

CSKY Services Pty Ltd

ACN: 641370498

Statement of Environmental Effects



**Multi dwelling housing development
Lot 11 Section 62 DP 758476 – 8 Yoolooma Street
Griffith NSW 2680**

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1. INTRODUCTION

This statement of environmental effects has been prepared to support a development application for two new dwellings at 8 Yoolooma Street 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 and information provided by Frank Tabotta.

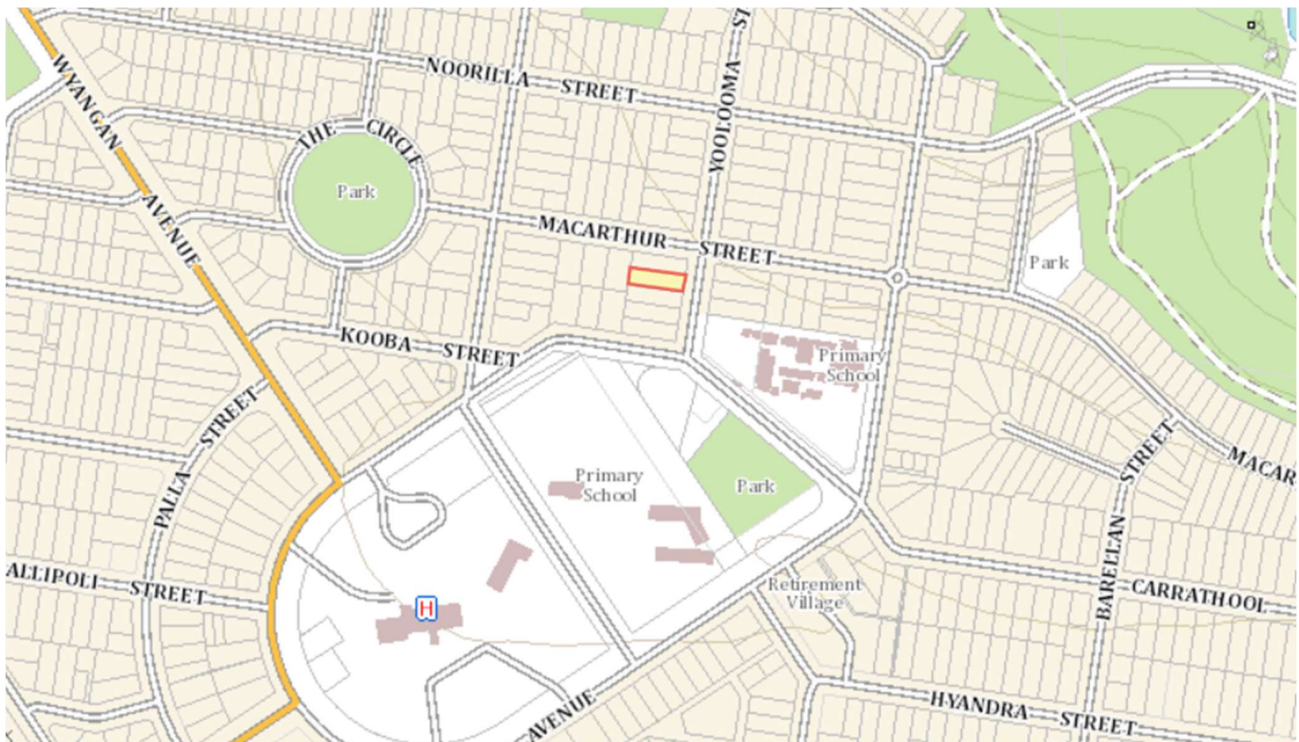


Street view image of 8 Yoolooma Street Griffith (Source: Google Maps)

2. SITE DESCRIPTION AND ANALYSIS

2.1 Location and property description

The development site is Lot 11 Section 62 Deposited Plan 758476 known as 8 Yoolooma Street Griffith New South Wales. The site is located in north Griffith and is zoned R1 General Residential in the Griffith Local Environmental Plan 2014.



Site location (Source: LPI Six Maps)

2.2 Site characteristics

The site has a fall $\approx 1\text{m}$ from northeast to southwest, is rectangular in shape and 1081m^2 in area. The site contains an existing dwelling house in the front eastern third of the site with a small detached garage behind the dwelling. Yoolooma Street provides access to the site. A 3m sewer easement runs inside and parallel to the rear boundary.

2. SITE DESCRIPTION AND ANALYSIS

2.3 Surrounding development

The development immediately surrounding the site is characterised by residential accommodation.



Development surrounding 8 Yoolooma Street Griffith (Source: LPI Six Maps)

3. DETAILS OF PROPOSAL

3.1 Proposed works and ongoing use

The development is the construction of two attached dwelling houses at the rear of 8 Yoolooma Street Griffith.

Each dwelling is identical in design mirroring each floor plan from the internal separating wall. The two bedroom dwellings are single storey with gable and hip rooves with 133m² of living area and an attached single vehicle garage and attached alfresco area on the eastern and western wall respectively.

