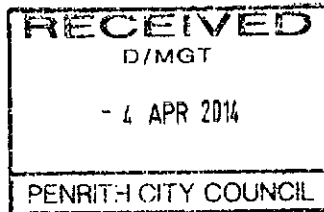


SEE

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

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

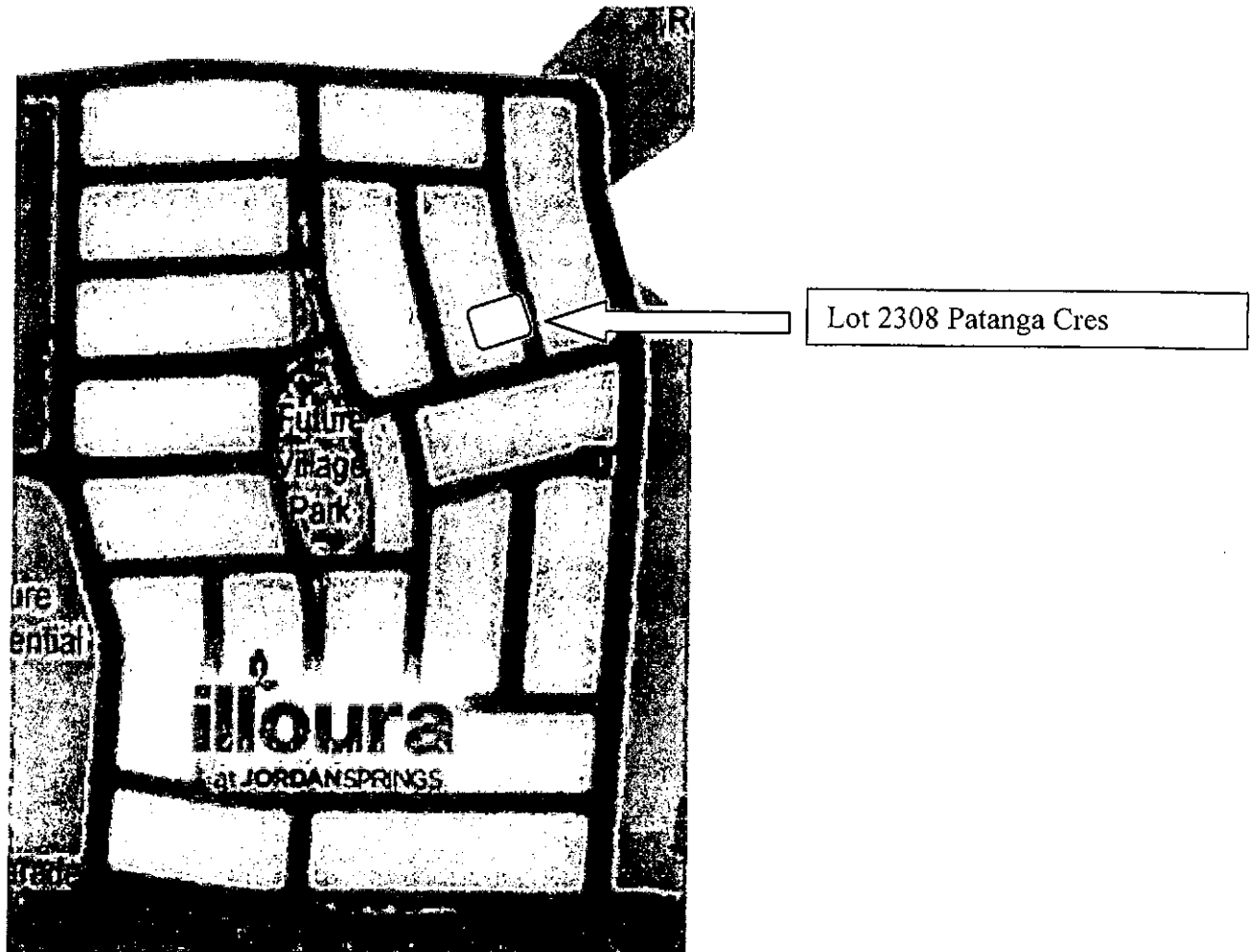


Figure 1 - Subject Site.

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 m<sup>2</sup>

#### **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

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|                                       |   |                              |
|---------------------------------------|---|------------------------------|
| 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)    |

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|                  |   |                 |
|------------------|---|-----------------|
| Primary Frontage | = | 4.52m to Living |
|                  | = | 5.52 to Garage  |
| Side Setbacks    | = | 0.92 m          |
| REAR SETBACK     | = | 3.58 m          |

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|                       |   |         |
|-----------------------|---|---------|
| Max Height to Ceiling | = | 2.7 m   |
| Max Height            | = | 5.255 m |

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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.