

# **CSKY Services Pty Ltd**

ACN: 641370498

## **Statement of Environmental Effects**



**Dual occupancy  
2 Hardiman Way  
Griffith NSW 2680**

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## 1. INTRODUCTION

This statement of environmental effects has been prepared to support a development application for a new dual occupancy at 2 Hardiman Way Griffith NSW. The proposal has been designed to achieve the relevant provisions of Section 4.15 of the Environmental Planning and Assessment Act 1979 and the Griffith Local Environment Plan 2014.

The statement has been prepared based on drawings prepared by Frank Tabotta and information provided by the applicant.

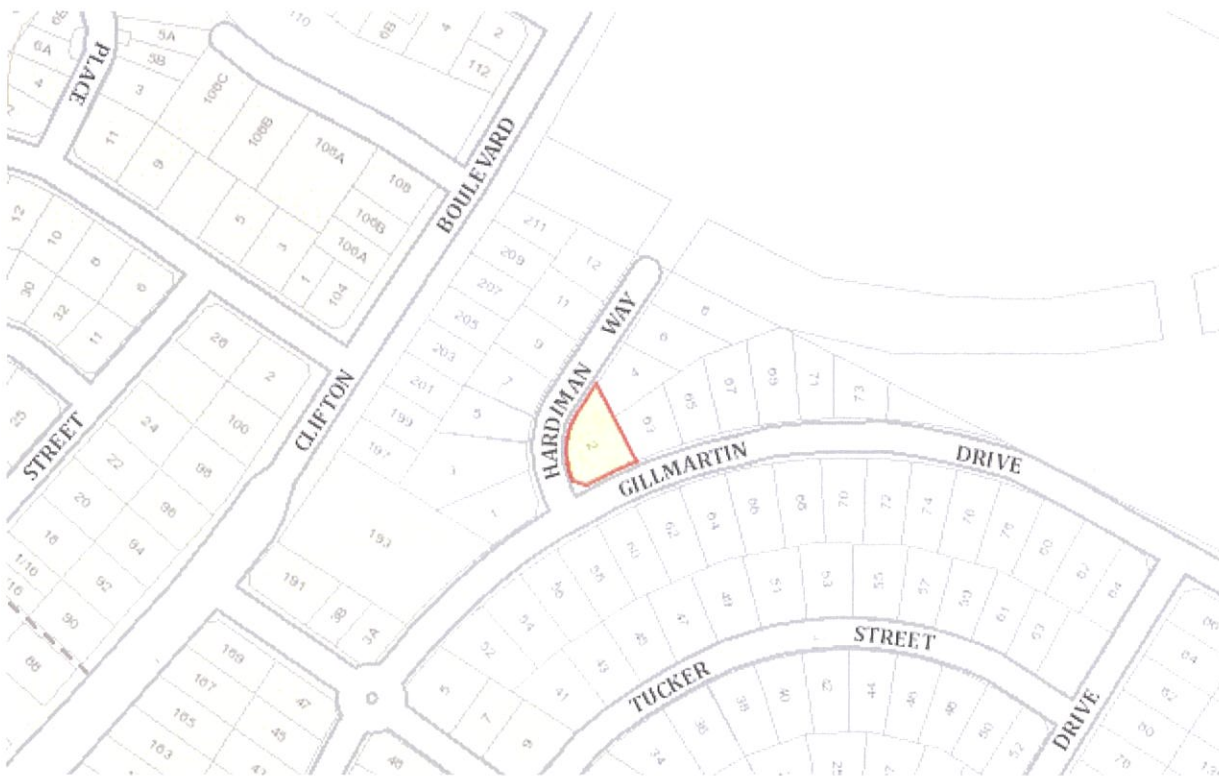


Image of 2 Hardiman Way Griffith (10 September 2020)

## 2. SITE DESCRIPTION AND ANALYSIS

### 2.1 Location and property description

The development site is Lot 118 Deposited Plan 1248542 known as 2 Hardiman Way Griffith New South Wales. The site is located in east Griffith and zoned R1 General Residential in the Griffith Local Environmental Plan 2014.



### 2.2 Site characteristics

The site is flat and irregular in shape 1065m<sup>2</sup> in size. The site is undeveloped with no significant features. There is a partial sewer easement centrally at the rear of the site. The site has frontages to Hardiman Way and Gillmartin Drive which provide access to the site.



## 2. SITE DESCRIPTION AND ANALYSIS

### 2.3 Surrounding development

The development immediately surrounding the site is characterized by new residential accommodation and undeveloped land.



Land surrounding 2 Hardiman Way Griffith

## 3. DETAILS OF PROPOSAL

### 3.1 Proposed works and ongoing use

The development is the proposed construction of two gable roof brick veneer dwelling houses at 2 Hardiman Way separated by a colourbond dividing fence.

