

# STATEMENT of ENVIRONMENTAL EFFECTS

Dated: **22nd May 2013**

Applicant: **GJ Gardner Homes c/o- Mr Wijeskera**

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CONSTRUCTION A NEW DOUBLE STOREY RESIDENCE

**AT**

**LOT 2123 D.P: 1168991 CABARITA WAY, JORDAN SPRINGS**

L.G.A. Penrith City Council

**Locality**



## Introduction

This submission accompanies a Development Application for the proposal of a new Double Storey dwelling on behalf of the owners above as per Council's Checklist.

## Description of Development

**PROPOSAL:** The proposal is a Double storey Residence and is comprised of four bedrooms, Ens, WIR, WIL, Kitchen, Meals, Family, Media, Sitting, Study, Laundry, Powder, Alfresco and double garage.

The dwelling will be characterised by coherent architectural treatment to the facade generally in harmony with the architectural style of the day.

**MATERIALS:** Selected will be a mixture of textures and colours of Brick face / Cladding that will compliment the accepted facades governed by the current local trends. The Driveway will be "stencilled concrete" finished constructed in accord with council requirements.

## Description of Site

The subject site is contained within the vicinity of local shops and public transport and primary roads.

**ORIENTATION:** The proposed dwelling faces north servicing the entry from Cabarita Way. The main living zone extends onto the North to provide sufficient solar penetration and natural lighting.

The site is currently vacant and unoccupied.

The proposed site is approx 425sqm in area with a width of 12.50(W) by 34.00(L)

**TOPOGRAPHY:** The site is characterised by a fall from back to front falling approx 0.4mm.

There is no existing significant vegetation on site that will be affected by the proposal.

## Compliance with Relevant Planning Controls

The proposed New Residence is permissible under the relevant instruments and has been completed with consideration to the total area of the site, dwelling orientation, streetscape facade in conformity with the Council's D.C.P 2010 & LEP 2010.

The proposed New Residence conforms to Council Development Control Plan, and other relevant codes & regulations and no application for variation is being sought.

## Context And Settings

The character and external appearance of the proposed development will endeavour to maintain the precedent set by adjoining single lot housing within the vicinity of Cabarita Way. Make-up features and integrity will be in harmony with the encircling neighbourhood.

Being of a relatively new estate has attracted a similar make-up of residential outgrowth subtly intermingling with various forms of residential development. The amenity of the neighbourhood is evident and there is a positive indication of maintaining this amenity in the future.



## Access, Traffic And Utilities

All domestic utility services required are readily available.

Domestic utility services have been provided by the relevant authorities and are accessible and adequate for the development to proceed.

The amount of traffic to be generated by the proposed development is proportionally minimal and adequate provision has been made to cater for off street parking. Estimated average traffic movements are Four (4) per day.

The proposed setback for the dwelling 4.50metres to the Media room area. The dwelling was placed so as to provide comfortable vehicle manoeuvring in and out of the property allowing for a drive grade, which complies with Australian Standards.

## Environment Impact

Impact on the environment will be kept to a minimum during sight preparation via a detailed Soil Erosion & Sedimentation Control Plan as detailed on the accompanying plans and documentation.

Prior to construction, provision shall be made to prevent soil sedimentation occurring and erosion shall be controlled as outlined on the Development Application and constructed in accord with councils requirements.

The landscape and scenic quality of the locality will be maintained with the introduction of various native species of a semi - advanced growth by owner and will compliment surrounding landscape characteristics.

The proposed development will have no significant effect on any nearby wilderness area or the environment of endangered fauna.

## Flora & Fauna Impacts

Will the development result in the removal of any vegetation from the site ? Any trees or vegetation within building area + 3m surrounding will be felled and removed.	Yes
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Is the development likely to have any impact on threatened species or native habitat?	No
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## Natural Hazards

There is no contamination of a hazardous kind on the site, nor is the property affected or within a Bushfire prone area.

As per Section 149 the site is not within a flooding area.

## Stormwater Disposal

**STORMWATER DRAINAGE:** Stormwater collected from the nominated roof area with the basix to be drained to 5000ltr water tank provided with the overflow to be connected into the street. Invert levels to discharge points to be confirmed on site. All impervious areas will be drained to the street.

The property is not burdened with major watercourses and/or flood liable land. The proposed development will not adversely affect overland flow paths. There is no existing significant vegetation on the site that will be affected by the proposal.

## Economic and Amenity Impacts

Will the proposal have any economic consequences in the area ? No

Will the proposal affect the amenity of surrounding residence by overshadowing /  
Loss of privacy / increased noise or vibration ? No

Privacy to the Eastern & Western neighbours will not be invaded from ground level if the adjoining boundary fence is constructed above eye level (generally 1.8m. The F.F.L. was governed by hydrologic constraints and the topography of the site.

## Heritage Consideration

Will the development situated in a heritage area or likely to have an impact on  
any heritage item or item of cultural significance? No