

Statement of Environmental Effects

Griffin Green Affordable Housing Project – Civil Works and Subdivision

Griffith City Council



PREPARED FOR: GRIFFITH CITY COUNCIL (THE APPLICANT)

BY: KELLY MCNICOL – CONTRACT STRATEGIC PLANNER

DATE OF FINAL ISSUE – 29 JULY 2021 – **VERSION 2**

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Acronyms and Abbreviations

<i>Abbreviation</i>	<i>Definition</i>
Applicant	GRIFFITH CITY COUNCIL
CIV	Capital Investment Value
Council	Griffith City Council
DA	Development Application
Department	Department of Planning, Industry and Environment (DPIE)
Development	The development as described in this SEE.
EP&A Act	<i>Environmental Planning and Assessment Act 1979</i>
FTE	full-time equivalent
GCC	Griffith City Council
GLEP	Griffith Local Environmental Plan 2014
Ha	hectare
LGA	Local Government Area
Regulation	<i>Environmental Planning and Assessment Regulation 2000</i>
EPI	Environmental Planning Instrument
LEP	Local Environmental Plan
Minister	Minister for Planning and Public Spaces
SEPP	State Environmental Planning Policy
TfNSW	Transport for NSW (Roads and Maritime Services)

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1 Introduction

1.1 Overview

This Statement of Environmental Effects (SEE) has been prepared in support of a development application (DA) for the 38 lot residential Torrens Title subdivision of land (including a community park and green corridor) for the future development of affordable housing and a community centre.

The site is located in the Pioneer area of Griffith over seven lots and is bound by Walla Avenue, Heath Crescent and Middleton Avenue. The site is around 3.18 ha in area. The site presently contains four dwellings (to be demolished under DA 305/2020), a basketball court, playground equipment, a bbq shelter and a number of trees. A 5600 m³ covered mound of asbestos contaminated fill and materials has been removed from the site in accordance with a Remedial Action Plan, State Environmental Planning Policy 55 – Remediation of Land, and Council's Contaminated Land Management Policy

Griffith City Council (GCC) (the Applicant) partnering with Argyle Housing proposes to develop the site for affordable housing as part of the Griffin Green Affordable Housing Project (the project) over a number of stages. The site is owned by Griffith City Council and the project is being developed under a Building Better Regions Funding Agreement with the Commonwealth to increase the supply of affordable housing.

The proposed development has a capital investment value (CIV) of \$3.1 million. Council is the Applicant and as the development is not in excess of \$5 million the development on the basis of cost alone is not considered regionally significant development pursuant to State Environmental Planning Policy (SEPP) (State and Regional Development) 2011. However,

1.2 Background

The Griffin Green Affordable Housing Project (the project) will deliver new affordable housing lots (Stage 1), 20 affordable housing units (Stage 2), around 4600 m² of park space which will be designed in consultation with the local community and new road, water, sewer and drainage and utilities (electrical, telecommunications, gas and NBN) infrastructure. The project represents a partnership between Council and Argyle Housing with Federal funding secured from the Building Better Regions Fund. The project has been developed to meet the needs of the community and provide new affordable housing options which was identified as a priority in the Griffith Housing Strategy 2019.

The project is being delivered in Stages:

Stage 0 – A Planning Proposal to rezone a portion of the site from RE1 – Public Recreation to R1 – General Residential and amendment to the minimum lot size from 600 m² to 400 m². The Planning Proposal was exhibited in late 2020 and no objections were received to the rezoning and reduction of minimum lot size. The Department of Planning, Industry and Environment is presently notifying the LEP.

Stage 1A (approved and under construction): Three lot Torrens Title subdivision of the site to create:

- Lot 1 – a 2415 m² portion of the site that contains the existing seniors housing development to be retained by NSW Land and Housing Corp
- Lot 2 – a 3352m² portion of the site that will contain the future Stage 2 of the project including 20 affordable units to be transferred to Argyle Housing.
- Lot 3 – the consolidation of all other lots within the site being:
 - Part of Lot 187 DP 705992 (8-13 Snaith Place) – the part not containing Lot 1 and Lot 2 and the road extension.
 - Lot 14 DP 705992 (14 Snaith Place)
 - Lot 15 DP 705992 (14 Snaith Place)
 - Lot 16 DP 705992 (14 Snaith Place)
 - Lot 17 DP 705992 (14 Snaith Place)
 - Lot 189 DP 705992 (7-11 Heath Crescent)
 - Lot 186 DP 705992 (1-8 Thomas Place)
- a road extension between the existing cul-de-sac in Snaith Place to the existing cul-de-sac in Garton Place. This road reserve would be identified on the plan of subdivision.

Extension of Council's water, sewer and drainage infrastructure would be required as well as extension of telecommunication, electrical and gas infrastructure in conduits within the new road reserve.

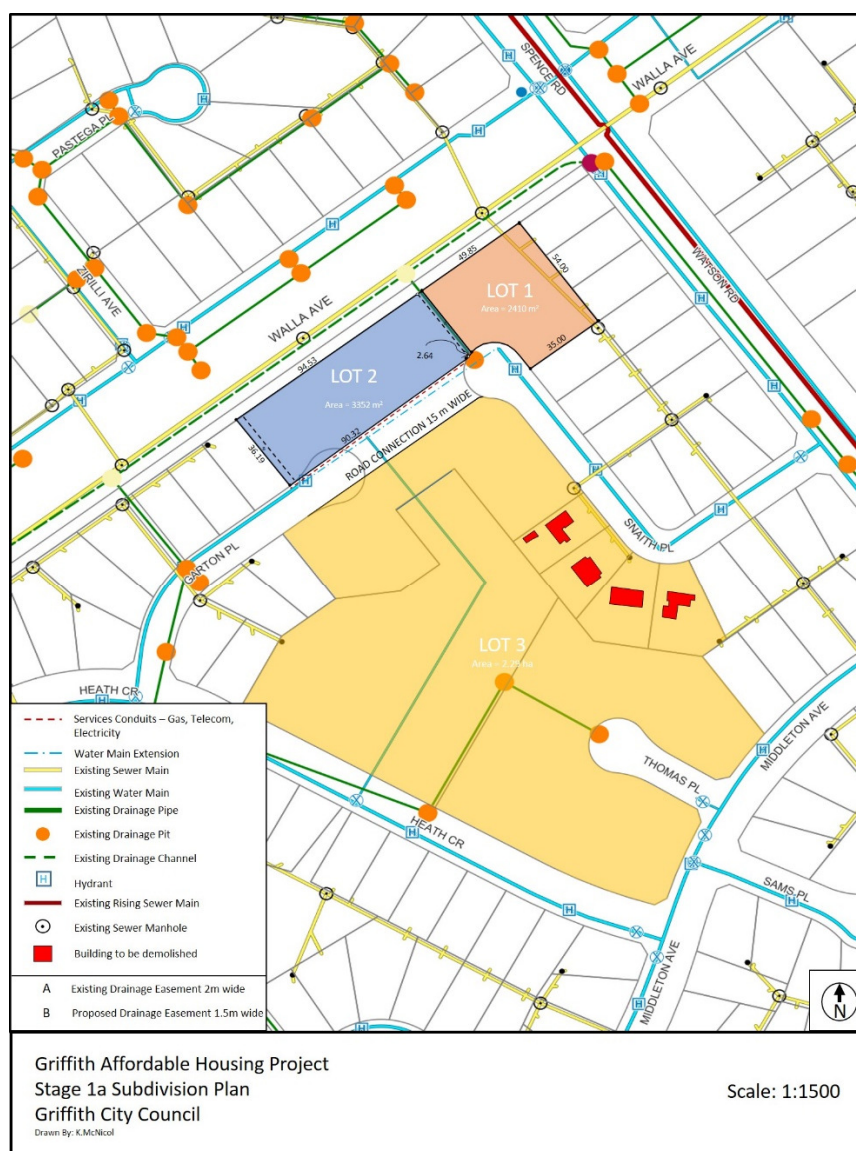


Figure 1: Approved Subdivision Plans - DA 305/2020

Stage 1B – This development application to further subdivide the consolidated lot created as part of Stage 1A (see section 3 – for description of proposal). Concept Proposal for the future construction of

Stage 2 – Construction of 20 affordable housing units

Stage 3 – Construction of residential dwellings and units on each subdivided lot – subject to future development application

1.3 List of Drawings and Plans Relied on

Appendix Reference	Document	Responsible Author
Appendix 1	Master Plan	Baumgart Clark Architects
Appendix 2	Survey Plan – Prior to Mound Removal	PHL
Appendix 3	Validation Report	GreenCap
Appendix 4	Civil Engineering Report	ACOR

Appendix 5	Subdivision Plans	ACOR
Appendix 6	Traffic Assessment	Griffith City Council
Appendix 7	Conceptual Playground Design	Moduplay
Appendix 8	Concept Dwelling Plans	Baumgart Clark Architects

2 The Site

2.1 Site Description

The site is located in Pioneer Griffin within a portion of Dave Taylor Park and including four dwelling sites on Snaith Place to be demolished under DA 305/2020. The site is around 3.18 ha in area and can be legally described as:

- Lot 2 DP 1275071 (8-13 Snaith Place)
- Lot 14 DP 705992 (14 Snaith Place)
- Lot 15 DP 705992 (14 Snaith Place)
- Lot 16 DP 705992 (14 Snaith Place)
- Lot 17 DP 705992 (14 Snaith Place)
- Lot 189 DP 705992 (7-11 Heath Crescent)
- Lot 186 DP 705992 (1-8 Thomas Place)

The site presently contains a basketball court, bbq shelter, playground equipment, grassed areas, lighting, a skate bowl and a number of trees.

