# STATEMENT OF ENVIRONMENTAL EFFECTS & WASTE MANAGEMENT TO ACCOMPANY A DEVELOPMENT APPLICATION

## Under
## Local Environmental Plan

GJG – Fitzpatrick - Lot No: 1 IN DP 260373
Street No: 106-118 Mayfair Rd Mulgoa NSW 2747
Site area 10.11 ha (101000m2)

## THE DOCUMENT INCLUDES

- Basix Score
- Statement of Environmental Effects
- Waste Management Plan

# RESIDENTIAL DEVELOPMENT CLASS 1a

Penrith

City Council

Zoned E3 – Environmental Management
Zoned E2 – Environmental Conservation

# FILE NO: 77716 GJG

## ISSUE: Council

THURSDAY, 3 AUGUST 2017

.....

## CONSTRUCTION OF A ONE STOREY SPLIT LEVEL DWELLING

## WASTE MANAGEMENT SYSTEM (AWTS)

## WATER TANKS

See Accompanying report/s provided

- AWTS

Harrisenvironmental CONSULTING

- Bushfire Report

**Fernhill Estate**

Mayfair Road

Bushfire Assessment

- Ecological Assessment

GHD

Angas Securities Limited
Fernhill
Mayfair Ecological Assessment

Site location

GJG – Fitzpatrick - Lot No: 1 IN DP 260373
Street No: 106-118 Mayfair Rd Mulgoa NSW 2747

Site area 10.11 ha (101000m2)

Issued Development Consent ...

Dated: ...

BUILDER: Licenced Owner Builder – GJ Gardner Homes

The Owners / C. Title: -
-

Lessee: -

Address: No:

Applicant: -

Development Application Prepared by: McTavish Design

| Revision | Date | Approved by |
|---|---|---|
| Submission | 3/08/2017 | |
| | | |

McTavish Design
ABN
Address details
Telephone (02) 4758 6200

THE WORK
The building work described in the contract dated

LOCATION

GJG – Fitzpatrick - Lot No: 1 IN DP 260373

Street No: 106-118 Mayfair Rd Mulgoa NSW 2747
Site area 10.11 ha (101000m2)

Municipality/shire/city Penrith

THE PARTIES
Owner/s` -

Address -

Builder -

Address -

ABN

Lic number -

SIGNATURES
Owner/s

Date

Builder -

Date

Initials

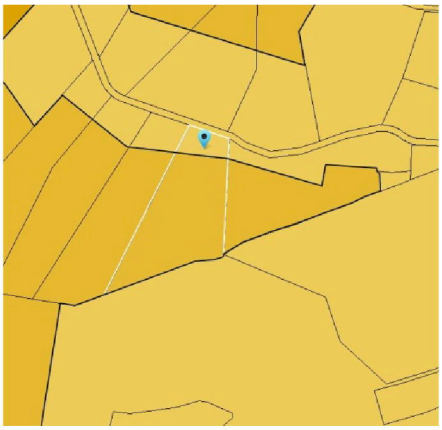
Date: 3/08/2017

Date: 3/08/2017

# DEVELOPMENT DETAILS

RE: Property Address:

GJG – Fitzpatrick - Lot No: 1 IN DP 260373
Street No: 106-118 Mayfair Rd Mulgoa NSW 2747
Site area 10.11 ha (101000m2)



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PROJECT DESIGN DESCRIPTION

The proposal comprises of the following:

- A One Storey Split Level Dwelling
  - Comprising generally of: 5 bedrooms and general living areas
- Attached Double Garage
- Water Tank 120000 L including 10KL for fire fighting
- Residential Driveway access.
- Removal of Vegetation NO
  - Landscape Design see plans
- New Vegetation YES
  - Landscape Design see plans

## Stormwater

- Stormwater: overflow drainage to existing street disposal

## Waste water

- Waste water: to an onsite AWTS see report

## Construction

Floors

- Slab on ground construction
-

Roof

- Roof Colorbond custom orb.

