

## (SD-FO-219) STATEMENT OF ENVIRONMENTAL EFFECTS

### What is a Statement of Environmental Effects?

A Statement of Environmental Effects (SEE) is a detailed report that describes the proposed development and identifies any likely or potential impacts. The report will also outline proposed measures to mitigate these impacts. The statement includes written information about the proposed development that cannot be readily shown on the submitted plans and drawings.

A well prepared SEE allows opportunity to demonstrate the merits of the proposal. In contrast, a poorly prepared SEE often leads to requests for more information, delaying the assessment until matters have been resolved. The submission of a SEE is a chance to provide Council with logical, rational and reasonable arguments for the proposed development. It is also a chance to demonstrate that the environment has been considered in the design stage by highlighting concerns and the means proposed to avoid, minimise, mitigate or manage them.

### When is a Statement of Environmental Effects required?

Under the provisions of Schedule 1 of the Environmental Planning and Assessment Regulation 2000, **all development applications** must be accompanied with a SEE. The complexity of an application will determine the extent of information to be provided.

### What to include in a Statement of Environmental Effects

The SEE should address all the issues that are applicable to your proposal. As a minimum, the SEE is to address the following matters:

- a) A detailed description of the proposal
- b) the environmental impacts of the development,
- c) how the environmental impacts of the development have been identified,
- d) the steps to be taken to protect the environment or to lesson the expected harm to the environment,
- e) in some cases, the SEE will also have to consider any matters indicated by any guidelines issued by the Director-General.

An accurately prepared SEE will enable Council Officers to assess applications efficiently and avoid any delays in the assessment process. Council has the authority to reject an application that it regards as being insufficient or incomplete. For proposals that are likely to have minimum impact, a brief SEE will be sufficient.

The following **Statement of Environmental Effects Standard Form** can be used as a general guide for small scale development, such as:

- dwellings;
- carports;
- swimming pools;
- shed;
- boundary adjustments;
- dual occupancy; or
- change of use.

Approved: Coordinator Planning and Compliance	Group / System: Sustainable Development	Document ID: SD-FO-219	Version: 2
Relevant To: Error! Unknown document property name.	Date Issued: 10 Jan 2012	Revised: 13 Sep 2012	Status: Approved Page: 1 of 6

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This Statement of Environmental Effects is not exhaustive and where insufficient information has been provided Council reserves the right to stop the assessment of the application pending the submissions of more detailed information.

Development applications which are of a larger scale will require a more detailed Statement of Environmental Effects

PROPOSAL	
Provide a detailed description of the proposed development	
SITE ANALYSIS	
Describe the existing use of the site:	
Describe the proposed use of the site:	
Are there any known site constraints:  Consider factors such as flooding, slope, bushfire, land contamination etc.	
PERMISSIBILITY	
Is the proposed use permissible in the zone under the <i>Griffith Local Environmental Plan 2014 (GLEP)</i> ? Does it meet the objectives of the zone:	
Are there matters or provisions specified for consideration under the GLEP?	

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PERMISSIBILITY (continued)	
<p>What are the relevant DCPs applicable to the development? Is the development consistent with the DCPs?</p>	
<p>If the development does not strictly comply with standards of the GLEP and/or DCPs, does it have merit for the proposed variation?</p>	
CONTEXT AND SETTING	
<p>Does the development fit with character of the area?</p> <p>Consider the compatibility of the development with adjoining/nearby land uses.</p>	
<p>Is the development consistent with the visual streetscape of the locality?</p> <p>Consider external alterations, signage etc.</p>	
<p>Is the development affecting/located near an item with heritage significance? If so, are there any likely impacts on this item due to the development?</p>	
<p>Will the proposed development affect privacy, views and/or overshadowing of adjoining properties?</p> <p>Shadow diagrams are required if there is potential for overshadowing or if the development is two storeys or more</p>	
<p>Will the proposed development generate offensive noise or vibration? If so, what measures will be used to mitigate the noise sources?</p>	

## GRIFFITH RESIDENTIAL DEVELOPMENT CONTROL PLAN

### Section 5

#### 5.5 DUAL OCCUPANCIES

##### Controls

- a) Dual Occupancies have been developed in accordance with the controls of Section 4
- b) Each dwelling has access to one undercover parking space: **Complies**
- c) Internal driveways should be a minimum of 3.5m wide. **Complies**
- d) Shared driveways must be prioritized for non-corner lots. Consideration was given to a shared driveway, however, the location of existing crossover and the established trees along the street frontage (southern boundary) complicated the successful placement of a single driveway. Therefore, to allow the crossover and trees to remain it is requested that an exemption be made to this clause and that an additional crossover and driveway be permitted. **Exemption requested**
- e) The proposed driveways are not located on a busy road and are less than 30m. **Complies**
- f) Corner Lots. Not applicable
- g) The minimum separation between detached dual occupancies must be 1.8m. **1.8m Complies**
- h) Garage setbacks. Not Applicable
- i) Garage widths. Not Applicable