A covered mound of asbestos contaminated fill and materials was removed from the site in accordance with a Remedial Action Plan prepared by GreenCap – a specialist environmental firm. The works were completed by Liberty Industrial under the guidance of GreenCap in May 2021. Around 8700 tonnes of asbestos and lead contaminated materials were removed from the site. The site has been validated by GreenCap as being clear of asbestos and suitable for residential development.

The site is connected to Council's reticulated water and sewer network. Essential Energy's electrical infrastructure is primarily located within the surrounding road reserves but an underground electrical service wraps around Thomas Place and then connects to Heath Crescent in the south. Council's drainage network is also located in the surrounding road reserve.

2.2 Surrounding Land Uses

The site is surrounded by predominantly single storey residential dwellings dual occupancies and seniors housing. Residential lot sizes in the Pioneer residential area average around 600 m². The Griffith Child Care is located at the corner of Watson Road and Middleton Avenue around 50 m to the east of site.

The site is within a 1.4 km walking distance from the Griffith CBD and 1.2 km from Murrumbidgee High School. A bus stop which services the locality is located in Middleton Avenue.

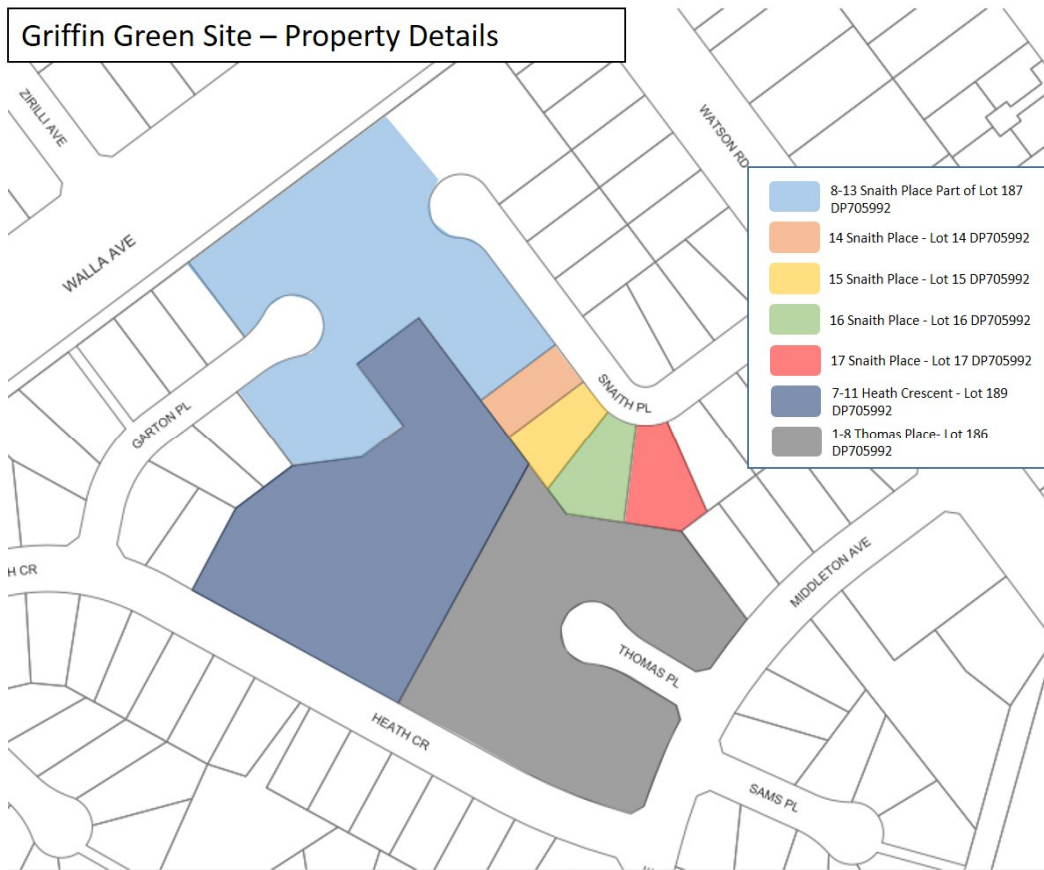


Figure 2: Site – Property Details



Figure 3: Existing Site and Surrounds

3 Proposed Development

3.1 Overview

The proposed development relates to the 38 lot Torrens Title subdivision of the site to create:

- 32 single dwelling allotments ranging in area from 400 m² to 504 m².
- Three multi-dwelling lots (1041 m², 1148 m² and 801 m²).
- One lot for a new community park, including a basketball court, playground equipment, turfed open space and tree and shrub planting – to be formerly designed post approval (refer to Appendix 7 for concept playground designs (4613 m²).
- One lot for a green corridor connecting Garton Place to the community park (529m²).
- One lot for the future construction of a community centre (753 m²).

The proposal also includes the following:

- Partial closure of Thomas Place (end of cul-de-sac).
- Construction of a new road commencing at Thomas Place, wrapping around the proposed community park and ending at Heath Crescent.
- Construction of a road extension from Snaith Place to the new road.

3.2 Demolition, Site Preparation and Staging

The site has been remediated and a Validation Report issued to support the proposed residential development (refer to Appendix 3). Demolition of the four houses is being carried out under DA 320/2020 in late July 2021.

Civil construction works have commenced and are ongoing for the construction of the Garton Place road extension to facilitate the subdivision of Lot 2 identified on the Proposed Subdivision Layout Plan (**Appendix 5** – Drawing DA-04). It is expected that these works would be complete by October 2021 to facilitate the subdivision of the lot associated with DA 28/2021 for the construction of twenty affordable housing units.

Staging

To ensure adequate recreational space exists for the community during civil works, the construction and demolitions works would be staged:

- Stage 1 – construction of new basketball court and the civil works necessary to subdivide Lots 3 -10
- Stage 2 – demolition of existing basketball court and other structures including bbq shelter.
- Stage 3 – Construction of Thomas Place road extension and construction of Snaith Place connection
- Stage 4 - Construction of community park

- Stage 5 - Civil works necessary to subdivide the remainder of the lot.

The staging sequences have been chosen to ensure that park space is available to the community at all times and the staging of subdivision certificates is possible.

3.3 Community Park

As part of the re-development of Dave Taylor Park a new modern, maintained and more useable community park is proposed. Presently Dave Taylor park appears to be an large open space, however, the majority of the undeveloped area is not useable for recreational purposes. As is evident from the road network and lot layout of Pioneer (three cul-de-sac's without any dwelling lots surrounding them), much of the undeveloped park was to be further developed for housing lots by the State Government. This never eventuated and the majority of the undeveloped land has sat vacant since 1984 when the Pioneer area was originally developed.

Dave Taylor park remained under the control of the NSW Government until recently when Council requested the lands be transferred to their care to facilitate the re-development of the site for much needed affordable housing including the creation of a modern community park in conjunction with Argyle Housing.

Argyle Housing and Council have carried out community consultation sessions to inform the design and development of the community park. From the consultation sessions the following themes were evident:

- the retention of a full basketball court was Important
- the need for a modern community centre was a common theme.
- modern play equipment similar to other parks in Griffith
 - Concept playground designs were presented to the public to choose the type of play structures which were appropriate
- ease of access to the park from the existing built up Pioneer neighbourhood was important

The design of the community park and green corridor was evolved over time to meet the issues and needs of the community, including ease of access, size of park and location of a full basketball court.

The detailed design of the community park will be further refined in the coming months to ensure a useable space for existing and future residents with tree planting to provide shade at maturity, pathways to ensure accessibility, modern play equipment and sufficient space for open play. The park size, including the green corridor would have an area of 5,142m². The proposal also includes a lot for a future community centre to support the existing residents of Pioneer.

3.4 Need and Justification

The project represents a partnership between Council and Argyle Housing with Federal funding secured from the Building Better Regions Fund. The project has been developed to meet the needs of the community and provide new affordable housing options, which was identified as a priority in the Griffith Housing Strategy 2019.



Figure 4: Master Plan



Figure 5: Concept Playground Design

4 Legislative Context

This section provides an assessment of the proposal against the relevant planning legislation as prescribed in Section 4.15 of the Environmental Planning and Assessment Act 1979.

4.1 Environmental Planning and Assessment Act 1979 (EP&A Act)

Section 1.3 – Objects of the Act

- (a) to promote the social and economic welfare of the community and a better environment by the proper management, development and conservation of the State's natural and other resources,*
- (b) to facilitate ecologically sustainable development by integrating relevant economic, environmental and social considerations in decision-making about environmental planning and assessment,*
- (c) to promote the orderly and economic use and development of land,*
- (d) to promote the delivery and maintenance of affordable housing,*
- (e) to protect the environment, including the conservation of threatened and other species of native animals and plants, ecological communities and their habitats,*
- (f) to promote the sustainable management of built and cultural heritage (including Aboriginal cultural heritage),*
- (g) to promote good design and amenity of the built environment,*
- (h) to promote the proper construction and maintenance of buildings, including the protection of the health and safety of their occupants,*
- (i) to promote the sharing of the responsibility for environmental planning and assessment between the different levels of government in the State,*
- (j) to provide increased opportunity for community participation in environmental planning and assessment.*

Commentary:

The proposal promotes the objectives of the EP&A Act by supporting the future provision of additional affordable housing as per object (d).