Walls

- Walls - Brick veneered walls

Window& glazing

- Aluminium framed glazing

Beam & Columns

- External brick piers

Building Platform

- The Proposal has minor site cut and fill techniques for RC slab floor construction

Reference to Reports and or other Requirements:

.....

Ancillary structures and or detached buildings and Classifications

## Associated water tanks

- Primary Dwelling
  - In ground Concrete water tank 120 KL
    - Council & Basix Portion Total Water Retention 110 KL
    - Water dedicated for fire fighting 10 KL

1.1 **UNAUTOURISED BUILDING**

There is no unauthorised development associated with this report as indicated on the site.

## BUILDING IN BUSHFIRE PRONE AREAS

**Bushfire Prone**

- Bushfire Council and Rural Fire Service

Building in bushfire prone areas - AS 3959

The area is mapped by council as being bushfire prone.

the specific site is:

assessed to be of a 29 level construction requirements to:

All elevations

Reference may also be made to the Rural Fire Service Conditions
as Per Final Conditions of Consent

Reference : *Category Of Bushfire Hazard / Attack
per AS 3959 and Planning For Bushfire Attack 2006.

**Fernhill Estate**

Mayfair Road

Bushfire Assessment

# EXISTING SITE AND LOCATION

## 1 EXISTING LAND USE

The subject site is an existing vacant lot

The Site has an transmission easement to the RHS from Mayfair Road, hence the position of the house to the LHS from Mayfair road, an area for a AWTS system is also needed to be provided

The subject site consist of a split zone being E3 Environmental Management area and Environmental E2 Environmental Conservation area including a bio- banking area agreement

see report

## 2 THE SITE CHARACTERISTICS

The development area is within the designated E3 area parallel to Mayfair Rd Mulgoa

The site has cross falls to the side of the site, along Mayfair Rd

## 3 SITE ACCESS

The proposed development provides for:

* Access to the site will be via the new driveway as proposed from the front boundary

* Additional Site perimeter temporary fencing shall be provided as to Council and Workcover's requirements.

## 4 SITE WORK

Description:

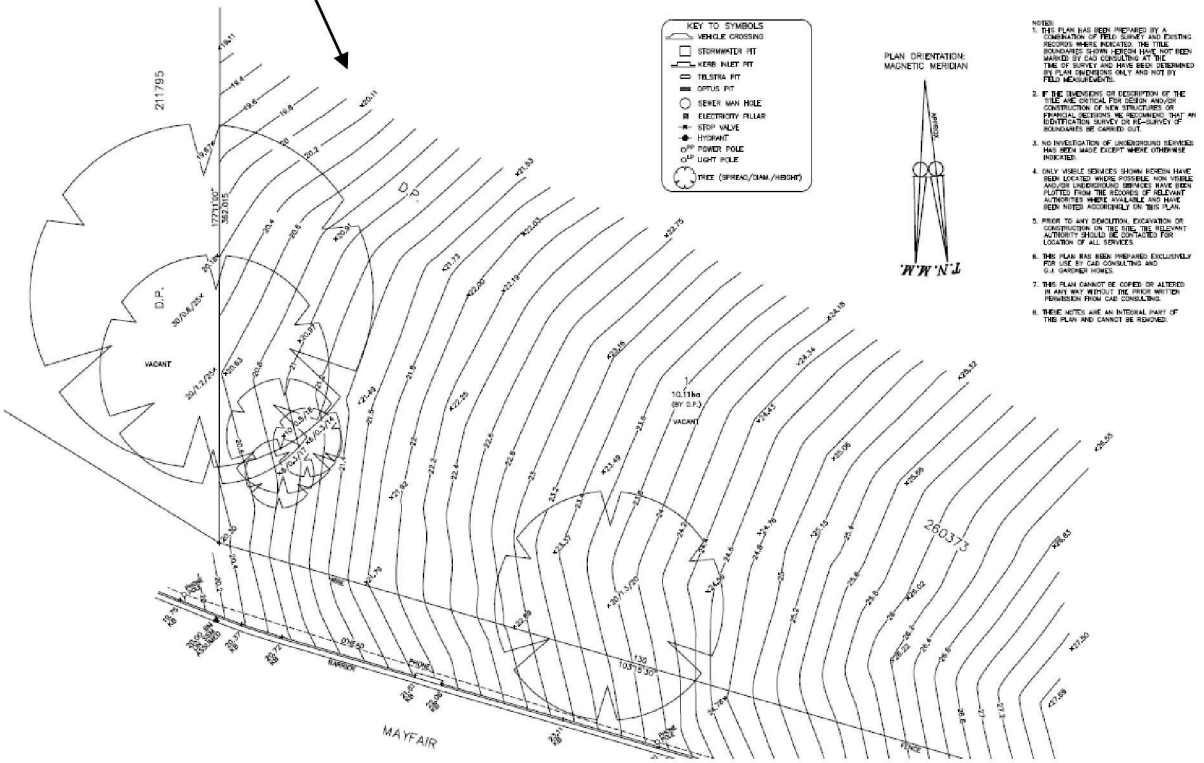
- New Construction
- Cut and fill techniques for concrete slab on ground construction.
- Management of waste
- An AWTS

