Manko Homes

Statement of Environmental Effects

Report prepared for development at:

Lot 2255 Adina Springs Jordan Springs NSW 2747

Proposed development:
Erection of double storey home

May 2021

Local authority:
Penrith City Council

Introduction

This document has been prepared to provide supporting information for the development of a new detached double storey dwelling on Lot 2255 23 Adina St Jordan Springs NSW 2747

Location

The subject site is located at

Proposal

The site has an area of 382.2 m² which is currently a vacant block. The proposal is for a new detached double storey residence on the above mention block. Any waste or noise created from the dwelling will be associated from the use of domestic purposes only.

Local Environmental Plan & Development Control Plan

The Blacktown City LEP	
Zoning	R2
Density	15/hectare
Height of Building	9.0m

Penrith City Council DCP 2014				
Lot Information	**23 Adina St Jordan Springs**			
	Lot Area:	382.2		
	Lot Width:	12.5	Lot Length:	30.02
	Permissible	**Provided**	**Compliant**	**Notes:**
4.1.2 Cut and Fill				
Maximum cut	500	250	Y	
Maximum fill	500	250	Y	
**Fill within 2m of bdry contain by DEB*				
Summary Table 4-4 (>=9 and <=15m)				
Front setback	4.5	4.5	Y	
Garage setback	5.5	5.5	Y	
Articulation zone	3	4.5	Y	
Zero				
Side setback (ground A)	0.0	0.15	Y	
Side setback (ground B)	0.9	0.92	Y	
Side setback (first A)	0.9	1.2	Y	
Side setback (first B)	0.9	0.92	Y	
Maximum length of zero boundary	11	6	Y	
Rear setback (ground)	4	5.1	Y	
Rear setback (first)	6	10.36	Y	
Soft landscape	Min 25% of lot area	107.32 sqm	Y	
Principal private open space	20	20	Y	

Energy Efficiency

The proposal complies with BASIX requirements and a BASIX certificate accompanies the development application.

Car Parking

Two undercovered car spaces will be provided as part of this development application.

Building Materials

The proposed dwelling will be constructed of new materials. These materials will be pre-fabricated and therefore minimize any waste.

Siting, Design and Earthworks

The proposed development is constructed on a reinforced concrete system to achieve a finish floor level of 33.285 (assumed). The building platform is created by an balanced cut and fill method to minimise any excess spoil or the need to import fill.

The proposed dwelling has been designed so that its shape, size and height is keeping with the area.

Sedimentation Control

Sedimentation control fencing has been indicated on the site plan and will be erected prior to works commencing on the proposal and maintained throughout the construction process.

Waste and Stormwater Disposal

Being of residential nature the proposal will have minimal effects in regard to waste and storm water disposal. Waste disposal will be via the sewer main servicing the property. Storm water disposal is proposed via connection of all down pipes to the rainwater tanks with overflow to disperse on site to the existing drainage system.

Conclusion

The proposed development has been designed to meet the objectives and requirements of the planning instruments, codes and guidelines.

The proposal is therefore considered an appropriate and acceptable development of the site.