Ecologically Sustainable Development

The EP&A Act adopts the definition of ESD found in the *Protection of the Environment Administration Act 1991* (PEA Act). Section 6(2) of the EPA Act states that ESD requires the effective integration of economic and environmental considerations in decision-making processes and that ESD can be achieved through the implementation of:

- (a) the precautionary principle*
- (b) inter-generational equity*
- (c) conservation of biological diversity and ecological integrity*
- (d) improved valuation, pricing and incentive mechanisms.*

Commentary:

The potential environmental impacts of the development have been assessed and, where potential impacts have been identified, mitigation measures and environmental safeguards have been recommended.

The development does not require the removal of any trees or vegetation. The subdivision would not limit any future developments ability to promote ESD.

4.2 Griffith Local Environmental Plan 2014 (GLEP)

A thorough review of the GLEP has been undertaken. An assessment of the proposal for compliance with the requirements of the relevant parts of the LEP has been provided below.

The subject land is zoned R1 – General Residential under the provisions of the GLEP (see **Figure 6**).

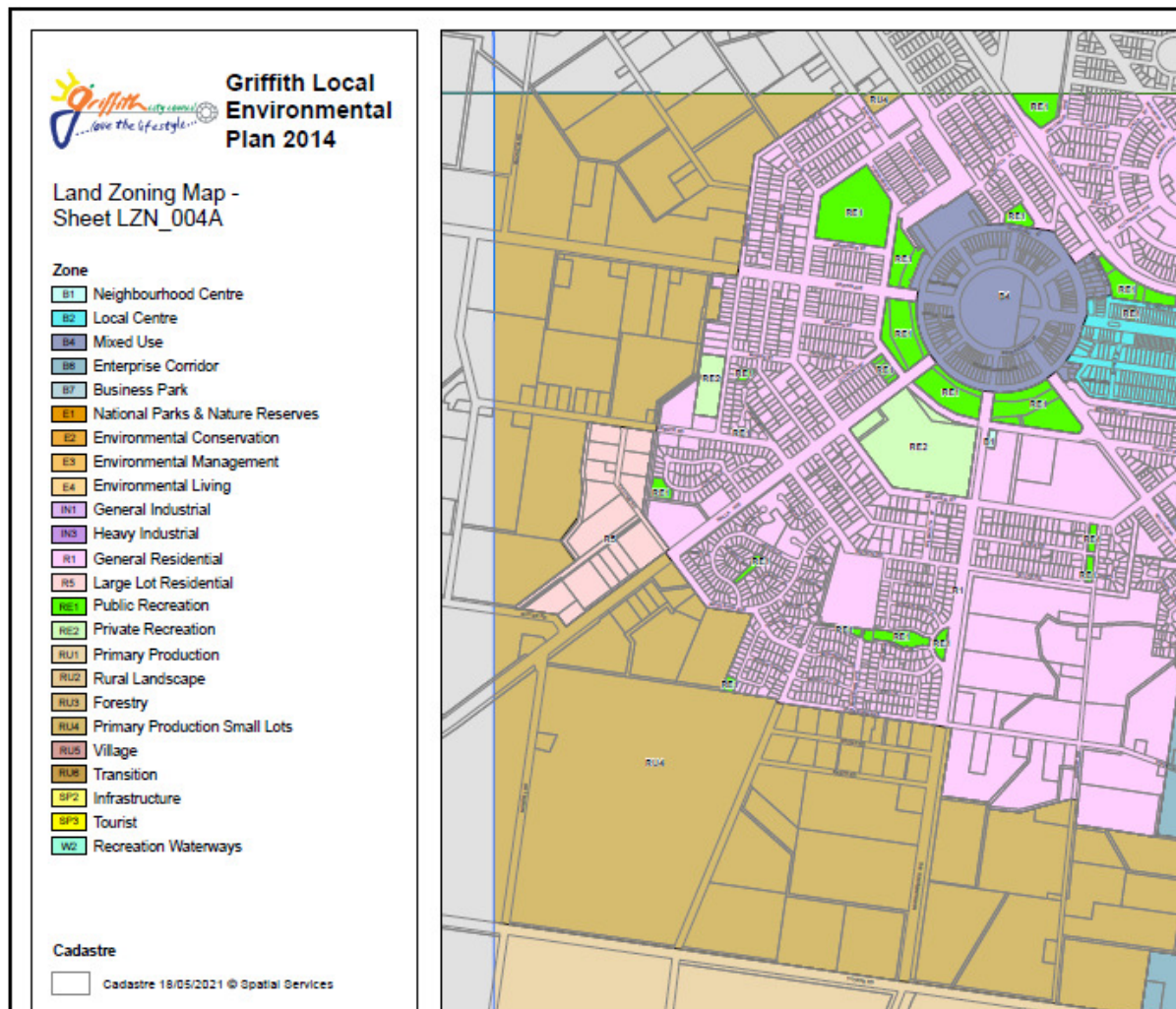


Figure 6: Zoning of the Site

Objectives

- To provide for the housing needs of the community.
- To provide for a variety of housing types and densities.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.
- To facilitate development of social and community infrastructure to meet the needs of future residents.

- *To allow people to carry out a reasonable range of activities from their homes, if such activities do not adversely affect the living environment of neighbours.*

Commentary:

The proposed development will facilitate the Griffith Affordable Housing Project, which will provide much needed affordable housing options for the community with a variety of housing types and densities.

Permissibility

Permitted without consent

Environmental protection works; Water reticulation systems

3 Permitted with consent

Attached dwellings; Boarding houses; Business premises; Centre-based child care facilities; Community facilities; Dual occupancies; Dwelling houses; Educational establishments; Group homes; Home businesses; Home industries; Hostels; Kiosks; Multi dwelling housing; Neighbourhood shops; Oyster aquaculture; Places of public worship; Pond-based aquaculture; Residential flat buildings; Respite day care centres; Restaurants or cafes; Roads; Secondary dwellings; Semi-detached dwellings; Seniors housing; Shop top housing; Tank-based aquaculture; Any other development not specified item 2 or 4

4 Prohibited

Advertising structures; Agriculture; Air transport facilities; Amusement centres; Animal boarding or training establishments; Biosolids treatment facilities; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Car parks; Caravan parks; Cemeteries; Charter and tourism boating facilities; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Electricity generating works; Entertainment facilities; Extractive industries; Farm buildings; Farm stay accommodation; Forestry; Freight transport facilities; Function centres; Funeral homes; Heavy industrial storage establishments; Highway service centres; Home occupations (sex services); Hotel or motel accommodation; Industrial retail outlets; Industrial training facilities; Industries; Jetties; Marinas; Mooring pens; Moorings; Mortuaries; Open cut mining; Recreation facilities (major); Registered clubs; Research stations; Resource recovery facilities; Restricted premises; Retail premises; Rural industries; Rural workers' dwellings; Service stations; Sewage treatment plants; Sex services premises; Storage premises; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Veterinary hospitals; Warehouse or distribution centres; Waste disposal facilities; Water recreation structures; Wharf or boating facilities; Wholesale supplies

Commentary:

The development is considered to be defined as a 'subdivision' which is a permissible form of development under Clause 4.1 of the GLEP. A Planning Proposal to rezone a portion of the site from RE1 – Public Recreation to R1 – General Residential and amendment to the minimum lot size from 600 m² to 400 m². The Planning Proposal was exhibited in late 2020 and no objections were received to the rezoning and reduction of minimum lot size. The Department of Planning, Industry and Environment is presently notifying the LEP. The LEP is expected to be gazetted prior to public exhibition.

Clause 1.2 – Aims of the Plan

(1) This Plan aims to make local environmental planning provisions for land in Griffith in accordance with the relevant standard environmental planning instrument under section 3.20 of the Act.

(2) The particular aims of this Plan are as follows—

- (a) to prevent unnecessary urban sprawl by promoting business, industrial, rural and residential uses within and adjacent to existing precincts related to those uses,*
- (b) to minimise land use conflict in general by creating areas of transition between different and potentially conflicting land uses,*
- (c) to provide a variety of development options to meet the needs of the community with regard to housing, employment and services,*
- (d) to manage and protect areas of environmental significance,*
- (e) to recognise the historical development of the area and to preserve heritage items associated with it.*

Commentary: The proposal is not contradictory to the aims of the GLEP. The proposal is considered to promote clause 1.2(2)(c) by providing development options to meet the needs of the community, specifically by facilitating new affordable housing options.

Clause 7.1 – Earthworks

(1) The objective of this clause is to ensure that earthworks for which development consent is required will not have a detrimental impact on environmental functions and processes, neighbouring uses, cultural or heritage items or features of the surrounding land.

(2) Development consent is required for earthworks unless—

- (a) the earthworks are exempt development under this Plan or another applicable environmental planning instrument, or*
- (b) the earthworks are ancillary to development that is permitted without consent under this Plan or to development for which development consent has been given.*

(3) In deciding whether to grant development consent for earthworks (or for development involving ancillary earthworks), the consent authority must consider the following matters—

- (a) the likely disruption of, or any detrimental effect on, drainage patterns and soil stability in the locality of the development,*
- (b) the effect of the development on the likely future use or redevelopment of the land,*
- (c) the quality of the fill or the soil to be excavated, or both,*
- (d) the effect of the development on the existing and likely amenity of adjoining properties,*
- (e) the source of any fill material and the destination of any excavated material,*
- (f) the likelihood of disturbing relics,*

(g) the proximity to, and potential for adverse impacts on, any waterway, drinking water catchment or environmentally sensitive area,

(h) any appropriate measures proposed to avoid, minimise or mitigate the impacts of the development.