Construction activities will include a 1.8m high colourbond dividing fence separating the existing dwelling and a 3.5m wide concrete driveway along the northern side boundary to access the rear dwellings with turning areas and then increasing to 6m wide at the front of the existing dwelling to the crossover and road pavement in Yoolooma St, over the existing driveway. A car parking space is created at the front of the existing dwelling.

Post construction the dwellings will be used for residential accommodation and will create three dwellings on the site (multi dwelling housing).

3.2 Services

Sewage

A reticulated sewage system services Yoolooma Street and each dwelling will create new junctions with the sewer main at the rear of the site. The rear dwelling is clear of the main and easement at the rear of the site.

Electricity, water and gas supply and communications

Services supply the site and the relevant connections will be established during the construction works. An existing service power line over the site will be re-located.

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	
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	
SEPP	(Affordable rental housing) 2009	Not applicable	
SEPP	Building sustainability index: (BASIX) 2004	Not applicable	BASIX certificates have been prepared with the application.
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	Applies	An over the site service line is to be relocated. An insulated power line runs along the northern side boundary.

4. MATTERS FOR CONSIDERATION

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SEPP	Title	Compliance	Comment
SEPP	(Kosciuszko national park – alpine resorts) 2007	Not applicable	There is no vegetation at the rear of the site.
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	Not applicable	
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)	Not applicable	
SEPP	(Koala Habitat Protection) 2020	Not applicable	
SEPP	(Western Sydney Aerotropolis) 2020	Not applicable	

4. MATTERS FOR CONSIDERATION

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. Multi dwelling housing is permitted with development consent on land zoned R1 and this development is consistent with the zone objectives being compatible with the surrounding residential accommodation land use.

4.3 Development control plans (DCP's)

DCP	Title	Compliance	Comment
DCP 1	Non-urban development	Not applicable	
DCP 3	Industrial development	Not applicable	
DCP 11	Urban subdivisions	Not applicable	
DCP 19	Mixed development	Not applicable	
DCP 20	Off street parking	Not applicable	Section 5.6 of the Griffith RDCP applies to Multi dwelling housing. Four undercover parking spots are provided by development.
DCP	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
1.0 Introduction	Noted	DCP applies (R1).
2.0 Aims & objectives	Complies	
3.0 Precinct statements & controls	Complies	Hospital - FSR in this precinct is 1:1, height is N/A and parking is compliant with the ratio.
4.0 Dwellings		
4.1	Noted	Zoned R1.
4.2 Siting of dwellings	Complies	See site plan & Section 2 of this SoEE.
4.3 Streetscape	Complies	Development is screened by existing dwelling
4.4 Building design	Complies	Consistent with a) to J) controls.
4.5 Sustainability	Complies	BASIX compliant.
4.6 Height	Complies	Single storey.
4.7 Solar access	Complies	Living areas and POS have northern access.
4.8 Setbacks	Complies	Behind exist building, rear 3.2m & side 1.2m.
4.9 Privacy	Complies	Located and designed to protect privacy.
4.10 Private open space	Complies	Min 15m ² each.
4.11 Landscaping	Noted	Hospital FSR is 1:1. 261m ² to be landscaped.
4.12 Street trees	Noted	Existing.
4.13 Vehicle access & parking	N/A	Section 5.6 of Griffith RDCP applies.
4.14 Site facilities	Noted	
4.15 Rainwater tanks	To comply	On-site detention TBD at CC stage.
4.16 Fencing	To comply	Maximum 1.8m high.
4.17 Outbuildings/garage	Complies	Garages setback >5.5m.
4.18 Stormwater	To comply	Subject to engineer calculations & drawings at CC stage.
4.19 Swimming pools	N/A	
4.20 Essential services	Complies	
4.21 & 4.22	N/A	
5.0 Medium density housing	Complies	Meets all controls including FSR, min site requirements, 3 parking spaces & access controls, design criteria, landscaping, and PPOS control.
6.0 & 7.0	N/A	
8.0 Parking	N/A	
9.0, 10.0 & 11.0	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.

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

There is not potential to pollute surface waters. On-site detention calculations will be completed by a qualified engineer at construction certificate stage and stormwater will ultimately report to the stormwater infrastructure in Yoolooma Street.

5.5 Traffic

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

5.6 Visual impacts

The development's visual impact on the existing streetscape will be negligible being behind the existing dwelling and single storey setback within DCP requirements.

5.7 Open space

An 15m² principle private open space area made at the side of each dwelling.

5. OTHER CONSIDERATIONS

5.8 Overshadowing & privacy

The development is located and designed so it will not affect the privacy or solar access of the adjoining neighbours. The development is single storey dwellings and there will be a 1.8m colourbond fence on the southern side (nearest) boundary and privacy windows on that southern side of the proposed dwellings.

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. Multi dwelling housing is permitted with development consent at the location and we seek approval from Griffith City Council as the consent authority for the proposed development.

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