificates



Statement of Environmental Effects

Proposed Single Storey Home

at

Lot 2308 Patanga Cres Jordan Springs NSW 2747

Penrith City Council

SEE

Lot 2308 Patanga Cres Jordan Springs NSW 2747

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Lot 2308 Patanga Cres Jordan Springs NSW 2747

1.0 INTRODUCTION

1.1 Overview

This report has been prepared to accompany a DA Application for Single Storey Home at Lot 2308 Patanga Cres Jordan Springs

1.2 SITE LOCATION

1.3 Site and Context

A survey plan of the land accompanies the DA.
The subject site is in the Vicinity of Penrith City Council.

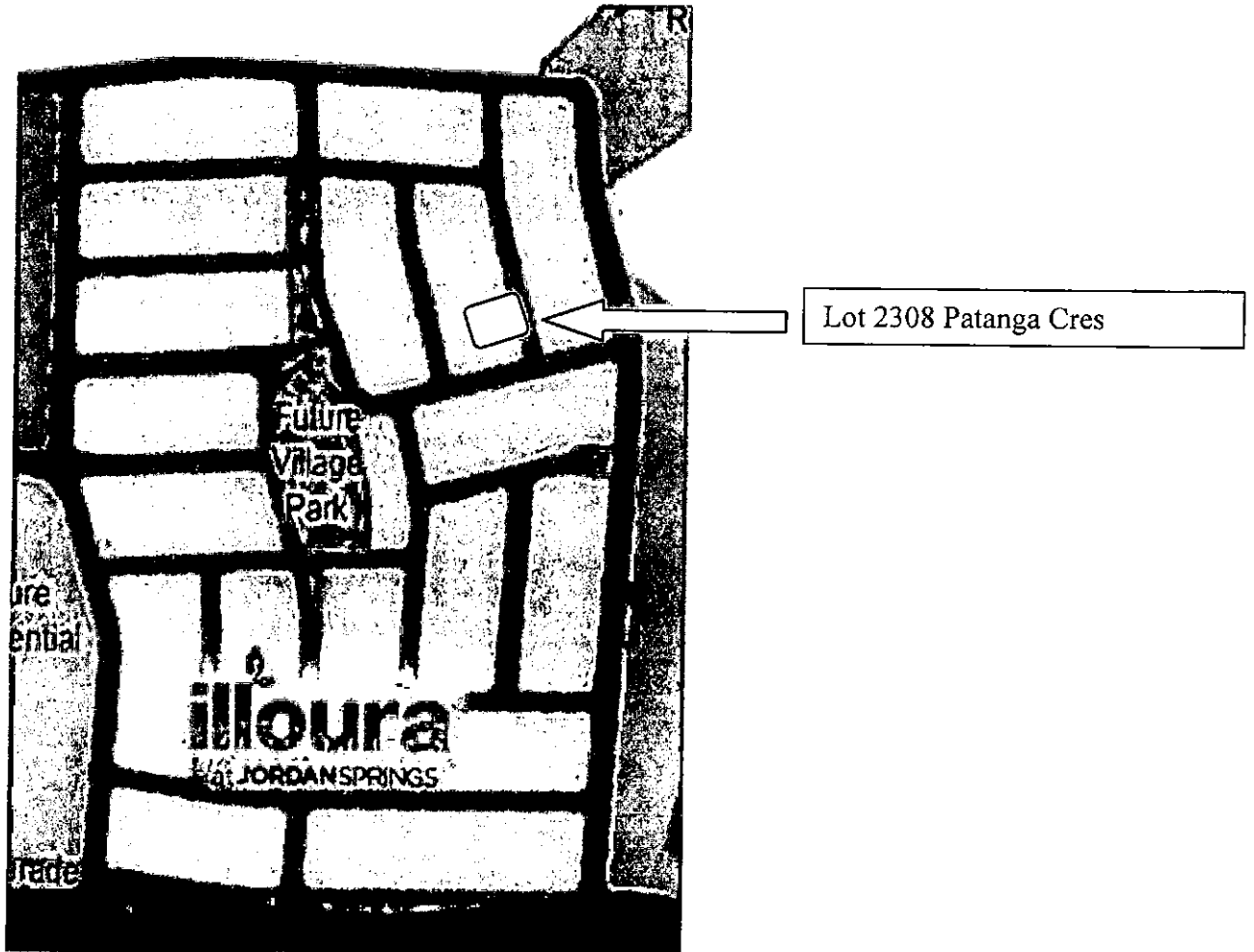


Figure 1 - Subject Site.

SEE

Lot 2308 Patanga Cres Jordan Springs NSW 2747

1.4 Site Dimensions

A survey prepared by Vince Morgan Surveys is included within this submission. This survey indicates the dimensions.

- Site is falling on Patanga Cres
- Total site area –405 m²

1.5 Topography

A survey included within this submission provides AHD's. The topography of the site falls from the West to East. The site is regularly shaped.

1.6 Existing Buildings

This is a vacant block of Land.

1.7 Site Context

The site is within a residential area of predominately New single storey dwellings. The site is situated within 3 Km Radius to Cranebrook High School , Xavier College and Regatta Center . The Subject Site benefits from Good sight lines in both directions along the Street, thus minimising the potentiality for vehicle conflict.

1.8 DEVELOPMENT PROPOSAL

The Proposal is for the Single Storey Brick Veneer Home and is being proposed according to the Design Guidelines by Lendlease.

The Approved plans and a letter of approval from Lendlease Design Review Board is also attached along with the DA application

SITE DATA

Total Site Area	=	405 SQM
Site Cover	=	232 SQM (Max 60%=243sqm)
Landscape Area	=	122.5 SQM (Min 30%=121.5sqm)
Hard Surface Area	=	50.5 SQM
(Driveway 30.5 + Porch 6 + Alfresco 14)		
POS	=	66.1 SQM (Min 15%=60.75sqm)
Principle POS	=	4x6 (Min 24sqm - Allowed)
Primary Frontage	=	4.52m to Living
	=	5.52 to Garage
Side Setbacks	=	0.92 m
REAR SETBACK	=	3.58 m
Max Height to Ceiling	=	2.7 m
Max Height	=	5.255 m

The Proposed development is permissible in the Zone and is consistent with zone objectives. The applicant has specifically sought to provide a development of a high quality design which reflects contemporary planning and design initiatives.

In view of the above, the proposed development is appropriate and Council approval is recommended.