

OUR REFERENCE: SY202219



PREPARED BY BEECHWOOD HOMES



STATEMENT OF ENVIRONMENTAL EFFECTS

PENRITH COUNCIL

PREPARED FOR: WE R4 PREGRESS PTY/LTD

3/21/2014

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

▪ <u>ADDRESS</u>	LOT 2277, ELIMATTA AVE, JORDAN SPRINGS, NSW 2747
▪ <u>DP No.</u>	1168993
▪ <u>OWNER</u>	WE R4 PROGRESS PTY/LTD
▪ <u>BUILDER</u>	BEECHWOOD HOMES NSW 2/25-27 REDFERN STREET, WETHERILL PARK NSW 2164
▪ <u>COUNCIL</u>	PENRITH COUNCIL
▪ <u>DATE</u>	FRIDAY, 21 MARCH 2014

SITE INFO & CONDITION

THIS CORNER LOT IS VACANT AND IS SITUATED IN ILLOURA AT JORDAN SPRINGS.

THE SUBJECT LOT HAS A FALL OF 1m FALLING TOWARDS THE RIGHT FRONT CORNER. THERE IS NO VEGETATION PRESENT ON THE LOT.

THE PROPOSAL HAS A **MAX CUT OF 460mm** LOCATED ON THE FRONT RIGHT SIDE OF MASTER SUITE AND A **MAX FILL OF 280mm** AT THE REAR RIGHT CORNER OF THE TERRAZZA. THIS IS WITHIN COUNCIL'S OUTLINED EXCAVATION LIMITATIONS.

THE SUBJECT LOT HAS A [0.9m] MAINTENANCE & ACCESS EASEMENT ON THE LEFT HAND SIDE BOUNDARY AND 1.5m WIDE DRAINAGE OF WATER ON THE REAR OF THE ADJACENT LOT WHICH THE SUBJECTED LOT IS BENEFITTED BY.

THE PROPOSAL WILL BE CONNECTED TO THE MAIN SEWER LINE LOCATED AT THE REAR LEFT HAND SIDE CORNER 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° 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 AND CORNER BLOCK ARTICULATION IN THE FORM OF STAND ALONE BRICK PIERS WITH MOROKA FINISH TO AID THE FRONT FAÇADE AND SECONDARY FAÇADE CHARACTER OUTLINED BY COUNCIL IN THE 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 SITES SOLAR ASPECTS.

NO MAJOR OVERSHADING PROBLEMS ARISE FROM THIS PROPOSAL.

NO SOCIAL OR ENVIRONMENTAL ISSUES ARISE FROM THIS PROPOSAL.

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

COUNCIL COMPLIANCE STATEMENT

JORDAN SPRINGS – ILLOURA DESIGN GUIDELINES

DESIGN CONTROLS

EAVES minimum	450 mm
ROOF PITCH	22 deg
PRIVATE OPEN SPACE- LOT OVER 500m ²	20%
MIN DIMENSION	3.0 m

SETBACKS

FRONT	4.5 m
SIDE	0.9 m
SECONDARY SETBACK	3.0 m
REAR	4.0 m
ARTICULATION ZONE FORWARD	1.0 m
GARAGE	5.5 m

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

END REPORT