

# Statement of Environmental Effects

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Proposed Construction of a Single Storey  
Dwelling located at:

**Lot 2165 Cabarita Way Jordan Springs NSW 2747**

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Statement of Environmental Effect  
Inspiration Homes  
Lot 2165 Cabarita Way, Jordan Springs 2747  
28 October 2013

## **1. Executive Summary**

The application seeks the approval of the proposed construction of a new single storey dwelling with an integrated double garage. The proposal will demonstrate a contemporary form of Architecture, environment sensitive with high consideration for user comfort.

The proposal retains the privacy of the users with consideration for consistent solar access for neighbouring properties within the community while retaining the potential views and amenities within the community.

The proposal will have no harmful effects on the current allotment and neighbouring properties within the community.

## **2. Introduction**

This document relates to the Development Application for the construction of a single storey dwelling with a double integrated garage on Lot 2165 Cabarita Way, Jordan Springs, NSW 2747.

## **3. The Site**

Lot 2165 Cabarita Way Jordan Springs

The nominated site is identified as Lot 2165 in DP 1168992 and is known as Lot 2165 Cabarita Way, Jordan Springs NSW 2747. The property has an approximate area of 425m<sup>2</sup> and has a street frontage of 12.50m fronting Cabarita Way. The eastern and western boundaries are 34.0m respectively. The site has a fall from rear towards the front. The site is void of any significant vegetation.

The site is currently zoned as Low Density Residential.

The nominated site is not affected by mine subsidence, land slip, bush fire, flooding, or any other potential risk that may occur.

## **4. The Proposal**

The proposal seeks the approval of a single storey dwelling with an integrated double garage. The proposed residential dwelling will consist of the following spaces/ rooms:

4 bedrooms, Open plan living, dining & kitchen, bathroom, ensuite, laundry, alfresco, porch and double garage. The total floor area of the proposed development is 216.857m<sup>2</sup>.

The proposed dwelling will have a porch that connects to the front landscaped elements to accentuate the architectural feature of the front façade. The style and finishes of the proposed dwelling is a reflection of a contemporary architecture that has a high consideration for user comfort and wellbeing of the environment. The use of various building materials such as face brick and rendered brick pier and breaking of roof line will complement the streetscape within the community. (See attached colour proposal).

## **5. Services**

The following services are currently accessible to the site; mains water, sewer, electricity and telecommunication lines. The stormwater and drainage for the proposed site development will be connected to the street drainage pits.

## **6. Privacy, Views and Overshadowing**

The proposed dwelling will have no effect upon overshadowing or privacy due to its single storey design. The proposal has no impact on potential views as mentioned. The proposed development is a single storey and sits well within the allowed setbacks and zero allotments as outlined in the relevant Development Control Plan (DCP).

## **7. Social and Economic Effects**

The proposal will have a positive effect upon the community as the architectural feature and façade treatment will contribute to the potential capita growth of the neighbouring properties.

## **8. Flora and Fauna**

Since site is void of any significant flora and fauna the proposed development will have no effect upon the community and will have no impact on any threatened or endangered species.

## **9. Car Parking and Vehicle Access**

The proposal consists of two (2) off street parking space and two (2) on street parking space which is integrated in the proposed dwelling and can be accessed through the proposed driveway.

As mentioned, vehicle access to the site is through a concrete driveway. Vehicle crossover requirements complies with the relevant DCP and Estate Guidelines. The proposed dwelling will have an impact upon the current street and the number of vehicles entering and

exiting the site will be minimal and consistent which is similar to its neighbouring properties.

## **10. Waste Management**

All waste generated whilst the proposed dwelling is under construction will be collected and stored on-site in the designated areas for sorting prior being sent to relevant recycling sites/ facilities or other waste management centres. Upon completion of the proposed dwelling the household waste will be collected by the nominated council contractors.

## **11. Bush Fire Assessment**

There are no special notations indicated in the Jordan Springs Lot disclosure for Lot 2165 other than BAL 12.5. Appropriate construction methods and selection of materials will be implemented.

## **12. Compliance with Jordan Springs Building Guidelines**

The proposed dwelling's documentation has been assessed and approved by Rebecca Minney, Design Coordinator for (Lend Lease) Jordan Springs and have been stamped as a confirmation that the relevant guidelines had been complied.

## **13. Conclusion**

The proposal does not have any significant adverse environmental impacts and has been carefully designed to accommodate special consideration to the natural features of the site and its surroundings and existing streetscape.

The proposal considered that importance of sophisticated articulation to its façade whilst ensuring that the proposed development will complement the existing character of the community and its streetscape.

The proposal is considered to have a positive contribution to its adjoining properties and its surrounding area.

In conclusion, the development application for the proposed development of a single storey dwelling at Lot 2165 Cabarita Way Jordan Springs 2747 is worth of the positive recommendation and support of the council.