# SITE PLAN - THE PROPOSED BUILDING SITING

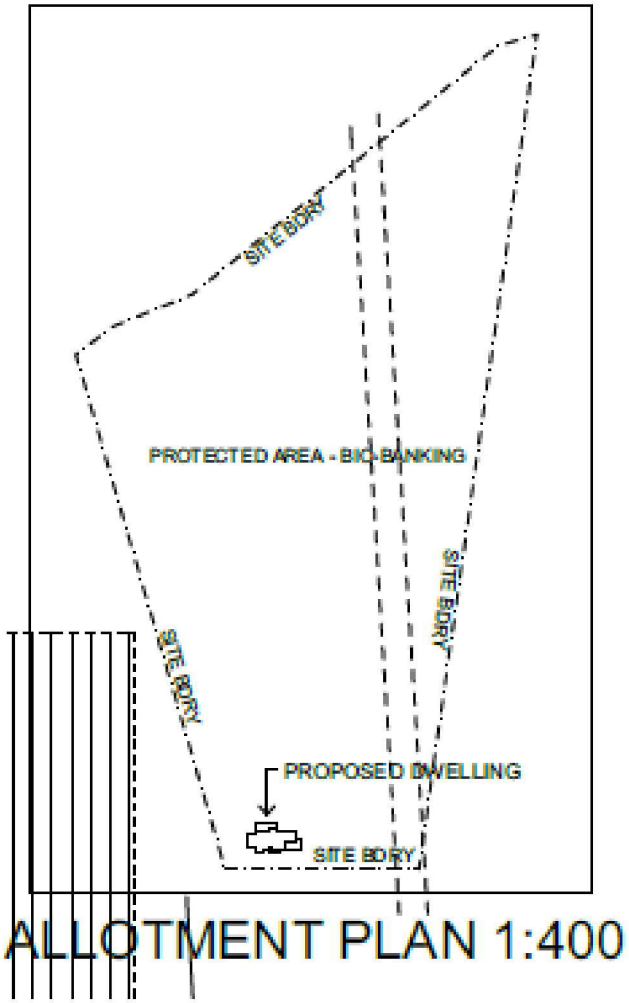
The subject site

E3 Area of site survey

E2
bio banking

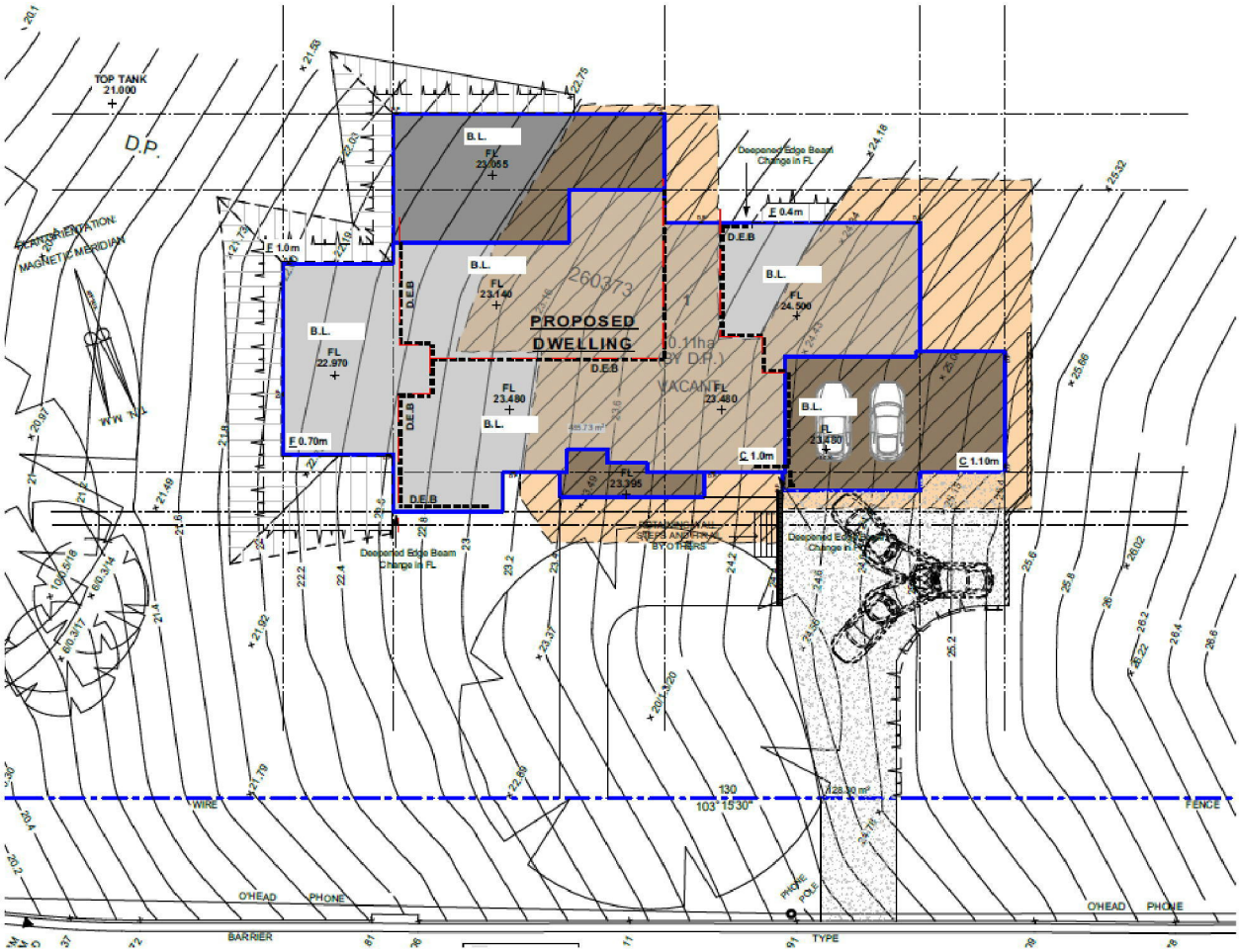


The Proposed Building Siting




ALLOTMENT PLAN 1:400

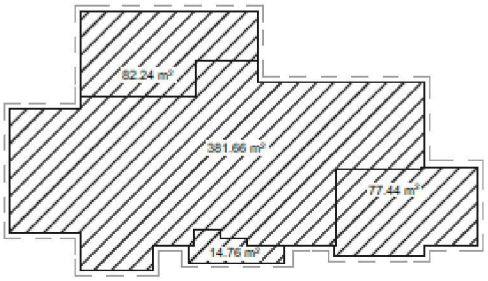
The Proposed Building Siting



# AREA DISTRIBUTION

## AREA DISTRIBUTION

SCALE 1:500




611.08 m²
ROOF A

RC TBR TILE
LGF
GROUND FLOOR
FIRST FLOOR
ALTERATIONS
ROOF
EXISTING
FSR
ADDITIONS
H/S PERVIOUS
AMENDMENT

**GROSS FLOOR AREAS:** m²

* DENOTES ACTUAL BLDG S/C

**TOTAL AREAS**

| | |
|---|---|
| NEW GROUND FLOOR AREA | *381.66 |
| NEW GARAGE | *77.44 |
| NEW PORTICO | *14.76 |
| NEW ALFRESCO | *82.24 |

