



MICHAELANGELO DESIGNER HOMES PTY LTD

ABN 74 115 304 311

Licence # 181646C

P.O. Box 11 KINGSWOOD NSW 2747

Phone: (02) 9673 3948

Fax: (02) 9673 3952

Email: info@michaelangelo.com.au

STATEMENT OF ENVIRONMENTAL EFFECTS

Prepared by:

Michaelangelo Designer Homes Pty. Ltd.

For:

Mr Joseph Michael Gauci

Project:

Proposed Dwelling – Lot 2135 No. 16
Milpera Street, Jordan Springs
NSW 2747

TABLE OF CONTENTS

	Page No.
1.0 INTRODUCTION	3
1.1 Location	
1.2 Description	
1.3 Easement	
2.0 PLANNING CONSTRAINTS	4
2.1 Development Description	
2.2 Density	
2.3 Building Height	
2.4 Setbacks	
2.5 Landscaped Areas	
2.6 Private Open Space	
2.7 Car Parking	
2.8 Drainage	
2.9 Soil and Erosion Controls	
2.10 Garbage Facilities	
2.11 Mail Delivery	
3.0 DESIGN AND BUILDING REQUIREMENTS	6
3.1 Services	
3.2 Streetscape	
3.3 Sunlight	
3.4 Fencing	
4.0 ENVIRONMENTAL EFFECTS	7
4.1 Social and Economic Effects	
4.2 Bulk, Shape and Character	
4.3 Shape of Land	
4.4 Flooding and Bushfire Risk	
4.5 Adjoining Residences	
4.6 Traffic Generation	
4.7 Public Transport	
4.8 Noise	
4.9 Views	
4.10 Access	
4.11 Conclusion	8

1.0 INTRODUCTION

This statement of environmental effects relates to the development application before council for a proposed single residence at Lot 2135 No. 16 Milpera Street, Jordan Springs NSW 2747

1.1 Location

The subject site falls within the Jordan Springs area which is situated 45 kilometers west of Sydney and nestled around a 900 hectare Regional Park. Jordan Springs is encompassed by The Northern Road to the West, Llandilo to the North, Regional Park Corridor to the East and Cambridge Gardens to the South. The subject property is accessed via The Northern Road and is located toward the centre of Milpera Street, on the southern side of the road.

This area is a new housing estate, with easy access to all amenities such as schools, hospitals, shops, etc.

1.2 Site Description

The site is rectangular in shape with a frontage of approximately 12.50m, and a side boundary length of approximately 30.0m.

This property has a site area of approximately 375m².

The site has a 0.5m fall from the north of the site to south.

The site is currently vacant with little to no vegetation present on site.

1.3 Easements

This site contains the following easements:

- 900mm wide easement for access and maintenance on the Western side of the property which is allocated for the proposed adjoining dwelling(Lot 2146) which can be built as a 0 - Lot boundary development.
- A 1.5m wide easement to drain water, this runs adjacent to the Southern boundary.
- The Sewer line also runs adjacent to the Southern boundary.

2.0 PLANNING CONSTRAINTS

The subject property is zoned *Urban Zone* under the terms of Sydney Regional Environmental Plan No. 30 – St Marys
The proposed development falls within the guidelines of Penrith Development Control Plan 2006.

2.1 Development Description

The dwelling proposed, is a single storey residence comprising of four bedrooms, ensuite, bathroom, laundry, family, dining, kitchen, rumpus, media room and double garage.

The development has been designed with open plan living in mind allowing for excellent cross ventilation and good solar access all year round reducing the need for reliance on artificial heating and cooling.

2.2 Density

The density control for this development is one dwelling per lot site as proposed.

2.3 Building Height

The subject dwelling is of single storey design, which falls within the descriptive standards of the building controls that apply to this project.

2.4 Setbacks

The enclosed plans show a front setback of 5580mm to the garage, 4500mm to Bedroom 1 and a 3540mm setback to the front porch. Variation in setback has been applied to this design to allow for a contrast between different building elements (i.e. painted masonry walls, feature brickwork and tile cladding) to create an interest. A rear boundary setback of approximately 4750mm and a Side setback of 1410mm from the western boundary have been proposed. The elevation on the eastern boundary has a 60mm setback along the garage wall which is permitted on lots with a Zero lot boundary allowance. The setback to the body of the external wall on the Eastern boundary is 900mm.

2.5 Landscaped Areas

The site is currently vacant with no vegetation being present on the site. It is intended to landscape the proposed dwelling to minimise the impact of dwelling structures with appropriate landscape scenery in accordance with council's requirements. 308m² or 50.5% of the site has been set aside for landscaping.

2.6 Private Open Space

The private open space for this dwelling has been proposed toward the rear north eastern portion of the site, with an area of 155 m².

