

STATEMENT OF ENVIRONMENTAL EFFECTS

LOT 2264 TENGALA DRIVE, JORDAN SPRINGS

The owner wishes to build a 4 bedroom residential dwelling on the site.

Site Suitability

The current zoning allows for the construction of dwellings for residential use.

The site is not subject to Flooding, Mine Subsidence or Land Slip.

The block comes within a general bushfire zone.

The entire roof will drain to the specified above ground water tank. Any overflow will be drained into the street.

Access & Traffic

The block fronts formed roads allowing for standard ingress & egress patterns to be followed. The existing roadway is sealed, and has been designed for the anticipated traffic volumes. The use is standard residential.

Streetscape and Design

The façade has been designed to Jordan Spring requirements and has been approved by Lend Lease.

Social and Economic Effects

There is currently a shortage of modern residential housing in the area. The construction of this dwelling will assist in filling this need.

There will be a positive effect as the community grows together within this new development.

There are no negative impacts.

Flora & Fauna

The subject site is completely clear of any vegetation and has been seeded for erosion control. It is not anticipated that this development will have any impact on threatened species.

Existing Use

The lot is currently vacant residential land.

Heritage

No Known heritage issues.

Compliance with Jordan Springs Building & Guidelines

The plans have been assessed by Rebecca Minney, Design coordinator for Jordan Springs and have been stamped as meeting the design criteria.

Services

Sewer, water, drainage, electricity, Telstra and gas are available to the lot.