*Building 'SITE COVERAGE'* 556.10m2

NEW TOTAL: 556.10m2

FLOOR SPACE RATIO

**OTHER:**

~~STORAGE SHED~~ --0
(Site cover)

| | |
|---|---|
| ACTUAL BLDG SITE COVER | 556.10m2 |
| SITE AREA | 10.11ha (101000) |
| *"SITE COVERAGE"* = BLD FOOTPRINT | **2.2%** |
| TOTAL D/WAY+PATHS (H/S) | 128.30m² |
| H/S:+BLDG S.C/TOTAL HS: COVERAGE | 684.40m2 |
| TOTAL HS-SITE COVER | 2.7% |
| REMAINING PERVIOUS LANDSCAPED A: | 000.00m2 - 97.3% |
| TOTAL ROOF AREA | 611.08m2 |
| ROOF WATER COLLECTED | 600.00m2 |
| ROOF-STORMWATER RETENTION | 110KL |
| BUSHFIRE FIGHTING STATIC WATER SUPPLY | 10KL |

PROJECT INFORMATION

# PROJECT INFORMATION

| | |
|---|---|
| DATE OF ISSUE | 23 Nov 2015 |
| PROJECT NUMBER | 70915 GJG |
| DESIGN NAME | Custom Bedarra Urban Strreetscape |
| OFFICE FILE | 220214/100 |
| PROJECT NAME | Lucas Bembo |
| LOCATION | Lot 5167 Carramer Ave Jordan Springs 2747 |
| ZONING | R1 |
| SITE AREA | 450.00m2 |
| STREET No | . |
| LOT-s No | 5167 |
| DP No | 1199873 |
| CONTOURS | 0.2m |
| SURVEY BY | Cad Consulting |
| BLDG SQ METERS | 236.31m2 |
| BLDG BLDG SQUARES | . |
| BLDG SITE COVER | 236.31m2 |
| BLDG SITE COVER % | 52.51% |
| TOTAL H/S COVER | 267.31m2 |
| TOTAL HS-SITE COVER | 59.40% |
| REMAINING PERVIOUS A: | 40.06% 180.27m2 |
| PROPOSED BAL LEVEL | low no req: |
| BASIX CERT No | 685974S |
| BASIX CA | 162.01m2 |
| BASIX UCA | 9.43m2 |
| TOTAL ROOF AREA | 257.65m2 |
| ROOF AREA COLLECTED | 200.00m2 |
| S - WATER RETENTION | 3KL |
| S - WATER DETENTION | . |
| BFP TANK OR CAPACITY | KL |
| SITE AND SLAB TYPE | Site Class ...Slab Type H |
| WIND CLASSIFICATION | . |
| DA No | . |
| CC No | |

# PRELODGEMENTS - APPROVALS – ZONING OBJECTIVES & VARIATIONS

## Contained within this Statement are specific references *and or* Compliance statements to PCC LEP 2010 and the Objectives of the LEP, including the current Control Plan PCC DCP 2014:

This report should be read in conjunction with the relevant Development Application plans submitted with the Development Application.

| |
|---|
| Is the application as currently submitted a Complying Development application? |
| ▪ No |
| Is the Proposal “Numeric based control” against the respective DCP? |
| ▪ No |
| Is the Proposal “Merit based” against the respective DCP? |
| ▪ Yes |
| Was the Proposal assessed by the Estate Development Review Panel? |
| ▪ No |
| ▪ Ref No |
| ▪ Dated |
| Was the Proposal approved by the Estate Development Review Panel? |
| ▪ NA |
| ▪ Ref No |
| ▪ Dated |
| Was a Council Pre Development or Pre lodgement Application provided? |
| ▪ Yes |
| ▪ Ref No |
| ▪ Dated |

