

Statement of Environmental Effects

PROPOSED CONSTRUCTION
OF SINGLE STOREY
DWELLING LOCATED AT:

LOT 2150
LAKESIDE PARADE
JORDAN SPRINGS NSW 2747

Client: INSPIRATION HOMES



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1. EXECUTIVE SUMMARY

The application seeks approval of the proposed construction of a new single storey dwelling with an integrated garage. The proposed dwelling will be a demonstrating of architecture that expresses the new built form of contemporary urban living that is becoming ever increasingly popular.

The proposal will have no detrimental effects on the current allotment and neighbouring properties within the locale.

The proposal retains good privacy and solar access for neighbouring properties and does not have an impact on views. The amenity of the surrounding neighbourhood is maintained.

The proposal is considered to be suitable for approval.

2. INTRODUCTION

This document relates to a Development Application for the construction of a single storey dwelling with a single integrated garage on Lot 2150 Lakeside Parade, Jordan Springs, NSW 2747.

3. THE SITE

Lot 2207 Cabarita Way

The subject site is identified as Lot 2150 in DP 11168992 and is known as, Jordan Springs NSW Lot 2150 Lakeside Parade 2747. The property is approximately 375m² and has a street frontage of 12.5m fronting Lakeside Parade. The eastern and western boundaries are 30.0 m and 30.0m respectively. The site has a site fall from the front towards the rear. The site is void of any significant vegetation.

The site is currently zoned as Low Density Residential.

The site is not affected by flooding, Mine subsidence, landslip or threatened by bushfire or any other risk.

4. THE PROPOSAL

The proposal seeks the approval of a single storey dwelling with an integrated single garage. The proposed dwelling will consist of the following accommodation;

4 bedrooms, Open plan Lounge/Dining, Kitchen, Bathroom, Ensuite, Laundry, Alfresco, Porch and single Garage. The total size of the proposed dwelling is 212.91m².

The proposed dwelling will be further embellished with a porch to the front façade. The style and finishes of the proposed dwelling is a reflection of the new contemporary architecture that is appearing across the new urban landscape. The mix of materials such as face brick and varied applied finishes to the front faced will enhance the current streetscape. (see attached colour proposal).

The proposed dwelling will be further enhanced with a high level of landscaping.

5. SERVICES

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

6. PRIVACY, VIEWS AND OVERTHROWING

The proposed dwelling will have no effect upon overshadowing or privacy due to its single storey design. The proposal has no impact on view sharing as previously mentioned it is a single storey and sits well within the minimum setbacks outlined in the relevant Development Control Plan.

7. SOCIAL AND ECONOMICAL EFFECTS

The proposal will have a positive effect upon the locale as the embellishments provided will assist in the capital growth potential of the neighbouring properties.

8. FLORA AND FAUNA

As the site is void of any significant flora and fauna the proposed development will have no effect upon the locale and will not impact any threatened or endangered species.

9. CARPARKING AND VEHICLE ACCESS

The proposal consists of two (3) off street parking space, two being accommodated in the integrated garage and the in the driveway.

Vehicle access to the site will be provided by a concrete driveway. The proposed dwelling will have impact upon the current street and the number of vehicles entering and exiting the site the will be consist as neighbouring properties.

10. WASTE MANANAGEMENT

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 recycling centres or other waste management centres. Upon completion the household waste will be collected by the appropriate council contractors.

11. BUSHFIRE ASSESSMENT

A bushfire report was prepared by Building Code and Bushfire Hazard Solutions Pty Ltd and resulting from the report no construction recommendations are required for the proposed new dwelling.

12. COMPLIANCE WITH JORDAN SPRINGS BUILDING GUIDELINES

The proposed dwelling's documentation has been assessed and approved by Rebecca Minney, Design Co-Ordinator for Jordan Springs (Lend Lease) and have been stamped as meeting the necessary controls.

13. CONCLUSION

The proposal does not have any significant adverse environmental impacts and has been designed in such a manner as to value the natural features of the site as well as the existing streetscape.

The proposed development has been designed to relate to the scale of the present and future, character of the locality and reflects an appropriate streetscape. The design incorporates articulation and modulation to all facades and provides a visual relief.

It is considered that the proposal will have a positive impact upon the amenity of the adjoining properties and upon the character of the surrounding area.

The proposal is compatible with Councils planning objectives and controls for the site and locality.

It is therefore considered that this application for the proposed construction of single storey dwelling with integrated garage upon, Lot 2150 Lakeside Parade Jordan Springs is worthy of the support of council.