Commentary:

Remediation has been carried out under Category 2 remediation as per State Environmental Planning Policy No. 55 – Remediation of Land and Council’s Contaminated Land Management Policy. A Validation Report has been prepared for the site following remediation by GreenCap to certify the lands are suitable for residential purposes (See Appendix 3).

Extensive earthworks across the site would be required as part of the construction of the subdivision. The cut and fill balance has been carefully designed to ensure additional soil is not required to be brought to the site. A Sediment and Erosion Control Plan has been provided for the civil works at Appendix 5 – Drawing DA-13.

A Construction Environmental Management Plan will also be prepared to manage potential impacts on adjoining residences, including dust mitigation, noise and odours. Hours of construction would generally be between 7 am and 5 pm, Monday to Friday.

Should any Aboriginal relics or items be discovered during construction, works will cease and the protocol followed for the reporting and management of such findings. However, due to the disturbed nature of the site it would be unlikely that any relics or items would be found.

Clause 7.2 – Flood Planning

(1) The objectives of this clause are as follows—

(a) to minimise the flood risk to life and property associated with the use of land,

(b) to allow development on land that is compatible with the land’s flood hazard, taking into account projected changes as a result of climate change,

(c) to avoid significant adverse impacts on flood behaviour and the environment.

(2) This clause applies to land at or below the flood planning level.

(3) Development consent must not be granted to development on land to which this clause applies unless the consent authority is satisfied that the development—

(a) is compatible with the flood hazard of the land, and

(b) will not significantly adversely affect flood behaviour resulting in detrimental increases in the potential flood affectation of other development or properties, and

(c) incorporates appropriate measures to manage risk to life from flood, and

(d) will not significantly adversely affect the environment or cause avoidable erosion, siltation, destruction of riparian vegetation or a reduction in the stability of river banks or watercourses, and

(e) is not likely to result in unsustainable social and economic costs to the community as a consequence of flooding.

(4) A word or expression used in this clause has the same meaning as it has in the Floodplain Development Manual (ISBN 0 7347 5476 0) published by the NSW Government in April 2005, unless it is otherwise defined in this clause.

(5) In this clause—

flood planning level means the level of a 1:100 ARI (average recurrent interval) flood event plus 0.5 metre freeboard.

Commentary: It does not appear that the site is flood prone land after reviewing *Griffith Main Drain J & Mirrool Creek Study 2015*.

Clause 7.3 – Terrestrial Biodiversity

(1) The objective of this clause is to maintain terrestrial biodiversity by—

- (a) protecting native fauna and flora, and*
- (b) protecting the ecological processes necessary for their continued existence, and*
- (c) encouraging the conservation and recovery of native fauna and flora and their habitats.*

(2) This clause applies to land identified as “Biodiversity” on the Terrestrial Biodiversity Map.

(3) In deciding whether to grant development consent for development on land to which this clause applies, the consent authority must consider—

- (a) whether the development is likely to have—*
 - (i) any adverse impact on the condition, ecological value and significance of the fauna and flora on the land, and*
 - (ii) any adverse impact on the importance of the vegetation on the land to the habitat and survival of native fauna, and*
 - (iii) any potential to fragment, disturb or diminish the biodiversity structure, function and composition of the land, and*
 - (iv) any adverse impact on the habitat elements providing connectivity on the land, and*
- (b) any appropriate measures proposed to avoid, minimise or mitigate the impacts of the development.*

(4) Development consent must not be granted to development on land to which this clause applies unless the consent authority is satisfied that—

- (a) the development is designed, sited and will be managed to avoid any significant adverse environmental impact, or*
- (b) if that impact cannot be reasonably avoided by adopting feasible alternatives—the development is designed, sited and will be managed to minimise that impact, or*

(c) if that impact cannot be minimised—the development will be managed to mitigate that impact.

Commentary: The site is not identified as “Biodiversity” on the Terrestrial Biodiversity Map. Some significant trees will be removed during civil works.

Clause 7.10 – Essential Services

Development consent must not be granted to development unless the consent authority is satisfied that any of the following services that are essential for the development are available or that adequate arrangements have been made to make them available when required—

- (a) the supply of water,*
- (b) the supply of electricity,*
- (c) the disposal and management of sewage,*
- (d) stormwater drainage or on-site conservation,*
- (e) suitable vehicular access.*

Commentary:

Water: Councils’ existing potable water network would be extended from Heath Crescent and Middleton Avenue with new water mains located in the new roads proposed. There is capacity in the potable water system in the locality to cater for the development. The potable water design is provided in Appendix 5 – Drawing DA14.

Sewage:

Council’s existing sewer infrastructure is located in Walla Avenue. Acor has designed the gravity sewer system to connect into the Walla Avenue main sewer pipe at approximately 117.85 m. The gravity sewer design is provided in Appendix 5 – Drawing DA14.

Electricity:

Electricity is available to the site through a predominantly underground network. A pole is located in the Walla Avenue road reserve which directs electricity underground into the site. There are two substations located in proximity of the site, including one to the east of Thomas Place. The electrical Infrastructure is located on the Site Survey at Appendix 2. A new Substation is required for the full build out of the residential neighbourhood, including:

- 20 affordable housing units to be approved under 28/2021;
- 42 dwellings on lots created under this DA;
- Lighting in the park;
- The use of the future community centre; and
- Street lighting.

Cardno is preparing detailed electrical designs to be included with the subdivision works certificate.

Stormwater:

Acor has designed a subdivision wide stormwater collection and conveyance system to discharge stormwater to the Walla Avenue channel. Additional capacity will be added to Council's downstream stormwater detention and conveyance systems to cater for the development.

As part of the Griffith Council's On-site Detention policy, catchments to the south of the Main Branch Canal (MBC) have their detention requirements assessed on a case by case basis. The premise of this is to allow stormwater to leave the site and clear Drain J prior to the northern catchment contributing to the local flooding. As a result, development should be assessed on if it will cause localised overland flow issues on existing development. It is likely given the flat nature of Griffith that the total catchment contributing to the Walla Avenue drain will have a greater time of concentration than the time of concentration of our contributing site. Therefore, if the development site were to have detention, this may result in an increased stormwater flow in Walla Avenue if timings were changed.

Due to the likelihood of increased stormwater flow downstream if the development site is detained, on-site detention is not proposed on site. However, Council would cater for the detention requirements of the proposal in the widening and deepening of the downstream conveyance system.

Acor has completed a DRAINS model to understand the infrastructure required to convey both minor and major storm events up to and including the 1% AEP storm event:

Minor Storm Event Conveyance

Minor system stormwater conveyance for the development will be via a traditional pit and pipe system. The minor stormwater system will generally have the capacity to convey the peak flows from a 10% AEP storm event however, where the pipework conveys stormwater through private property between Road 1 and Garton Place and between Garton Place and Walla Avenue, the stormwater pipework will have the capacity to convey the 1% AEP storm event. A fraction impervious of 80% will be adopted for both the road and lot catchments. A fraction impervious of 80% was adopted for the lot catchments to account for small lot areas and likely increased development density.

The stormwater pipework will convey stormwater to the north west of the site and discharge into the existing Walla

Avenue drain. Due to grading constraints and existing topography reinforced concrete box culverts have been adopted to improve the minimum cover provided. Refer to Stormwater Management Plan DA-12 and attached DRAINS models.

Major Storm Event Conveyance

Major system stormwater conveyance for the proposed development will generally be via overland flow. This will be via traditional trunk drainage along the road carriage way and footpath. The major stormwater system will have the capacity to convey the peak flows from the 1% AEP storm events, containing flows within the road reserve. Where road stormwater is to be conveyed through private property, the 1% AEP storm event will be conveyed within the pipework and an emergency overland flow path will be provided to convey the 1% AEP storm event if excessive blockages are encountered. Refer to attached DRAINS models.

Vehicle access:

The proposal includes the construction of additional road infrastructure and the Master Plan at Appendix 1 details the tentative location of driveways to existing and new road infrastructure. The Master Plan has worked with the existing road network to limit the number of intersection proposed. One additional intersection is proposed connecting an extended Thomas Place to Heath Crescent. An assessment of potential. A Traffic Assessment has been prepared in support of the development application and is provided at Appendix 6 and discussed later in this report. The Traffic Assessment concludes the local road network has sufficient capacity to cater for the expected traffic demand of the development and no augmentation of existing intersections is warranted for the proposal.

SEPP (Infrastructure) 2007

Division 5 Electricity transmission or distribution

Subdivision 2 Development likely to affect an electricity transmission or distribution network

- (1) This clause applies to a development application (or an application for modification of a consent) for development comprising or involving any of the following—*
 - (a) the penetration of ground within 2m of an underground electricity power line or an electricity distribution pole or within 10m of any part of an electricity tower,*
 - (b) development carried out—*
 - (i) within or immediately adjacent to an easement for electricity purposes (whether or not the electricity infrastructure exists), or*
 - (ii) immediately adjacent to an electricity substation, or*
 - (iii) within 5m of an exposed overhead electricity power line,*
 - (c) installation of a swimming pool any part of which is—*
 - (i) within 30m of a structure supporting an overhead electricity transmission line, measured horizontally from the top of the pool to the bottom of the structure at ground level, or*
 - (ii) within 5m of an overhead electricity power line, measured vertically upwards from the top of the pool,*
 - (d) development involving or requiring the placement of power lines underground, unless an agreement with respect to the placement underground of power lines is in force between the electricity supply authority and the council for the land concerned.*
- (2) Before determining a development application (or an application for modification of a consent) for development to which this clause applies, the consent authority must—*
 - (a) give written notice to the electricity supply authority for the area in which the development is to be carried out, inviting comments about potential safety risks, and*
 - (b) take into consideration any response to the notice that is received within 21 days after the notice is given.*

Commentary:

A referral to Essential Energy is required for the proposed development as the site contains existing above ground and underground power lines and an additional substation is proposed. Council is presently working with Essential Energy to facilitate the design and construction of the required substation. Detailed electrical designs for the subdivision would be provided with the Subdivision Works Certificate.