TABLE OF PLANNING COMPLIANCE & SUMMARY

# Penrith City Council Control Guidelines LEP 2010 DCP 2014

## (ZONED E3 Environmental Management - E2 Environmental Conservation)

## (Mulgoa Valley - Rural)

Compliance & Variations

| Issue | Council Requirement Min | Proposed | Comment |
|---|---|---|---|
| 1. Site Area | 10.11ha (25275m2)<br><br>E3 & E2 | | |
| 2. Bldg Site Coverage | 500.00m2 | 2.2. %<br><br>556.10m2 | Variation |
| 3. Remaining Landscaped Areas<br>4. Pervious area | . | . | Complies |
| 5. Height Limit ESC | 8.0m | 5.6m Ridge | Complies |
| 6. Front Setback (m) | 15.0m | 15.0m | Complies |
| 7. Side Setback (m) | 10.0m | 15.0m | Complies |
| 8. Rear Setback (m) | . | . | . |
| 9. Building Width (m) | n/a | . | . |
| 10. F.S.R. | does not apply | 0.-:- | Complies |
| 11. Cut & Fill (maximum)<br>on sloping land<br>C1.2.4 Height, Scale and Design | F 1.0m<br><br>C 1.0m | C 1.1m<br>Retain and battered slope | Variation |
| 12. Stormwater Disposal | To water tank. O/flow to street, easement or absorption pits | To water tank and o/flow to street disposal gutter and pits | Complies |
| 13. Solar Access | Siting to maximise solar access | East & West facing living areas | Complies |
| 14. Private open space | . | . | . |
| 15. Vehicle Parking | (2) space | 2 space | Complies |
| 16. Garages | Max of 3 facing road | 3 | Complies |

# ZONING OBJECTIVES AND ENVIRONMENTAL IMPACT

## 1.1 ZONING OBJECTIVES & DCP GUIDELINES

## What are the aims and objectives of LEP 2010?

| LEP 2010 | | Comment |
|---|---|---|
| **What are the aims and objectives of LEP 2010?**<br>***Zone E3 Environmental Management***<br>*1 Objectives of zone*<br>• *To protect, manage and restore areas with special ecological, scientific, cultural or aesthetic values.*<br>• *To provide for a limited range of development that does not have an adverse effect on those values.*<br>• *To minimise conflict between land uses within the zone and land uses within adjoining zones.*<br>• *To ensure development is compatible with the environmental capabilities of the land and does not unreasonably increase the demand for public services or public facilities.*<br>• *To preserve and improve natural resources through appropriate land management practices.* | ✓ | The Proposed development footprint area is outside of any protected areas within the site |
| ***Zone E2 Environmental Conservation***<br>***1 Objectives of zone***<br>• *To protect, manage and restore areas of high ecological, scientific, cultural or aesthetic values.*<br>• *To prevent development that could destroy, damage or otherwise have an adverse effect on those values.*<br>• *To protect, manage, restore and enhance the ecology, hydrology and scenic values of riparian corridors and waterways, wetlands, groundwater resources, biodiversity corridors, areas of remnant indigenous vegetation and dependent ecosystems.*<br>• *To allow for low impact passive recreational and ancillary land uses that are consistent with the retention of the natural ecological* | ✓ | The Proposed development footprint area is outside of the E2 Zone. The Development will have no adverse effects on the E2 area/protected area |

