



STATEMENT OF ENVIRONMENTAL EFFECTS

SITE: Lot: 2059 DP: 1168989
ILLOURA WAY
Jordan Springs NSW

APPLICANT: Edgewater Homes Pty Ltd
PO Box 269
ST MARYS NSW 1790

PROPOSAL: Construction of a single storey brick veneer dwelling.

INTRODUCTION:

This statement of Environmental Effects is submitted to Penrith City Council in accordance with the Environmental Planning and Assessment Act 1979, in support of a development application for the erection of a single storey brick veneer dwelling, containing 4 bedrooms, dining, family and alfresco dining area and attached garage.

1. ENVIRONMENTAL IMPACT

- a) Cut and fill has been kept to a minimum such that the proposal remains practical and is compliant with the Jordan Springs Building and Siting Guidelines.
- b) As the dwelling is located according to Jordan Springs building envelope layout it is expected that there would be no adverse effect on adjoining properties.
- c) There are no significant flora or fauna habitats that have not been addressed by Delfin previously.

2. SITING and DESIGN

- a) The siting of the dwelling is considered to be appropriate as it is sited according to Delfin's Building Envelope requirements and provides a home as desired within the estate and suits the streetscape. Impact onto the adjoining properties in terms of bulk, privacy, overshadowing is limited and will not dominate any perceived views enjoyed by others.

3. EROSION & SEDIMENT CONTROL

- a) Ground disturbance will be limited to minor excavation and filling for construction of a level building platform. All disturbed areas will be provided with sedimentation controls in the form of geofabric fencing. Soil erosion control measures can easily be provided in accordance with Council's policy with compliance required as a condition of consent. A stabilised all weather access will be provided at the point of entry to the site to eliminate soil leaving the construction zone.

4. WASTE MINIMISATION

- a) All waste will be deposited within the waste receptacle in accordance with the waste management plan attached to this application or used as nominated in the plan.

5. VEGETATION & TREE REMOVAL

- a) No tree removal is required as part of this application, other than minor topsoil clearance in order to create a level building platform.

6. BUSHFIRE HAZARD :

- a) The land is identified as being bushfire prone.

7. LANDSCAPING

- a) Landscaping concept plan is submitted with the development application.

8. HERITAGE ITEMS

- a) There is no implication of any heritage items on site.

9. FLORA & FAUNA

- a) It is not proposed to interfere with any existing flora and fauna.

10. STREETScape

- a) Although the face brickwork and tile roof is still to be selected, consideration will be given to surrounding properties and they will not be adversely.

11. VISUAL PRIVACY

- a) Windows have been located to minimise adverse effect on adjoining properties.
- b) Fences will be provided to adjoining properties which shall be the responsibility of the owner upon occupation.

12. NOISE :

- a) It could not be expected that noise would exceed any other residential proposal.

13. CARPARKING

- a) Lock up garage has been provided for 2 cars to the dwelling.
- b) Access via a concrete driveway compliant with Council and Delfin guidelines shall be provided and will be the owners' responsibility upon occupation.

14. DRAINAGE

- a) The development of this site with this proposal is not expected to increase the runoff into adjoining sites. Roof water will be diverted to a storage tank and the overflow to the street gutter or easement as applicable.

15. CONSTRUCTION STANDARDS

- a) The building shall be constructed in accordance with the Building Code of Australia and any relevant Australian Standards.

As Edgewater's proposal is for a residential dwelling and the existing land is for residential use, we believe that this development will complement the existing, and future character of the Jordan Springs area. The proposal is not expected to have an adverse impact on the natural or built environment.