SEPP 55 – Remediation of Land

Under the provisions of SEPP 55, a consent authority must not consent to the carrying out of any development on land unless it has considered whether the land is contaminated and, if the land is contaminated, it is satisfied that the land is suitable in its contaminated state for the purpose for which the development is proposed to be carried out.

The former contaminated mound, containing asbestos and lead has been successfully remediated in accordance with a Remedial Action Plan prepared by GreenCap. A Validation Report has also been provided to Council from GreenCap certifying the site in its remediated state is suitable for residential development.

The four existing dwellings are slated for demolition in accordance with the requirements of DA 305/2020. Clearance certificates for each lot stating that all asbestos has been removed will be provided to satisfy the conditions of that DA.

4.3 Griffith Community Participation Plan

As the proposal relates to the subdivision of land for more than five lots, public notification is warranted under the Griffith CPP. Council is required to notify the development to neighbouring landowners and exhibit the DA on its website and on its Council Catch Up publication.

4.4 Development Control Plans (DCP)

DCP 17 – Siting and Development of Public Open Space Areas

It is noted that this DCP was repealed on 17 August 2020 and is no longer applicable. The Griffith Residential Development Control Plan 2020 contains requirements for open space areas

Griffith Residential Development Control Plan 2020

The DCP contains requirements for the subdivision of land in Appendix 2 – Subdivision Code. Refer to Table 1 for an assessment of the proposals compliance against the requirements of the DCP


Table 1: Compliance Against the Subdivision Code

Control Type	Clause	Control	Proposal	Compliance?																					
Lot Size and Layout	3.2(a)	The size of any lot subdivided must be in accordance with the relevant clauses in the GLEP.	The minimum lot size in the GLEP is 400 m ² for the site. All of the lots are in excess of 400 m ² .	Yes																					
	3.2(b)	Proposed lots must be of a size and have a shape and dimensions to enable the siting of a dwelling and ancillary structures that: i. minimise impacts on adjoining properties including access to sunlight, privacy and views; ii. provide usable principal private open space; iii. provide vehicle access; and iv. protect or replace significant trees.	Conceptual dwelling designs have been provided from Baumgart Clark Architects detailing that a modest three bedroom dwelling can be located on even the most constrained sites – Refer to Appendix 8. The concept plans show that each dwelling would be able to meet the requirements of the remainder of the DCP including vehicle access, private open space, privacy and sunlight.	Yes																					
	3.2(c)	Lot design should maintain a minimum lot width that is compatible with the subdivision pattern, measured at the building line adjacent to the primary frontage as detailed in the following table: <table border="1"><thead><tr><th>GLEP Area</th><th>Minimum Lot Size</th><th>Minimum Lot Width</th></tr></thead><tbody><tr><td>D</td><td>300</td><td>10</td></tr><tr><td>G</td><td>450</td><td>12</td></tr><tr><td>I</td><td>500</td><td>15</td></tr><tr><td>M</td><td>600</td><td>16</td></tr><tr><td>Q</td><td>700</td><td>18</td></tr><tr><td>U</td><td>1000</td><td>20</td></tr></tbody></table>	GLEP Area	Minimum Lot Size	Minimum Lot Width	D	300	10	G	450	12	I	500	15	M	600	16	Q	700	18	U	1000	20	The minimum lot width of 10-12 m at the building line for a 400 m ² lot size has been established.	Yes
	GLEP Area	Minimum Lot Size	Minimum Lot Width																						
	D	300	10																						
	G	450	12																						
	I	500	15																						
M	600	16																							
Q	700	18																							
U	1000	20																							
3.2(d)	Larger lots should be provided in response to hazards such as flooding.	There are no hazards on the site or in the locality which would need consideration.	Yes																						
3.2(e)	Higher densities, where provided, should be located in areas closer to commercial uses, open space, parks, community facilities and public transport routes.	The proposal includes three multi-dwelling allotments which are located in close proximity to the new park. The 20 affordable housing units being constructed under a separate development application have been linked to the park via a green corridor.	Yes																						
3.3(f)	Lot layout should enable dwelling fronts to face other dwelling fronts across a public street and backyards to face backyards.	The lot layout has maximised the number of dwellings facing the park to allow for passive surveillance. Other lots have been integrated into the existing lot layout of Pioneer to ensure where possible dwelling fronts will face dwelling fronts and backyards are connected.	Yes																						
3.3(g)	Lots should be oriented and configured to maximise opportunities for solar access.	A northern aspects for lots have been prioritised where possible.	Yes																						

Control Type	Clause	Control	Proposal	Compliance?
	3.3(h)	Corner lots should be designed to enable the construction of a dwelling that can comply with the prevailing setback requirements along both street frontages (dual occupancy lot).	Building envelopes on the Master Plan have been shown which detail setback requirements can be met	Yes
	3.3(i)	The subdivision design should avoid the creation of battle-axe or highly irregular shaped lots.	No battle-axe lots have been proposed	Yes
	3.3(j)	Consideration must be given to how garbage and recycling will be removed from the frontage of all lots by providing manoeuvring space to enable trucks to access bin collection areas.	All lots have direct access to an existing or new road. The street network would allow garbage trucks to circulate around the neighbourhood to manoeuvre to the front of each lot without having to reverse.	
Connectivity and Movement Streetscape	Neighbourhoods that have clearly defined street hierarchy and link people to destinations have the potential to reduce travel times and reduce vehicle reliance.			
	3.3(a)	Where staging is to occur, each individual stage should be integrated with one another over the course of the development to ensure multi-modal connectivity.	<p>To ensure adequate recreational space exists for the community during civil works, the construction and demolitions works would be staged:</p> <ul style="list-style-type: none"> • Stage 1 – construction of new basketball court and the civil works necessary to subdivide Lots 3 -10 • Stage 2 – demolition of existing basketball court and other structures including bbq shelter. • Stage 3 – Construction of Thomas Place road extension and construction of Snaith Place connection • Stage 4 - Construction of community park • Stage 5 - Civil works necessary to subdivide the remainder of the lot. <p>The staging sequences have been chosen to ensure that park space is available to the community at all times and the staging of subdivision certificates is possible.</p>	Yes
	3.3(b)	Good pedestrian, cycling and vehicular connections to existing and proposed open space, community facilities and commercial areas should be prioritised.	A new pedestrian network will be provided consisting of 1.5 m and 2.0 m footpaths within existing and new streets.	Yes
	3.3(c)	Road networks (street length, intersection type, stagger and spacing) should be designed to control traffic speeds to appropriate limits.	The road network design has been integrated into the existing road network to limit traffic speeds through the use of curves and limiting the length of straight sections.	Yes
	3.3(d)	<p>Design of roads should provide appropriate carriageway widths, street trees, lighting and adequate footpaths and cycleways.</p> <p>i. Footpaths and cycleways must be provided in accordance with the Griffith Pedestrian and Bicycle Strategy – 2018.</p> <p>ii. Roads must be designed in accordance with Council's Engineering Standards: Subdivision and Development (as amended).</p>	All roads have been designed in accordance with Council's Engineering Standards: Subdivision and Development (as amended). The Griffith Pedestrian and Bicycle Strategy -2021 has been considered in the design of the footpath and cycleway network.	Yes

Control Type	Clause	Control	Proposal	Compliance?
	3.3(e)	Development Applications for greenfield residential subdivisions must: <ul style="list-style-type: none"> i. Include an overall transport movement hierarchy showing major circulation routes and connections to achieve simple and safe movement systems for private vehicles, public transport, pedestrians and cyclists; and ii. Include cross sections of each type of road proposed in the hierarchy including required footpaths and cycleways. 	An overall transport movement hierarchy with cross sections of roads has been provided in Appendix 5. It is expected the bus stop presently located in Middleton Avenue will be retained as it provides a good centralised position for the entire Pioneer area.	Yes
Essential Services	3.4(a)	The design and installation of sewerage, water and stormwater must be provided in accordance with Council's Engineering Standards: Subdivision and Development (as amended).	Concept designs for water, sewer and stormwater have been provided in Appendix 5 in accordance with Council's Engineering Standards: Subdivision and Development (as amended).	Yes
	3.4(b)	Where there is no reticulated sewerage system in reasonable proximity to the site the development application must demonstrate that: <ul style="list-style-type: none"> i. All lots are capable of supporting an approved on-site sewerage management system supported by a Land Capability Assessment prepared by a suitably qualified Geotechnical Engineer. ii. Compliance with Council's On-site Sewage Management Plan is possible. iii. Sewerage collection and disposal areas address the following: <ul style="list-style-type: none"> • They are above the Flood Planning Level; • Effluent disposal areas are a minimum of 200 m²; • They adequately treat sewerage to appropriate standards; and • The groundwater table is at least 1.2 metres below the disposal area. 	N/A	N/A
	3.4(c)	Council's reticulated water supply system must be connected to the subdivision and provided to each lot through Council mains or privately owned connections.	Designs for extensions of Council's reticulated water service have been provided at Appendix 5.	Yes
	3.4(d)	The design of the subdivision must meet the requirements of Fire and Rescue NSW's 'Fire Safety Guideline – Fire Hydrants for Minor Residential Development'.	Existing hydrants will be retained within Snatih Place and Heath Crescent. New hydrants will be provided within the street network to meet Fire and Rescue NSW's Fire Safety Guidelines.	Yes
	3.4(e)	The design and installation of electricity, street lighting, telecommunications (including NBN) and gas services must be in accordance with the requirements of the relevant servicing authorities.	Detailed designs for all infrastructure will be provided with the Subdivision Works Certificate application. The design of the substation for the development has commenced with Essential Energy.	Yes
	3.4(f)	Electricity and telecommunications infrastructure should be provided as underground services.	Noted	Yes