2.7 Car Parking

A Double garage providing two car parking spaces has been proposed measuring 5530mm wide x 5530mm deep. Access to this will be via a paved (or similar driveway), which extends out from the garage to Milpera Street. Adequate setback is provided to the garage to allow views to the footpath from a reversing vehicle.

2.8 Drainage

It is intended to collect water from the roof and pipe it into a storage tank. The overflow would in turn be connected to the Jordan Springs' stormwater system

2.9 Soil and Erosion Controls

Soil and erosion control measures will be carried out in accordance with Council's requirements. Details of the silt fence location have been shown on the site plan.

2.10 Garbage Facilities

The dwelling will be provided with garbage and recycling bins, in accordance with Council's requirements. The bins will be placed out for collection on the designated collection nights, and stored behind the building line.

2.11 Mail Delivery

A mailbox, in accordance with Council's and Australia Post's requirements, will be constructed within the front fence boundary.

3.0 DESIGN AND BUILDING

The dwelling has been designed to provide a stately residence, representative of a high quality home, with emphasis on family living. The building elements and form proposed will ensure that the integration with existing homes is enhanced.

The large alfresco area will provide the future occupants with an ideal indoor/ outdoor living space.

3.1 Services

All services are available to this site and are at present, located within the site area to the front of the property.

The sewer effluent is to be disposed via the existing underground sewer service and excess stormwater would return be connected to the existing stormwater system.

3.2 Streetscape

The proposed dwelling is in keeping with the existing and future homes in the street and general area.

The dwelling has a variation in external finishes with bagged masonry walls painted in earthy tones, feature brickwork and natural tile cladding. The use of these different elements creates an interest, reduces the perceived bulk and in turn improves the streetscape. The dwelling has a high visual quality and the proposed landscaping will add to the setting.

The character of the street will be maintained, if not, enhanced by this proposal.

3.3 Sunlight

The orientation of this site will ensure optimum solar penetration to the side and rear outdoor areas and rear living area.

The site orientation and proposed setbacks from the side boundaries will also provide adequate solar penetration to the neighbouring properties.

3.4 Fencing

The fencing will be in keeping with the fencing in the area.

4.0 ENVIRONMENTAL EFFECTS

The development should have negligible environmental impact due to the residential scale of the proposal and the use of harmonious materials. The proposed built form and landscaping should improve, and enhance the scenic quality of the surrounding areas. Waste Management, both during construction and after occupation will ensure minimal impact to the environment due to the proper recycling and disposal of waste material. Compliance with BASIX has been achieved.

4.1 Social and Economic Effects

There will be negligible social and economic effects from this proposal. Economically, this dwelling will provide work for varying local trades and building materials suppliers. It is the opinion of the writer that the economic effect of this development on adjoining residences will be a positive one, in view of the high quality of the proposal and the way it blends into the surrounding area. The development is consistent with the aims and objectives of Developers and Councils' planning scheme.

4.2 Bulk, Shape, and Character

The building has been designed to minimise bulk and scale by altering and stepping rooflines, which provide building separation and articulation, creating interest in all elevations of the building. Large landscaped areas between dwellings of neighbouring sites soften the overall building form. The visual impact is also lessened by the use of harmonious materials.

4.3 Shape of Land

The regular shape of the land has enabled economic use of the site.

4.4 Flooding and Bushfire Risk

The site is free from the effects of flooding and does not have any Bushfire Attack Level (BAL) imposed upon the subject lot as per the developers building envelope plan.

4.5 Adjoining Residences

The subject property is adjoined by vacant sites to the north, south, east and west. It is anticipated that the subject dwelling will have minimal impact on the neighbouring Properties, with minimal change to the current conditions now enjoyed. The proposal is similar in bulk size and scale to those dwellings within the estate and will not detract from the existing streetscape

4.6 Traffic Generation

There should be no amplification of traffic experienced from this residential development.

4.7 Public Transport

The development is in close proximity to bus stops on The Northern Road.

4.8 Noise

It is not anticipated that the development will generate such levels of noise that will be disturbing to neighbours or surround area.

4.9 Views

It is envisaged that no loss of views to neighbouring properties will result from this proposal.

4.10 Access

Access to the site will be via Milpera Street, as shown on the site plans.

4.11 Conclusion

It is felt that the residential scale of the development, and its integration with the landscape, should ensure minimal effect on its' surrounding environment, both currently and in the future.

The proposal before Council is consistent with the aims and objectives of Councils Sydney Regional Environmental Plan No. 30 – St Marys and the DCP 2006 - Residential land, that have been formulated to provide a quality, and desirable living environment. Therefore, Council's support of this application reinforces the desired outcomes within the Jordan Springs area.

Angelo Militano

Michaelangelo Designer Homes Pty. Ltd.