



ABN: 84 129 932 243 QLD BSA LIC: 1137696
PO BOX 898, SPRINGWOOD QLD 4127
PH: (07) 3290 1001 FAX: (07) 3290 1002

12th August 2013

Penrith City Council
PO Box 60
Penrith NSW 2751

STATEMENT OF ENVIRONMENTAL EFFECTS: LOT 2221 NABILLA STREET JORDAN SPRINGS

The above property has been designed to minimise any negative impact and enhance any existing features of the natural and built environment surrounding the property as follows:

Site Suitability

The house has been sited to maximise the potential of the lot by placing the garage just off the boundary. We have proposed a site cut to bench the lot to provide the most useable yard space for the occupier. This has also negated the need for a split level which is not a desired outcome for tenants who may have young children. Retaining walls and drainage pits have been included to ensure appropriate drainage.

Access and Traffic

Access to the lot has been designed to provide easy access from Scarborough Rise requiring minimal vehicle movements, and ample space to provide the required off street car parks.

Streetscape and Design

The façade and external finishes have been planned in accordance with the developers design guidelines to ensure the property is in harmony in the surrounding dwellings.

Services

The proposed dwellings will be connected to the established phone, power, water, storm water and sewer facilities as indicated on the site plan.

Privacy, Views and Overshadowing

The dwelling has been designed to take advantage of natural light with the living areas having a North east orientation. Being a single story property, any issue relating to outlook or views of neighbouring properties will be minimal.

Social and Economic Effects

The property is expected to have a positive impact on the locality being a 4 bed/2 bath home as it is encouraging young families to occupy the property that will contribute to the growth of the locality.

Flora and Fauna

Landscaping has been designed in accordance with the developers design guidelines to ensure the integrity of the streetscape. This will be achieved thru the use of a variety of native plants and shrubs.

Regards,

Marcus Charleston
Operations Manager
Tribeca Homes