The first dwelling will be 4 bedroom and include a two car garage and alfresco area and be located in the southern half of the site. The dwelling will have a total living room area of about 166m<sup>2</sup> with the primary frontage onto Gillmartin Drive. Construction works will include a 4 metre wide concrete driveway to the road pavement on Gillmartin Drive and a front fence on the secondary frontage on Hardiman Way.

The second dwelling will be 3 bedroom and include a two car garage and be located in the northern half of the site. The dwelling will have a total living room area of about 145m<sup>2</sup> with primary frontage onto Hardiman Way. Construction works will include a 4 metre wide concrete driveway to the road pavement on Hardiman Way and a front fence.

Post construction the dwelling house will be used for residential accommodation.

### 3.2 Services

#### Sewer reticulation

Reticulated sewage services are available to the site and connections will be established during construction works.

#### Electricity, water and gas supply and communications

Underground services supply the site and the relevant connections will be established during the construction works.



## 4. MATTERS FOR CONSIDERATION

The following provides an assessment of the proposal against the provisions of Clause 4.15 of the Environmental Planning and Assessment Act 1979 (as amended).

### 4.1 State Environmental Planning Policies (SEPP's)

SEPP	Title	Compliance	Comment
SEPP 19	Bushland in urban areas	Not applicable	BASIX certificates have been prepared and included in the application.
SEPP 21	Caravan parks	Not applicable	
SEPP 33	Hazardous and offensive development	Not applicable	
SEPP 36	Manufactured home estates	Not applicable	
SEPP 47	Moore park showground	Not applicable	
SEPP 50	Canal estate development	Not applicable	
SEPP 55	Remediation of land	Not applicable	
SEPP 64	Advertising and signage	Not applicable	
SEPP 65	Design quality of residential apartment development	Not applicable	
SEPP 70	Affordable housing (revised schemes)	Not applicable	
SEPP	(Aboriginal land) 2019	Not applicable	Section 45 not triggered.
SEPP	(Affordable rental housing) 2009	Not applicable	
SEPP	Building sustainability index: (BASIX) 2004	Complies	
SEPP	(Coastal management) 2018	Not applicable	
SEPP	(Concurrences and consent) 2018	Not applicable	
SEPP	(Educational establishments and child care facilities) 2017	Not applicable	
SEPP	(Exempt and complying development codes) 2008	Not applicable	
SEPP	(Gosford city centre) 2018	Not applicable	
SEPP	(Housing for seniors or people with a disability) 2004	Not applicable	
SEPP	(Infrastructure) 2007	Not applicable	

## 4. MATTERS FOR CONSIDERATION

SEPP	Title	Compliance	Comment
SEPP	(Kosciuszko national park – alpine resorts) 2007	Not applicable	
SEPP	(Kurnell peninsula) 1989	Not applicable	
SEPP	(Mining, petroleum production and extractive industries) 2007	Not applicable	
SEPP	(Penrith lakes scheme) 1989	Not applicable	
SEPP	(Primary production and rural development) 2019	Not applicable	
SEPP	(State and regional development) 2011	Not applicable	
SEPP	(State significant precincts) 2005	Not applicable	
SEPP	(Sydney drinking water catchment) 2011	Not applicable	
SEPP	(Sydney region growth centres) 2006	Not applicable	
SEPP	(Three ports) 2013	Not applicable	
SEPP	(Urban renewal) 2010	Not applicable	
SEPP	(Vegetation in non-rural areas) 2017	Complies	No native vegetation will be removed.
SEPP	(Western Sydney employment area) 2009	Not applicable	
SEPP	(Western Sydney parklands) 2009	Not applicable	
SEPP	(Activation precincts) 2020	Not applicable	
SEPP	(Major Infrastructure corridors) 2020	Not applicable	

### 4.2 Local Environmental Plan

#### Griffith Local Environmental Plan 2014

The subject site is zoned R1 – General Residential under the provisions of the Griffith Local Environmental Plan 2014. Dwelling houses and dual occupancies are permitted with development consent on land zoned R1 and this development is consistent with the zone objectives providing residential accommodation.



## 4. MATTERS FOR CONSIDERATION

### 4.3 Development control plans (DCP's)

DCP	Title	Compliance	Comment
<b>DCP 1</b>	Non-urban development	Not applicable	
<b>DCP 3</b>	Industrial development	Not applicable	
<b>DCP 11</b>	Urban subdivisions	Not applicable	
<b>DCP 19</b>	Mixed development	Not applicable	
<b>DCP 20</b>	Off street parking	Complies	Minimum requirement for the dwellings is 2 car parking spaces (a 2 car garage is provided).
<b>DCP</b>	Griffith residential development control plan	Complies	See Table A below.