<i>Control Type</i>	<i>Clause</i>	<i>Control</i>	<i>Proposal</i>	<i>Compliance?</i>
	3.4(g)	Compatible public utility services should be coordinated in common trenching to minimise construction costs for underground services and reduce restrictions on landscaping within road reserves.	Where possible, common trenching will be utilised in consideration of the service providers requirements.	Yes
	3.4(h)	Where the connection of reticulated water and sewer infrastructure is not immediately available to the subdivision, or requires upgrading, the developer should make all necessary arrangements for the extension of these services to service each lot in the subdivision, with all costs associated with the extension of services borne by the developer.	N/A	N/A
	3.4(i)	Development Applications for greenfield residential subdivisions must Include draft servicing plans showing the location of all required utilities and demonstrating compliance with this section.	Refer to Appendix 5.	Yes
Stormwater	3.5(a)	Post-development runoff rates should be equal to or less than pre-development runoff rates for the full range of design storm events. Drainage from the proposed lots should not significantly alter pre-development stormwater patterns and flow regime.	The stormwater network has been designed to discharge stormwater into Council's Walla Avenue drainage channel. Post development run-off will be catered for in Council's existing stormwater network downstream through potential detention basin and channel widening.	Yes
	3.5(b)	Water Sensitive Urban Design (WSUD) elements should be provided in the design of the subdivision. i. Long term maintenance requirements must be identified for WSUD elements; and ii. WSUD must be designed to suit the climate of Griffith.	Due to the likelihood of increased stormwater flow downstream if the development site stormwater is detained, on-site detention is not proposed on site. However, Council would cater for the detention requirements of the proposal in the widening and deepening of the downstream conveyance and detention systems.	N/A
	3.5(c)	Stormwater must discharge to the street gutter or interallotment drainage system.	The stormwater design includes discharge into the street and interallotment system.	Yes
	3.5(d)	Easements to drain stormwater must be provided over all pipeline, inter-allotment drainage and any overland flow paths.	Noted	Yes
	3.5(e)	Where the stormwater drainage system in the locality requires upgrading, the developer should make all necessary arrangements for the extension of the drainage system to service each allotment in the subdivision, with all costs associated with the extension of the drainage system borne by the developer.	Council would cater for the stormwater flows and detention requirements of the proposal in the widening and deepening of the downstream conveyance and detention systems.	Yes
	3.5(f)	Development applications for greenfield subdivisions must include: i. a preliminary Stormwater Management Plan prepared in accordance with Engineering Standards: Subdivision and Development (as amended) and Council's On-Site Detention Policy (CS-CP-404) demonstrating how the development can comply with this section.	Refer to Appendix 5.	Yes

Control Type	Clause	Control	Proposal	Compliance?
Safety	3.6	Development applications for greenfield subdivisions should demonstrate how the lot, access, street and street lighting arrangements will promote the principles of Crime Prevention Through Environmental Design (CPTED), including but not limited to: I. Orienting building envelopes and car parking areas to minimise inactive streets; II. Casual surveillance of public spaces, including the street; and III. Appropriate lighting of public spaces and walkways.	<ul style="list-style-type: none"> Street Lighting will be provided throughout the proposed street network in accordance with Essential Energy's requirements. Lots have been oriented toward the park to allow for casual surveillance. The detailed design of the park will include appropriate lighting for footpaths and walkways. 	Yes
Open Space	3.7(a)	Public open space should be planned in close consultation with Council and in consideration of Council's Section 94A Contributions Plan 2010 and Council's Playground Strategy 2014.	Council has conceptually planned the playground area in consultation with the community.	Yes
	3.7(b)	The required amount of open space dedicated to Council is calculated on the basis of 1000 m ² / 20 lots.	The proposal includes the 5142m ² of open space and 753 m ² of community use space – future location of a community centre. Including Rafael Walkway (4286m ²), the Pioneer area would contain 10,181m ² of open and community space for 170 existing and an additional 38 lots. The Proposal is therefore considered to meet the open space requirements of the DCP in consideration of also allocating sufficient space for the existing Pioneer residents.	Yes
	3.7(c)	At least 90% of dwellings should be located within 400 m straight line distance from an existing or proposed public open space.		Yes
	3.7(d)	Public open space should be integrated with major drainage networks and water quality facilities where they are compatible.	In this instance, water quality facilities are not proposed in the park space.	Yes

<i>Control Type</i>	<i>Clause</i>	<i>Control</i>	<i>Proposal</i>	<i>Compliance?</i>
	3.7(e)	Public open space should be provided in a manner that can be economically maintained.	The proposed basketball court and playground will be of high quality designs incorporating anti-vandalism measures.	Yes
	3.7(f)	Development applications for greenfield subdivisions which require open space must include a draft design of the open space addressing how the open space will: <ul style="list-style-type: none"> i. Be buffered from main roads and identified hazards for improved safety; ii. Be safely accessible by pedestrian and/or cycleway links; iii. Located to maximise walkable access to the highest number of the population; and iv. Have passive / casual surveillance opportunities for security and safety. 	<ul style="list-style-type: none"> • A concept design for the playground has been provided at Appendix 7. • A footpath network would ensure pedestrians are able to access the park in a safe manner – refer to Appendix 5. • The final design of the park has considered accessibility of the existing residents of Pioneer. Access would be available from Heath Crescent, Thomas Place and through the Green Corridor to Snaith Place – Refer to Appendix 1. 	Yes

4.5 Griffith Pedestrian and Bicycle Strategy

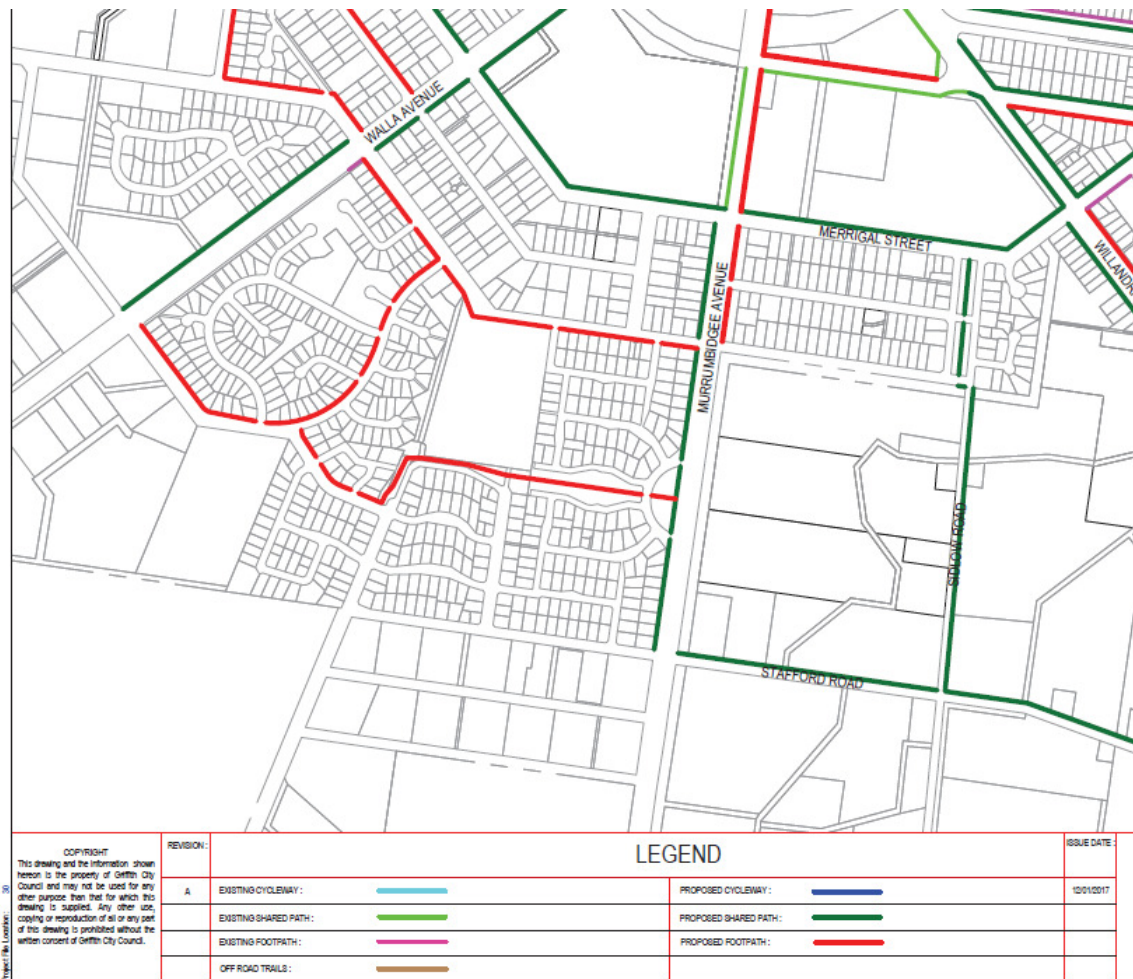


Figure 7: Existing and Future Footpath Network - Griffith Pedestrian and Bicycle Strategy

The Griffith Pedestrian and Bicycle Strategy has identified that no footpaths are required within the site. Regardless, a footpath network has been developed which prioritise pedestrian movements to and from the open space area.

