

I.L NEW & ASSOCIATES

25/11 ROMFORD RD

KINGS PARK

NSW 22148

PH(02) 9671-6860

FAX(02) 9671-4331

STATEMENT OF ENVIRONMENTAL EFFECTS  
& NOTES IN SUPPORT OF APPLICATION

PROPOSED SINGLE STOREY RESIDENCE

**LOCATION: Lot 2354 DP1168993 Greenwood Parkway  
Jordon Springs NSW**

**FOR: Meridian Homes Pty Ltd**

## CONTENTS

1. INTRODUCTION
2. SITE ANALYSIS
3. DEVELOPMENT PROPOSAL
4. DRAINAGE
5. BUSHFIRE
6. SOIL ERROSION
7. ACCESS & TRAFFIC
8. STREETScape AND DESIGN
9. SERVICES
10. PRIVACY & VIEWS
11. SOCIAL & ECONOMIC EFFECTS
12. FLORA & FAUNA
13. PLANNING POLICIES & CONTROL

## INTRODUCTION

This statement of environmental effects has been prepared on behalf of Meridian Homes pty Ltd. The subject of this statement is the applicants intention to undertake construction of a Single Storey Residence at, Lot2354 DP1168993 Greenwood Parkway, Jordon Springs NSW

### 1.0 SITE ANALYSIS

Access to the site is gained directly off Greenwood Parkway. The allotment is of a regular shape. The frontage is 12.5 m wide with a depth of 30m, calculating to an overall area of 375m<sup>2</sup>

The site is a vacant allotment & has only recently been registered. The topography of the allotment has a slight fall from the East (front) boundary to the West (rear) boundary of approximately 800mm.

No significant Vegetation is located on the site.

The proposed Single Storey Residence has been positioned in the most appropriate area in regards, to topography & solar access.

The Proposed Single Storey Residence is anticipated to blend in with the streetscape with no adverse effects.

### 2.0 DEVELOPMENT PROPOSAL

It is proposed to undertake the construction of a Single Storey Residence. The intention is to build the Single Storey Residence to cater for a family with generous living space required for family members and an alfresco area to cater for family barbeques and outdoor entertaining requirements. The Single Storey Residence is to be constructed using Brick Veneer construction with Concrete roof tiles, Aluminium framed powder coated windows, Colorbond gutter & fascia.

### 3.0 DRAINAGE

All stormwater drainage is to be connected to the existing gravity fed stormwater drainage system, which drains to an Existing Stormwater Drainage easement located at the South West corner of the allotment. A concept drainage plan accompanies the subject application

#### 4.0 BUSHFIRE

The subject proposal has been design to account for a BAL-19 rating. Construction is to comply with Section 3 & 6 of AS 3959 & Section 3.7 of PBP addendum appendix 3.

#### 5.0 SOIL ERROSION

Soil erosion control measures are to be undertaken in the construction proposal.

#### 6.0 ACCESS & TRAFFIC

Access to the property is too and from Greenwood Parkway. A new driveway crossing is to be constructed in accordance with Penrith City Council's requirements. The new driveway servicing the proposed Single Storey Residence has slight away from Greenwood Parkway.

No adverse effects are anticipated.

#### 7.0 STREETScape & DESIGN

From a streetscape point of view, it is anticipated that the Proposed Single Storey Residence shall fit into the surroundings with contemporary architectural features. Providing a high quality of design when viewed from Greenwood Parkway.

#### 8.0 SERVICES

All relevant services are provided to the site.

#### 9.0 PRIVACY & VIEWS

No shadowing issues are anticipated, "the proposal is Single Storey"

No loss of privacy is anticipated, refer to elevations regarding window placement

No loss of views is anticipated.

#### 10.0 SOCIAL & ECONOMIC EFFECT

Only positive results both socially & economically could be expected from the proposed Single Storey Residence.

#### 11.0 FLORA & FAUNA

The allotment has no significant Flora & Fauna & currently only has patches of Rye grass covering the site.

#### 12.0 PLANNING POLICIES & CONTROLS

The proposal to undertake the construction of the Single Storey Residence whilst importantly acknowledging and complying with Councils LEP and DCP provisions/controls. The design focus of the Single Storey Residence is to enable a family to enjoy their new home, with stylish living areas, modern kitchen, generous bedroom areas and alfresco area, whilst taking into consideration not only Council's LEP & DCP controls but also the Jordon Springs Design & Siting Guidelines referenced by Lend Lease.

Accordingly, this application is submitted with the belief that it deserves of Council's favourable consideration.