

Statement Of Environmental Effects

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For:
Lot 2294 Binalong Street, Jordan Springs

Project:
Construction of a single storey residential
dwelling.

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1.0 INTRODUCTION

This statement of environmental effects relates to the proposed new residence at Lot 2294 Binalong Street, Jordan Springs.

1.1 Location

The subject site is located in Binalong Street, Cullen Avenue.

This area is an existing housing estate, with easy access to all amenities such as schools, hospitals, shops, etc. More over, easy access to the M4 Motorway provides access to the city and Blue Mountains, etc.

1.2 Site Description

The site is regular in shape with a frontage of approximately 12.5m, and a side boundary length of approximately 30.0m.

This property has a site area of approximately 375m².

The site has a 0.6m fall from the north of the site to the south.

The site is currently vacant with minimal vegetation.

1.3 Easements

There are no easements on site as per the site plan.

2.0 PLANNING CONSTRAINTS

The subject property is zoned (URBAN ZONE SYDNEY REGIONAL ENVIRONMENTAL PLAN #30 – ST MARYS) under Penrith City Council.

The proposed development falls within the guidelines of Development Control Plan 2006.

2.1 Development Description

The development before Council consists of a single single storey dwelling comprising of four bedrooms, master with ensuite, living, dining, home theatre, kitchen, main bathroom, laundry, alfresco and double attached garage.

Essentially, the proposal falls within the prescriptive standards set out in Councils' DCP 2006.

The drawings and documentation, which accompany this application fully describes the proposal, both visually and numerically.

2.2 Density

The density control for this development is one dwelling per lot site as proposed.

2.3 Building Height

The subject dwelling has a height of one storey, which is well in keeping the requirements of DCP.

2.4 Setbacks

The enclosed plans show a front setback of 5.5m to the corner of the garage. Side setbacks of 1.2m from the northern boundary, and 0.9m from the southern boundary are proposed, with a rear boundary setback of approximately 5m.

Compliance with the numerical standards of the DCP have been met.

2.5 Landscaped Areas

The site is currently vacant with little vegetation to be removed prior to construction commencing. Being present on the site it is intended to landscape the proposed dwelling with appropriate landscape scenery in accordance with council's requirements.

2.6 Private Open Space

The private open space for this dwelling has been proposed toward the side and rear of the site, with an area of 77.9m². In addition, 12m² of covered alfresco area has also been provided.

2.7 Car Parking

A double garage has been proposed measuring 5.5m x 5.5m deep. Access to this will be via a paved (or similar driveway), which extends out from the garage to Binalong Street.

2.8 Drainage

Stormwater from the proposed dwelling will be directed to the street.

2.9 Soil and Erosion Controls

Preliminary details have been shown on the site plan. Full details are to be in accordance with Councils' requirements, and Conditions of Consent.

2.10 Garbage Facilities

The dwelling will be provided with garbage and recycling bins, which will be collected on the designated collection nights.

2.11 Mail Delivery

The dwelling will be provided with a mailbox. The location of which will be adjacent to the driveway at the front boundary.

3.0 DESIGN AND BUILDING

The dwelling has been designed to provide a stately residence that is in keeping with those existing dwellings within this area. The dwelling has been designed to accommodate the natural slope, whilst minimising disturbance to natural ground levels. Cut and fill levels are within Councils' maximum standards.

3.1 Services

All services are available to this site, and are at present, located within the site area to the front, or rear of the property.

3.2 Streetscape

The proposed dwelling is in keeping with other dwellings in this estate. The character of the street will be maintained, if not, enhanced by this proposal.

3.3 Sunlight

No shadow diagrams provided due to single storey residence.

3.4 Fencing

New 1.8m lapped and capped timber or Colorbond fencing will be provided along the property boundaries. (To be agreed by neighbours). Fencing will be by the builder.

4.0 ENVIRONMENTAL EFFECTS

The development should have negligible environmental impact due to the residential scale of the proposal and the use of harmonious materials. The proposed built form and landscaping should improve, and enhance the scenic quality of the surrounding areas.

4.1 Social and Economic Effects

There will be negligible social and economic effects from this proposal. Economically, the construction of the dwelling will provide work for varying local trades and building materials suppliers.

It is the opinion of the writer that the economic effect of this development on adjoining residences will be a positive one, in view of the high quality of the proposal and the way it blends into the surrounding area. The development is consistent with the aims and objectives of Councils' planning scheme.

4.2 Bulk, Shape, and Character

The building has been designed to minimise bulk and scale by altering and stepping rooflines, which provide building separation and articulation. Large landscaped areas between dwellings of neighbouring sites soften the overall building form.

The visual impact is also lessened by the use of harmonious materials.

4.3 Flooding and Bushfire Risk

It is felt that this development will not be effected by flooding or bushfire risk.

4.4 Adjoining Residences

It is anticipated that the subject dwelling will have minimal impact on the neighbouring Residence, with minimal change to the current conditions now enjoyed.

The proposal is similar in bulk size and scale to those dwellings adjoining and surrounding the proposal and will not detract from the existing streetscape

4.5 Traffic Generation

No significant amplification of traffic will result from this proposal.

4.6 Public Transport

The development is in close proximity to bus stops on adjoining streets.

4.7 Noise

It is not anticipated that the development will generate such levels of noise that will be disturbing to neighbours or surround area.

4.8 Views

The views of the residences adjoining this development will not be affected.

4.9 Access

Access to the site will be via an existing vehicle crossing on Binalong Street. (As shown on the site plans).

4.10 Non Compliance Issues

Building Envelope.

Council advises that Building Envelopes are not applicable to single storey residences.

Wall Breaks.

We feel that wall breaks will not be required.

Design Requirements.

Garage Door – Council require that double garage doors should have two garage doors separated by a pier of column. We feel that this is not necessary as other houses in the street have a double width garage door.

4.11 Conclusion

The proposal before Council is in keeping with both the descriptive and numerical standards of Councils' LEP and DCP.

It is felt that this proposal is in keeping with its context in this estate of homes.

This proposal up-holds the intent of both the Local Environmental Planning policies, and the DCP's, that have been formulated to provide a quality, and desirable living environment.



Lynn Jenkins