##### Design Controls

- j) Dwellings to have minimum floor area iii) 3 Bed 90m<sup>2</sup>. **118.12m<sup>2</sup> Complies**
- k) Bedrooms are to be a minimum of 8m<sup>2</sup> excluding wardrobe space. Bed 1 = 11.8m<sup>2</sup>, Bed 2 = 9.67m<sup>2</sup>. Bed 3 = 9.67m<sup>2</sup>. **Complies**
- l) Combined Living and Dining Room have a minimum of: ii) 3 Bed 28m<sup>2</sup>. **34.05m<sup>2</sup> Complies**
- m) In addition to storage in the kitchen and bedrooms. The following storage with a minimum dimension of 500mm is provided. iii) 3 Bed – 10m<sup>2</sup>. A storage compartment fixed externally to the bathroom (above car bonnet level) will be provided in addition to the storage cupboard in the laundry. 8.4m<sup>3</sup> + 1.6m<sup>3</sup> = 10m<sup>3</sup>. **Complies**

##### Principal Private Open Space

- n) PPOS must be provide-Min of 3.0m width, minimum area of 15m<sup>2</sup>. Accessible from living area. 50% of the area should receive direct sunlight for 3 hours between 9am and 5pm on the 22<sup>nd</sup> June. Generally, in areas where setback is greater than 4.0m, and must not include driveways, car spaces, turning areas etc. screening to be provided to ensure privacy. **Complies**

##### Landscaping

To be provided

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OPERATIONAL USES (for commercial uses only)			
Number of staff:			
Hours and days of operation:	Please tick	From	To
	<input type="checkbox"/> Sunday		
	<input type="checkbox"/> Monday		
	<input type="checkbox"/> Tuesday		
	<input type="checkbox"/> Wednesday		
	<input type="checkbox"/> Thursday		
	<input type="checkbox"/> Friday		
	<input type="checkbox"/> Saturday		
Onsite activities:			
Type and quantity of raw materials, finished products and waste products to be stored onsite:			
Identify any proposed hazardous materials or processes:			
Does the development include skin penetration practices? Please describe accordingly: <small>Consider the provisions of the NSW Health Authority</small>			
Does the development include food preparation practices? Please describe accordingly: <small>Consider the provisions of the NSW Food Act 2003 and FSANZ Food Standards</small>			

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OPERATIONAL USES (for commercial uses only)	
<p>Does the development include the placement of signs? Please indicate the number of signs and describe accordingly: Consider the size, colours, wording, location, etc. Refer to SEPP No. 64 – Advertising and Signage</p>	
TRAFFIC AND ACCESS	
<p>Provide details of accessibility for vehicles, pedestrians, bicycles and disabled persons:</p>	
<p>Will local traffic movements or volume be affected? Provide details of traffic movements:</p>	
<p>Will additional requirements for access, onsite car parking, loading and unloading be required?</p>	
<p>How many onsite car parking spaces are provided for the development?  Refer to Council's DCP No. 20 – Off Street Parking Policy</p>	
UTILITIES	
<p>Does the development require access to reticulated water, sewer and storm water drainage systems? How will these be provided?</p>	
<p>Will the development result in an extension of the reticulated water, sewer or storm water drainage system?</p>	





The proposed manufactured dwellings will be constructed by Parkwood Modular Buildings. The dwellings will be built in a factory, installed on site in one day with very limited trades to completed after delivery.

We use sustainable materials where possible, a Parkwood Modular is the ultimate in eco building as it "touches the ground lightly".

The entire home is built within our factory, the process taking around 6 to 8 weeks, which is then transported and installed onto DA approved site.

Parkwood use treated timber in the manufacture of our homes which allows for flexibility in designs, incorporating steel spans and all built on a structural steel chassis. Parkwood homes generally have timber floor joists, as well as having to be 400mm clear of the ground level which provides and inspection points for termites.

All timber used in flooring is H3- which has a 50-year guarantee for termites and H2 in walls with a 25-year guarantee. Parkwood homes have a structural warranty of 6 years, as per the N.S.W. Building Act.

The proposed buildings will be installed to a stage where it is fully clad, insulated, and lined internally with bathrooms and kitchens fully finished ready for occupation. The plastering and painting are finished off and the carpets and curtains supplied after the home is installed. This is all included in our contract and usually takes about 2 weeks.

