

CSKY Services Pty Ltd

ACN: 641370498

Statement of Environmental Effects



Dwelling house modification – DA 232/2017
25 Lanza Grove
Griffith NSW 2680

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1. INTRODUCTION

This statement of environmental effects has been prepared to support a development application for a modified dwelling house at 25 Lanza Grove 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 Integrity Homes.



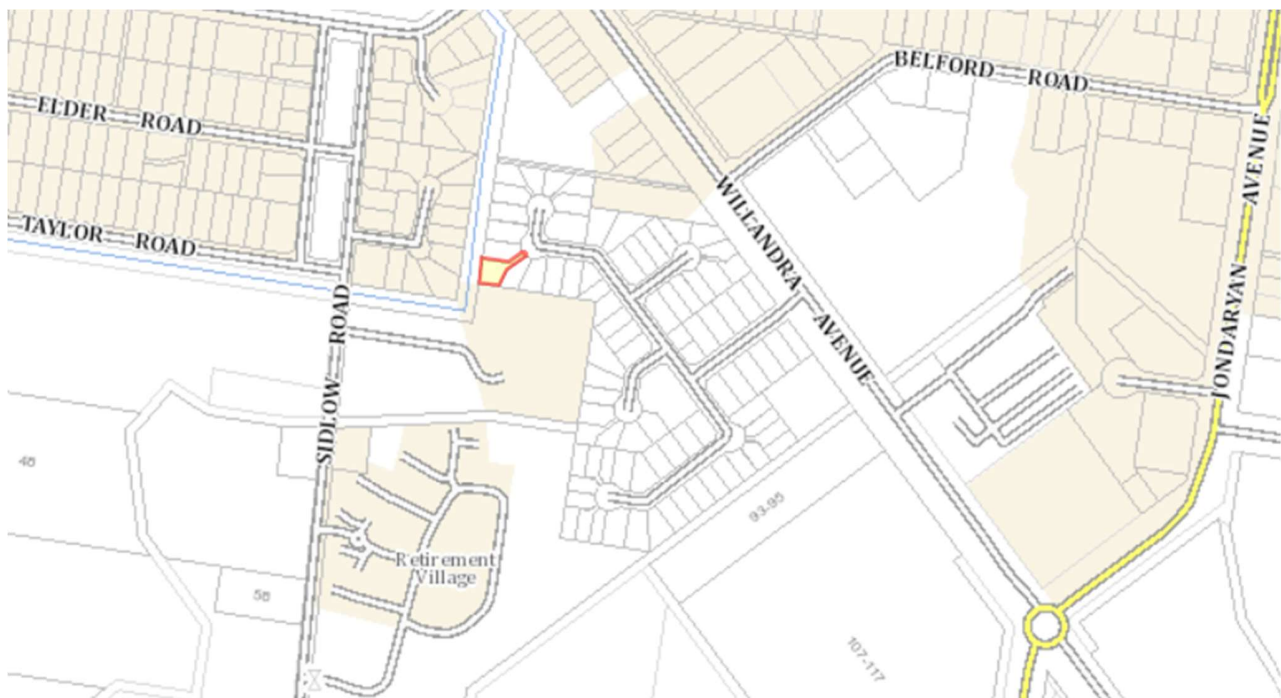
Image of proposed dwelling at 25 Lanza Grove Griffith

2. SITE DESCRIPTION AND ANALYSIS

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2.1 Location and property description

The development site is Lot 82 Deposited Plan 1242125 known as 25 Lanza Grove Griffith New South Wales. The site is located in south Griffith and zoned R1 General Residential in the Griffith Local Environmental Plan 2014.



Site location (Source: LPI Six Maps)

2.2 Site characteristics

The site is flat and battle axe in shape and 696m² in area. The site is undeveloped, has a sewer easement in the rear northern corner and Lanza Grove provides access to the site.

2. SITE DESCRIPTION AND ANALYSIS

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2.3 Surrounding development

The development immediately surrounding the site is characterized by existing residential accommodation, undeveloped lots and dwellings under construction.



Development surrounding 25 Lanza Grove Griffith (Source: Google Maps)

3.1 Proposed works and ongoing use

The development is the proposed modification of Griffith City Council DA/232/2017 at 25 Lanza Grove.

The modification involves changes to the dwelling location and orientation and size of the floor plan as shown in the modified site and floor plans. The dwelling is moved into the southwestern corner of the site and the floor plan is altered to increase the living area by 55m² with a larger combined living and lounge room, a larger kitchen area, a new media room and a larger main bedroom and ensuite. A north facing alfresco is also added to the design.

The dwelling remains a single storey four bedroom brick veneer, gable and hip roof dwelling to be used for residential accommodation.

3.2 Services

Sewer reticulation

The dwelling's plumbing will be serviced by council's reticulated sewage system, a junction with the sewer main is available to the site in the rear north western corner of the site.