| | | |
|---|---|---|
| *significance.*<br><br>***7.1 Earthworks***<br>*(1) The objectives of this clause are as follows:*<br>*(a) 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,*<br>*(b) to allow earthworks of a minor nature without separate development consent.*<br>*(2) Development consent is required for earthworks unless:*<br>*(a) the work is exempt development under this Plan or another applicable environmental planning instrument, or*<br>*(b) the work is ancillary to other development for which development consent has been given.*<br>*(3) Before granting development consent for earthworks, the consent authority must consider the following matters:*<br>*(a) the likely disruption of, or any detrimental effect on, existing drainage patterns and soil stability in the locality,*<br>*(b) the effect of the proposed development on the likely future use or redevelopment of the land,*<br>*(c) the quality of the fill or the soil to be excavated, or both,*<br>*(d) the effect of the proposed development on the existing and likely amenity of adjoining properties,*<br>*(e) the source of any fill material and the destination of any excavated material,*<br>*(f) the likelihood of disturbing relics,*<br>*(g) the proximity to and potential for adverse impacts on any waterway, drinking water catchment or environmentally sensitive area,*<br>*(h) any appropriate measures proposed to avoid, minimise or mitigate the impacts of the development,*<br>*(i) the proximity to and potential for adverse impacts on any heritage item, archaeological site, or heritage conservation area.*<br><br>***7.18 Mulgoa Valley***<br>*(1) The objectives of this clause are as follows:*<br>*(a) to establish specific planning controls for land in the Mulgoa Valley (**the valley**),*<br>*(b) to protect and enhance the rural landscape of the valley, including its agricultural qualities, cultural heritage values and the setting of the villages of Mulgoa and Wallacia,*<br>*(c) to ensure development in the valley (including rural living opportunities) protects and utilises its* | ✓ | The Design of the cut and fill is such that the platform following the existing contours of the site.<br><br>Existing drainage patterns will not be impacted<br><br>A retaining adjacent to the garage storage area will contain part of the excavation<br><br>Fill to the opposing elevation will be a maximum of 1.0m in height and will be in the form of a battered controlled fill with a max contained slope of a Ratio of 1:2 (26 deg) as per construction |

| | | |
|---|---|---|
| *tourism and recreational potential and is consistent with conserving its rural and natural landscape, heritage and agricultural qualities,*<br>*(d) to ensure traffic generating development is suitably located so as not to adversely affect the safety, efficiency and rural character of roads, particularly Mulgoa Road.*<br>*(2) This clause applies to land identified as "Mulgoa Valley" on the Clause Application Map.*<br>*(3) Before granting development consent for any purpose on land to which this clause applies, the consent authority must be satisfied of the following:*<br>*(a) that any proposed building will not be located on a ridgetop and will not intrude into the skyline* | | |
| ***7.17 Dwelling houses on certain land in Castlereagh, Cranebrook, Llandilo, Londonderry, Kemps Creek and Mulgoa***<br>*(1) The objective of this clause is to ensure that minimum lot sizes are retained or achieved through lot consolidation for dwelling houses on certain land in Castlereagh, Cranebrook, Llandilo, Londonderry, Kemps Creek and Mulgoa consistent with surrounding lot sizes.*<br>*(2) This clause applies to land identified as "2,000m$^2$ for Dwelling House", "2 Hectares for Dwelling House" and "10 Hectares for Dwelling House" on the Clause Application Map.*<br>*(3) Development consent must not be granted for the erection of a dwelling house on land identified as "2,000m$^2$ for Dwelling House" on the Clause Application Map unless the land has an area of at least 2,000 square metres.*<br>*(4) Development consent must not be granted for the erection of a dwelling house on land identified as "2 Hectares for Dwelling House" on the Clause Application Map unless the land has an area of at least 2 hectares or comprises any of the following lots:*<br>*(a) Lot 319, DP 2147, being 319 Eighth Avenue, Llandilo,*<br>*(b) Lot 2, DP 593786, being 2 Fifth Avenue, Llandilo (subject to the provision of permanent vehicular access to the land),*<br>*(c) Lot 25, DP 2147, being 24 Fourth Avenue, Llandilo,*<br>*(d) Lot 38A, DP 2147, being 38A Fourth Avenue, Llandilo,*<br>*(e) Lot 342, DP 707626, being 34 Fourth Avenue, Llandilo,*<br>*(f) Lot 187, DP 2147, being 187 Sixth Avenue, Llandilo,*<br>*(g) Lot 11, DP 1013818, being 56–60 Cherrybrook Chase, Londonderry.*<br>*(5) Development consent must not be granted for the erection of a dwelling house on land identified* | ✓ | |

