

OUR REFERENCE: SY202308



PREPARED BY BEECHWOOD HOMES

STATEMENT OF ENVIRONMENTAL EFFECTS

PENRITH COUNCIL

KUEN THAI LOW & SHEN LI CHONG

10/30/2013

THIS DOCUMENT CONTAINS A STATEMENT OF HOW THE PROPOSED DEVELOPMENT
WILL IMPACT ON ITS SURROUNDINGS.

▪ <u>ADDRESS</u>	LOT 2302, CNR PATANGA CR. & ELIMATTA AVE, JORDANSPRINGS, NSW 2747
▪ <u>DP No.</u>	1168993
▪ <u>OWNER</u>	KUEN THAI LOW & SHEN LI CHONG
▪ <u>BUILDER</u>	BEECHWOOD HOMES NSW 2/25-27 REDFERN STREET, WETHERILL PARK NSW 2164
▪ <u>COUNCIL</u>	PENRITH COUNCIL
▪ <u>DATE</u>	30/10/2013

SITE INFO & CONDITION

THIS LOT IS VACANT AND IS LOCATED IN ILLOURA AT JORDAN SPRINGS.

THE LAND HAS BEEN ZONED '**URBAN**' BY PENRITH COUNCIL UNDER 'SREP No.30 ST MARY'S'.

THE SUBJECT LOT HAS A FALL OF 0.74m FALLING TOWARDS THE LEFT REAR CORNER. A DRAINAGE EASEMENT IS LOCATED ALONG THE REAR BOUNDRY. THERE IS NO VEGETATION PRESENT ON THE LOT.

THE PROPOSAL HAS A **MAX CUT OF 110mm** LOCATED ON THE FRONT RIGHT SIDE GARAGE CORNER AND A **MAX FILL OF 330mm** AT THE LEFT REAR TERRAZZA CORNER. THIS IS WITHIN COUNCIL'S OUTLINED EXCAVATION LIMITATIONS.

THE SUBJECT LOT HAS A [0.9m] MAINTENANCE & ACCESS EASEMENT ON THE RIGHT HAND SIDE BOUNDRY.

THE PROPOSAL WILL BE CONNECTED TO THE MAIN SEWER LINE LOCATED ALONG THE REAR AND LEFT SIDE OF THE PROPERTY.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

THE DEVELOPMENT PROPOSED CONSISTS OF A 4 BED SINGLE STOREY HOME. IT HAS A CONCRETE TILED 22.5° PITCHED ROOF, AND BRICK VENEER TO THE EXTERNAL WALLS. THE PROPOSAL WILL BE UTILISING THE CONCRETE 'SLAB ON GROUND' CONSTRUCTION METHOD.

THE FAÇADE INCORPORATES AN ARTICULATED PATIO/ENTRY WITH MOROKA FINISH TO THE FRONT PIERS TO AID THE STREETScape & STREET CHARACTER OUTLINED

BY COUNCIL IN THERE CURRENT DEVELOPMENT CONTROL PLAN AS WELL AS OUTLINED IN THE JORDAN SPRINGS SPECIFIC DESIGN GUIDELINES.

DUE TO THE VACANT NATURE OF THE LAND, NO PROPOSED DEMOLITION IS REQUIRED.

THIS PROPOSAL HAS BEEN DESIGNED TO, AT THE LEAST, MEET THE MINIMUM REQUIREMENTS FOR BASIX.

THE LIVING AREA OF THE PLAN HAS BEEN ORIENTATED TO TAKE ADVANTAGE OF THE MORNING THROUGH TO MIDAY AVAILABLE SUNLIGHT.

NO MAJOR OVERSHADING PROBLEMS ARISE FROM THIS PROPOSAL DUE TO ITS SINGLE STOREY NATURE.

NO SOCIAL OR ENVIRONMENTAL ISSUES ARISE FROM THIS PROPOSAL.

NO PRIVACY ISSUES ARISE FROM THIS DEVELOPMENT DUE TO THE AREA BEING UN DEVELOPED AND UNDER CONSTRUTION.

COUNCIL COMPLIANCE STATEMENT

JORDAN SPRINGS – ILLOURA DESIGN GUIDELINES

DESIGN CONTROLS

EAVES minimum	450 mm
ROOF PITCH	22.5 deg
PRIVATE OPEN SPACE- LOT OVER 500m ²	15%
MIN POS DIMENSION	3.0 m

SETBACKS

FRONT	4.5 m
SIDE	0.9 m
SIDE ADJACENT TO MAINTENANCE EASEMENT	0.95 m *
REAR	3.0 m
ARTICULATION ZONE FORWARD	1.0 m
GARAGE	5.5 m

* DUE TO THE NEIGHBOURING BLOCK NOT UTILIZING THE ACCESS EASEMENT THE HOUSE HAS BEEN SETBACK 0.95m OF THE RIGHT SIDE BOUNDARY. PERMISSION HAS BEEN GRANTED FROM LEND LEASE.

NO PART OF THE PROPOSAL IS KNOWN TO NOT BE COMPLYING WITH THE RELEVANT PLANNING INSTRUMENTS.

END REPORT