Electricity, water and gas supply and communications

Underground services are available to supply the site and connections will be established during construction of the dwelling.

4. MATTERS FOR CONSIDERATION

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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	A revised BASIX certificate has been prepared and is submitted with 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		
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	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

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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	

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 are permitted with development consent on land zoned R1 and this development is consistent with the zone objectives.

4. MATTERS FOR
CONSIDERATION

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	Complies	
DCP	Griffith residential development control plan	No	See Table A below. A DCP variation request is made for the rear setback in Attachment 1.

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	South Griffith – FSR is 0.33:1 (GFA is 228m ²) and development is height and parking compliant.
4.0 Dwellings		
4.1	Noted	Zoned R1.
4.2 Siting of dwellings	Complies	See site plan & Section 2 of SoEE.
4.3 Streetscape	Complies	See site & elevation plans.
4.4 Building design	Complies	Consistent with a) to j) controls.
4.5 Sustainability	Complies	BASIX compliant.
4.6 Height	Complies	Single storey (≈5.5m).
4.7 Solar access	Complies	Alfresco & POS has northern access.
4.8 Setbacks	Complies	Front 30m, garage 5.5m, side 1m & rear 1.55m - A request for a variation to the rear setback is made at Appendix 1.
4.9 Privacy	Complies	Through design.
4.10 Private open space	Complies	Provided by the alfresco area & POS.
4.11 Landscaping	To comply	Landscaping to be established (>160m ²).
4.12 Street trees	Noted	
4.13 Vehicle access & parking	Complies	Two undercover parking spaces provided.
4.14 Site facilities	Noted	
4.15 Rainwater tanks	Noted	
4.16 Fencing	Noted	
4.17 Outbuildings	N/A	
4.18 Stormwater	Complies	Reports to the rear drainage channel.
4.19 Swimming pools	N/A	
4.20 Essential services	Complies	All essential services are available to the site.
4.21 Bushfire risk	N/A	
4.22 Frost fans	N/A	
5.0, 6.0 & 7.0	N/A	
8.0 Parking	Complies	Development complies with the Parking Code.
9.0, 10.0 & 11.0	N/A	

5. OTHER CONSIDERATIONS

5.1 Air quality

The proposed dwelling construction will have minor potential for generating off-site dust impacts and no mitigation measures are recommended.

5.2 Noise impacts

The construction works will generate noise impacts from 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 construction activities will be removed by contractors to facilities which can lawfully receive the waste.

5.4 Water quality & stormwater

The proposed development will implement erosion controls through sediment fences. Stormwater falling on the dwelling roof will be collected and report to the drainage easement at the rear of the site.

5.5 Traffic

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

5.6 Visual impacts

The development's meets DCP 21 requirements and the visual impact of the development will be consistent with the current residential streetscape.

5.7 Open space

A private open space has been incorporated into the development on the northern side of the proposed dwelling.

5. OTHER CONSIDERATIONS

5.8 Privacy and overshadowing

The proposed dwelling is designed and located so that it does not impact any adjoining owners solar access or private open space.

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 (pending approval of a request for a variation). Dwelling houses 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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REQUEST FOR A DEVELOPMENT CONTROL VARIATION

Griffith Residential Development Control Plan

Proposed dwelling house – 25 Lanza Grove Griffith

The proposed dwelling complies with all DCP controls except Section 4.8.4 of the DCP (Rear setbacks). As per Section 1.5 of the DCP a request is made for a variation to the control for this development.

1. What is the development control(s) to be varied.

The rear dwelling setback control – 2000mm setback for single storey dwellings.

2. Provide details of the extent of variation (ie. what is the non-compliance)? Is it minor or extensive? (% of variation between your proposal and the development control)

The proposed variation is minor. The dwelling encroaches the rear northern boundary to 1550mm. This is 450mm inside the 2000mm control or a 22% exceedance.

3. Provide details of the specific circumstances of the variation and why it is being requested?

The site is battleaxe in shape and has a limited building envelope and a sewer easement exists in the opposite north western corner of the site. The siting of the dwelling also allows future ancillary development on the northern side of the dwelling.

4. Are the controls considered unnecessary or unreasonable in the circumstances of the proposal, why?

The control is unreasonable given the shape of the block and there are no adjoining neighbours at the rear of the site which adjoins a drainage easement.

5. If there are objectives of the control how does the variation achieve them?

The objective of the rear setback control is to;

Allow for separation distances between neighbouring dwellings to provide visual and acoustic privacy.

The dwelling's rear boundary adjoins a drainage easement. The objective of the setback is not required to separate dwellings or other buildings.



6. Provide a justification as to why the development will not have additional adverse impacts as a result of the variation?

The justification is the encroachment is very minor and the 450mm encroachment will have no impact on the rear adjoining land. The development maintains the objective of the control.

We request that council approve the variation in these circumstances.