4.6 Council Policies

Onsite Detention Policy

Acor has designed a subdivision wide stormwater collection and conveyance system to discharge stormwater to the Walla Avenue channel. Additional capacity will be added to Council's downstream stormwater detention and conveyance systems to cater for the development.

As part of the Griffith Council's On-site Detention policy, catchments to the south of the Main Branch Canal (MBC) have their detention requirements assessed on a case by case basis. The premise of this is to allow stormwater to leave the site and clear Drain J prior to the northern catchment contributing to the local flooding. As a result, development should be assessed on if it will cause localised overland flow issues on existing development. It is likely given the flat nature of Griffith that the total catchment contributing to the Walla Avenue drain will have a greater time of concentration than the time of

concentration of our contributing site. Therefore, if the development site were to have detention, this may result in an increased stormwater flow in Walla Avenue if timings were changed.

Due to the likelihood of increased stormwater flow downstream if the development site is detained, on-site detention is not proposed on site. However, Council would cater for the detention requirements of the proposal in the widening and deepening of the downstream conveyance system.

Acor has completed a DRAINS model to understand the infrastructure required to convey both minor and major storm events up to and including the 1% AEP storm event:

Contaminated Land Management Policy – EH-CP-203

The site has been remediated in accordance with the above noted policy, including:

- Preparation of a Preliminary Site Investigation
- A Detailed Site Investigation
- Preparation of a Remedial Action Plan (RAP)
- Remediation of the site in accordance with the RAP
- Provision of a Validation Report certifying the site is suitable for residential use (See Appendix 3).

5 Impact Assessment

This section provides an assessment of the potential impact arising from the proposal. The impact assessment is based on the matters for consideration listed in Section 4.15 of the EP&A Act.

5.1 Context and Setting

The proposed development would not have a negative impact on the locality. The proposal includes a new modern park, additional footpaths and would support the future development of modern affordable housing which would increase the visual amenity of the neighbourhood.

5.2 Infrastructure and Servicing

The proposed development includes the provision of additional water, sewer and road infrastructure to facilitate the Griffith Affordable Housing Project. The provision of the necessary services has been described and assessed elsewhere in this SEE and is further detailed in Appendix 4 in Acor's Design Report.

5.3 Economic and Social Impacts

The proposal would facilitate the Griffith Affordable Housing Project which is expected to have a positive economic and social impact on the locality.

Social Impact

The Project is directly a result of recommendations from the Griffith Housing Strategy 2019. The Strategy identified that Griffith is in vital need of additional affordable housing and that Council should partner with a Community Housing Provider (CHP) to construct additional housing stock. Argyle Housing is a CHP which has partnered with Griffith City Council in carrying out the Project.

The provision of additional affordable housing in the locality would have a positive social impact on both Pioneer and Griffith by providing additional housing stock for low income residents and workers. The project is also expected to rejuvenate the Pioneer area by providing new and modern housing stock mixed in with the existing housing stock. The proposal includes a large lot for a new community centre to support the existing and future residents of the Pioneer area. The inclusion of a community centre in this area could provide several important social functions to support residents. With the closer of the Alma Bamblett Centre by the State Government, this is considered vitally important.

In terms of the relocation and redevelopment of the community park it is noted that the overall area of the existing open area in Dave Taylor park will be reduced. However, only a portion of this area is considered useable space with lawn, recreational and community spaces. The Proposal includes the construction of a modern park with a new basketball court and playground. A concept design for the park I provided in Appendix 8 and **Figure 8** and **Figure 9**.

The community park has been located to ensure equitable access from other residents of Pioneer is maintained and there can be synergies between the future community centre. The open space areas will include grassed areas for active play and large trees for shading. Trees to be removed would be reused to create benches and active play logs in the playground area.

A detailed design for the whole community park will be provided as a condition of consent. The construction of the proposal would be staged to maximise the residents use of the existing park while the new park is constructed including the basketball court.

On balance, it is considered the proposal would have a net positive impact on the locality and Griffith as a whole.

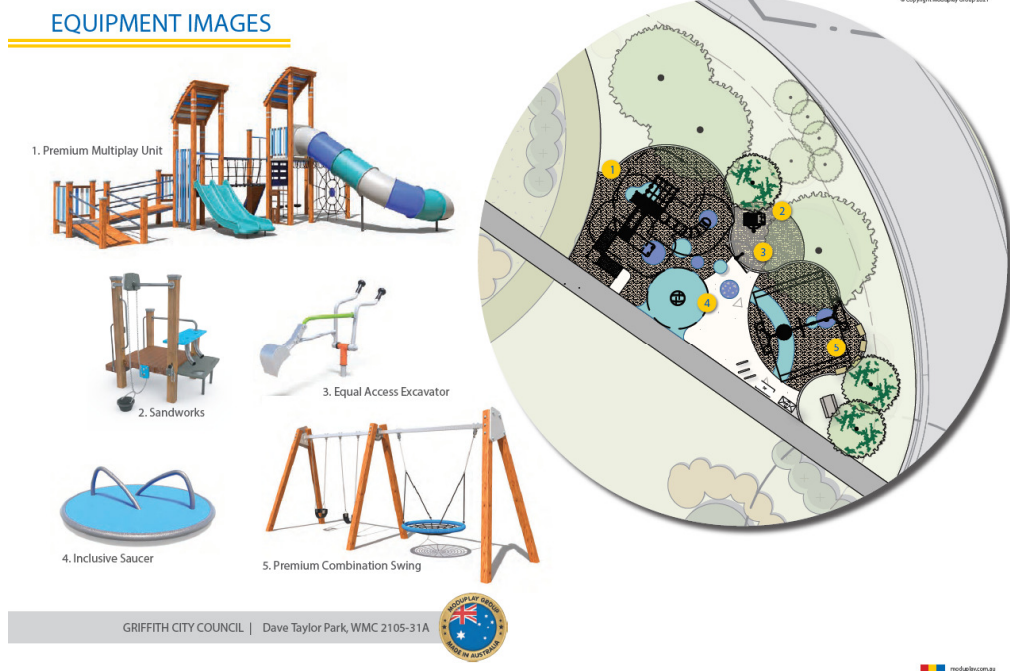


Figure 8: Play Equipment in Concept Design

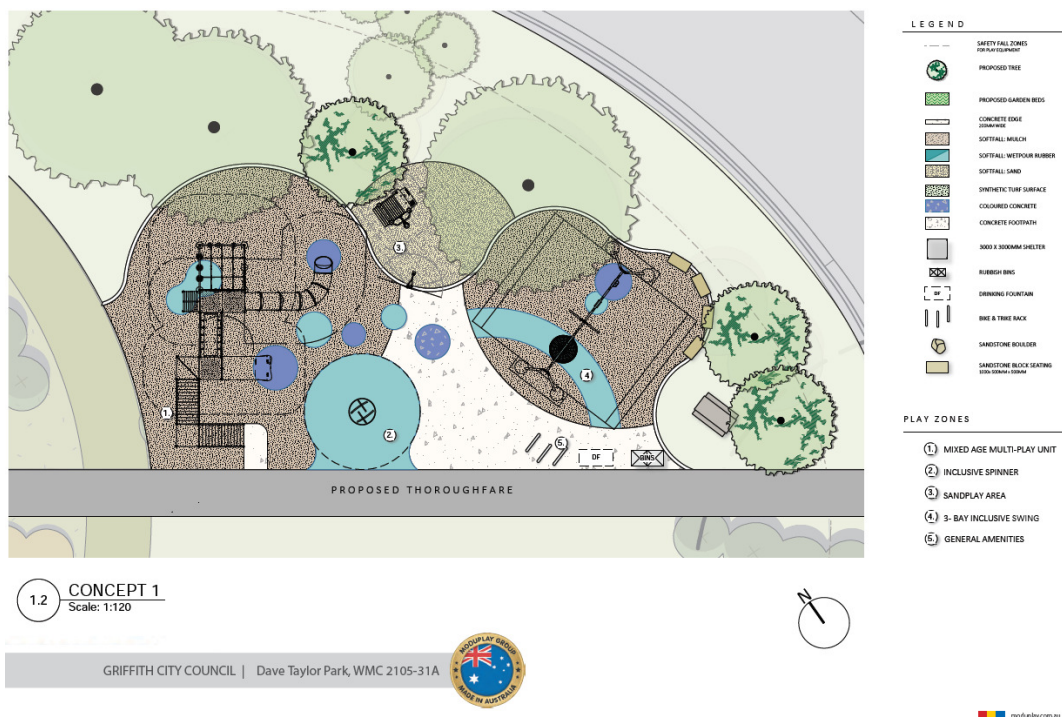


Figure 9: Concept Layout of Park Space

5.4 Vegetation

The Master Plan – Appendix 1 has attempted to retain as many trees as possible, however due to the site constraints several trees must be removed. The proposal includes the removal of a 17 trees and the retention of 7 trees. New street trees would be planted throughout the street network and several trees would be planted in the new park to ensure shading is provided for park users.

The area impacted by the removal of the tress is below the thresholds in the *Biodiversity Conservation Act 2016* which require offsetting.