## 4. MATTERS FOR CONSIDERATION

**Table A – Compliance with *Griffith Residential Development Control Plan***

Criteria	Compliance	Comment
<b>1.0 Introduction</b>	Noted	DCP applies (R1).
<b>2.0 Aims &amp; objectives</b>	Yes	
<b>3.0 Precinct statements &amp; controls</b>	Yes	New Collina - FSR (corner lot), parking & height compliant.
<b>4.0 Dwellings</b>		
4.1	Noted	Zoned R1 General Residential.
<b>4.2 Siting of dwellings</b>	Noted	See Frank Tabotta plans & SEE Section 2.
<b>4.3 Streetscape</b>	Complies	See elevation plans.
<b>4.4 Building design</b>	Complies	See elevation plans & dwelling floor plan.
<b>4.5 Sustainability</b>	Complies	BASIX compliant.
<b>4.6 Height</b>	Complies	Peak roof height 4.1m.
<b>4.7 Solar access</b>	Complies	Living area and alfresco are north facing.
<b>4.8 Setbacks</b>	Complies	Front = 4.5m, secondary front = 3m, rear = 3m and side = 1200mm.
<b>4.9 Privacy</b>	Complies	Through location and design.
<b>4.10 Private open space</b>	Complies	PPOS for each dwelling is >75m <sup>2</sup> .
<b>4.11 Landscaping</b>	Noted	To be established post construction.
<b>4.12 Street trees</b>	Noted	
<b>4.13 Vehicle access &amp; parking</b>	Complies	
<b>4.14 Site facilities</b>	Noted	
<b>4.15 Rainwater tanks</b>	Noted	To comply.
<b>4.16 Fencing</b>	Complies	Dwelling 1 has a secondary frontage solid fence and Dwelling 2 has a solid front fence that comply with the requirements of 4.16(b) including 1.8m maximum height, the fence encloses private open space at the frontages and has articulations. Garages are setback 6m and are 6m wide.
<b>4.17 Outbuildings and garages and carports</b>	Complies	
<b>4.18 Stormwater</b>	Complies	Rooves will capture stormwater and report to a rainwater tank.
<b>4.19 Swimming pools</b>	N/A	
<b>4.20 Essential services</b>	Complies	All essential services are available to the site.
<b>4.21 Bushfire risk</b>	N/A	
<b>4.22 Frost fans</b>	N/A	



## 4. MATTERS FOR CONSIDERATION

**Table A – Compliance with *Griffith Residential Development Control Plan***

Criteria	Compliance	Comment
<b>5.0 Medium density housing</b>	Complies	FSR compliant <0.7:1 (corner lot), development is consistent with the emerging streetscape and precinct statement, each dwelling has separate driveway access (4m wide) and 2 car parking spaces, each dwelling faces a different street and has a minimum 2.4m separation distance between the dwellings, garages are setback 6m, the design size criteria is comfortably met and PPOS has been incorporated into the design. Landscaping has been identified in the site plan and will be complimentary on the frontages around the proposed fences.
<b>6.0 Boarding houses</b>	N/A	
<b>7.0 Large lot residential</b>	N/A	
<b>8.0 Parking</b>	Complies	
<b>9.0 Non-residential development</b>	N/A	
<b>10.0 Subdivision</b>	N/A	
<b>11.0 Site specific controls</b>	N/A	

## 5. OTHER CONSIDERATIONS

### 5.1 Air quality

The proposed construction works will have minor potential for off-site dust impacts and no controls are recommended. The ongoing use of the dwellings will not generate air quality impacts.

### 5.2 Noise impacts

The works associated with the construction of the development will generate noise impacts associated with the vehicle movements and the use of power tools. The works will be limited to day time hours only.

### 5.3 Waste

Waste generated from the development's construction will be removed by contractors to facilities which can lawfully receive the waste.

### 5.4 Water quality & stormwater

The proposed development will install erosion fences to protect surface waters during construction. All stormwater falling on the new development rooves will be captured and report to a rainwater tank.

### 5.5 Traffic

There will be a minor increase in vehicle movements during the development construction works. The proposed ongoing use of the development will not be traffic generating.

### 5.6 Visual impacts

The development meets the DCP requirements and the visual impact will be consistent with the existing streetscape.



## 5. OTHER CONSIDERATIONS

### 5.7 Open space

A private open space has been incorporated into the design.

### 5.8 Privacy and overshadowing

The development has been designed to ensure it does not impact the adjoining owners' solar access or quality of private open space.

## 6. CONCLUSION

The proposed development meets the requirements of all the matters for consideration at Section 4.15 of the Environmental Planning and Assessment Act 1979 including the obligations of all the relevant environmental planning instruments that apply to the land. Dwelling houses and dual occupancies are permitted development at the location and the applicant seeks approval from Griffith City Council as the consent authority for the proposed development.

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