Although it is unfortunate that mature trees must be removed, over time the tree plantings to be established in the park and the street will provide adequate shade and increase potential habitat for fauna.

5.5 Traffic

A Traffic Assessment has been prepared in support of the proposal by Griffith City Council. The Traffic Assessment concluded that the proposal would not have a detrimental or negative impact on the safety, efficiency and capacity of the road network. The street network in the area is not overly constrained by heavy traffic concentrations and there is considered to be adequate capacity to support the development without any intersection upgrades. Traffic levels on Snaith Place would increase, but the expected traffic levels would be well-catered for within the street network.

The Traffic Assessment has provided the following impact assessment:

The impacts of the post-developed 38 lot subdivision will primarily be related to the road geometry and intersection turning treatments providing access to the residential expansion.

Turning treatments are to be assessed based on the Austroads Guide to Road Design – Part 4: Intersection and Crossings Figure A.10(b) which details the warrants for the basic, auxiliary and channelised intersection treatments off major roads. Detailed below is Figure A.10(b).

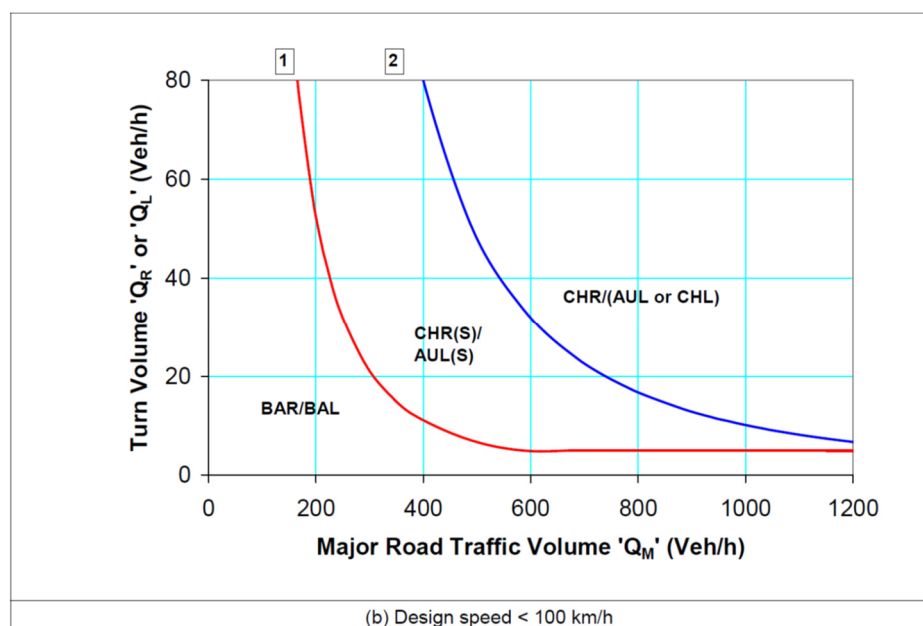


Figure 4 - Austroads Guide to Road Design - Part 4: Intersections and Crossings - Figure A.10(b): Warrants for Turn Treatments on the Major Road at Unsignalised Intersections - Design Speed < 100km/h

Based on the above figure it is identified that the intersections of Watson Road and Middleton Avenue and the intersection of Watson Road and Snaith Place are required to incorporate BAR/BAL intersection treatment.

Watson Road has been constructed as a Collector Road in accordance with Council's Engineering Guidelines – Subdivision and Development Standards. The collector road width provides a carriageway width of approximately eleven (11) metres from invert of kerb to invert of kerb. This carriageway width provides provision for two lane two way movement with intermittent parking for residents along Watson Road.

Garton Place and Snaith Place have been constructed with a carriageway width of approximately eight (8) metres from invert of kerb to invert of kerb. As such the road is classified as a minor access road in accordance with Council's Engineering Guidelines – Subdivision and Development Standards. The minor access road width provides provision for two way movement of vehicles and/or intermittent parking.

Due to the existing road alignments it is considered that the carriageway width remains consistent and intersection treatment would not be necessary. The existing road alignments within the urban environment provide access and existing on-street parking for local residents. The roads are not major arterial roads required to cater for large volumes of traffic. It is therefore considered that the road widths will assist with maintaining speeds suitable in the residential subdivision and form part of a local area traffic management solution in the residential precinct. The road geometry will eliminate the potential for excessive speeding along the roads and the t-intersections will be designed in accordance with the Austroads guidelines. The road geometry will ensure local residents maintain an appropriate speed for the environment and will be able to slow down and give-way without the ability to 'shoot through' large intersections. Therefore it is considered that the road geometry will be sufficient for the local residents in the area.

It has been proposed that Garton Place and Snaith Place will join to provide a through road connection between Watson Road and Heath Crescent. This connection will improve the thoroughfare and traffic efficiency along Heath Crescent and Middleton Avenue as it will now distribute the immediate traffic directly to the collector roads. The proposed widths of this connection road will be eight (8) metres wide to match with the existing road alignments. This road will provide for the efficient movement of vehicles as required.

The internal road surrounding the proposed open space will also be designed to provide a carriageway width of eight (8) metres due to the proposed traffic generation.

It is considered that the proposed road widths will cater for the traffic generation anticipated as a result of the development.

5.6 Suitability of the Site

Section 4.15(1)(c) of the EP& A Act requires consideration of the suitability of the site for the development. The primary matters under Section 4.15 (1)(c) are whether the proposal fits into the locality and if the site attributes are conducive to the proposed development. The site and surrounding

locality do not present any significant physical, ecological, technological or social constraints on the site for the proposed development.

In summary, there are limited constraints on the proposed development of the site and minimal conflicts will occur with surrounding land uses.

5.7 The Public Interest

Section 4.15(d) and (e) of the EP&A Act require that any public submissions made in accordance with the Act or the public interest be considered in the development assessment process. Council will notify and advertise the application as required by the GCC Community Participation Plan.

Any submission received will be taken into consideration during the assessment and determination process. The proposed development will not significantly impact on the environment and is consistent with the applicable planning controls and strategic documents for the site. The proposed development is therefore considered to be in the public interest.

6 Contributions

6.1 Section 7.12 Contributions

The proposed development is required to pay Section 7.12 Contributions based on 1% of the cost of the development. As the cost of the development is \$3.1 million a total contribution of \$31,000 is payable

6.2 Section 64 Contributions

The proposal would increase the demand for water and sewer services. It is noted that Section 64 contributions should be levied against the development.

7 Conclusion

The proposed development is for the construction of a 38 lot Torrens Title subdivision to support the Griffin Green Affordable Housing Project including a new park with a basketball court and a reserved lot for a future community centre.. The development application seeks consent under Part 4 of the EP&A Act and has been assessed against the provisions of section 4.15 of the same Act.

The proposed development would facilitate the Griffith Affordable Housing Project which is set to provide much needed affordable housing options to the community and is a direct result of the Griffith Housing Strategy 2019 adopted by Council.

As demonstrated by the detailed assessment of the proposed development in this SEE, the proposal satisfies the intent and requirements of the relevant legislation including the EP&A Act, SEPP's, Council's DCP's and policies and relevant Australian Standards and deserves the support of Council.

BAUMGART CLARK ARCHITECTS

Melbourne
Head Office
Stalbridge Chambers
Level 4, Suite 2
443 Little Collins Street
Melbourne VIC 3000

Sydney
204 Clarence Street
Level 4
Sydney NSW 2000

Canberra
Level 2
101 Northbourne Ave
Turner ACT 2612

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DIMENSIONS
USE FIGURED DIMENSIONS. DO NOT SCALE DRAWINGS. CONTRACTOR MUST VERIFY ALL DIMENSIONS ON THE SITE BEFORE COMMENCING ANY WORKS OR MAKING ANY SHOP DRAWINGS WHICH MUST BE SUBMITTED AND REVIEWED BEFORE MANUFACTURE.

REVISIONS

A	15/10/2020	CLIENT REVIEW
B	16/10/2020	CLIENT REVIEW
C	04/11/2020	CLIENT REVIEW
D	06/11/2020	ISSUED FOR INFORMATION
E	11/11/2020	ISSUED FOR INFORMATION
F	13/01/2021	FOR REVIEW
G	09/02/2021	ISSUED FOR INFORMATION
H	18/02/2021	ISSUED FOR INFORMATION
J	12/03/2021	ISSUED FOR INFORMATION
K	09/04/2021	ISSUED FOR INFORMATION
L	27/05/2021	ISSUED FOR INFORMATION
M	01/06/2021	ISSUED FOR INFORMATION
N	04/06/2021	ISSUED FOR INFORMATION
O	04/06/2021	ISSUED FOR INFORMATION
P	10/06/2021	ISSUED FOR INFORMATION
Q	13/07/2021	ISSUED FOR INFORMATION
R	13/07/2021	ISSUED FOR INFORMATION
S	29/07/2021	ISSUED FOR INFORMATION



PLANNING ISSUE

PROJECT

GRIFFITH GREEN AFFORDABLE HOUSING PROJECT

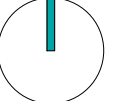
CLIENT



PROJECT NO

2050

NORTH



TITLE

GRIFFIN GREEN MASTERPLAN

SCALE

1 : 500@A1

DATE

29/07/2021

DRAWN BY

HR

SHEET NO

A.08.000

REVISION

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LEGEND

- PROPOSED NEW TREES SUBJECT DA 28/2021
- EXISTING TREE TO BE RETAINED
- PARKLAND / OPEN SPACE
- PROPOSED DWELLING
- INDICATIVE DRIVEWAY