| | | |
|---|---|---|
| *as "10 Hectares for Dwelling House" on the Clause Application Map unless the land has an area of at least 10 hectares.*<br>*(6) If 2 or more lots need to be consolidated to achieve a minimum area under subclause (3), (4) or (5), a consolidation plan must be lodged before or at the time of applying for development consent for the construction of a dwelling house on that land.* | | |

| **Does the Proposal meet the aims and objectives of the respective LEP or is a variation proposed?** |
|---|
| ▪ Yes |
| How the Objectives of the LEP have been achieved |
| ▪ The Proposal complies to the LEP Development Standards |
| Is the design contrary to a development standard? |
| ▪ No |
| ▪ . |

## What are the aims and objectives of the DCP?

| DCP 2014 | | Comment |
|---|---|---|
| **What are the aims and objectives of DCP 2014?**<br>***D1 Rural Land Uses A. Background Overview***<br>*The location of Penrith at the western fringe of Sydney and at the foothills of the Blue Mountains escarpment provides it with a unique countryside setting. Its urban areas are flanked by the Ropes Creek corridor, the Nepean Valley flood plains and significant bush land areas. The surrounding countryside covers a large percentage of the City's area and comprises productive rural lands to the north and south, natural reserves, riparian environments and rural villages. These rural areas form an integral part of the character of the City. This character is valued by the community and is one which Council is committed to preserving. The rural areas that are covered by this section of the DCP include land zoned RU1 (Primary Production), RU2 (Rural Landscape), RU4 (Primary Production Small Lots), RU5 (Village) and other zones where rural land uses may occur including the E3 (Environmental Management) and E4 (Environmental Living) zones.* | ✓<br><br>✓ | The Proposed development has been designed in respected to the existing Mulgoa area and character.<br><br>The Proposed development is of a single split level design which minimises its height and bulk |

| | | |
|---|---|---|
| ***B. General Objectives***<br>*a) To reinforce Penrith's urban growth limits and promote a compact City by identifying and promoting the intrinsic rural values, character and functions of the City's rural lands; b) To sustain healthy and diverse rural lands in Penrith by conserving their biodiversity, maintaining the integrity of their ecosystems, maintaining their natural capital, and promoting the social well being of rural communities; c) To promote agriculture and other rural land uses that are sustainable in the longer term, through the use of appropriate resource and environmental management policies, plans, guidelines and practices; d) To promote a sustainable economic environment that fosters economically viable rural development, employment, transport and future investment opportunities; e) To increase the awareness of ecologically sustainable rural land use practices amongst landholders, land users and the community generally, and promote responsible stewardship of Penrith's rural lands; f) To consider the impacts of development on sustainable agriculture and ensure development will not unreasonably increase agricultural land values or incrementally reduce the size of agricultural holdings; g) To consider the potential for conflicts between various land uses, including rural living allotments, small holding subdivision, tourism, extensive and intensive agriculture and mining; h) To consider land capability, including soils, erosion potential, slope, and hazards (contamination, salinity, bushfire and flooding); i) To consider water resources, including impacts on water catchments, adequacy of water supply, access to water entitlements, and location of effluent disposal; j) To maintain and improve the water quality of watercourses within the City; k) To minimise the impacts of development on biodiversity, including threatened species, habitat, natural ecosystems and wildlife corridors;*<br><br>***C. Other Relevant Sections of this Plan***<br>***Penrith DCP 2014*** *is a multi layered and integrated document that recognises the interrelationships between a number of issues, all of which contribute to sustainable outcomes. It is therefore important to read all parts of this DCP. Council will consider each development application on its merit, having regard to this section and other relevant sections of the DCP, and other relevant environmental planning instruments, contributions plans or Council policies. Compliance with this Chapter alone does not guarantee that consent will be granted to an application.*<br><br>***1.2.1. Siting and Orientation of Dwellings*** *and* | | |

| | | |
|---|---|---|
| *Outbuildings A. Background This section aims to ensure the siting of dwellings and outbuildings takes into account the principles of site planning, landscape/scenic character and the environmental qualities of the area and site. B. Objective The objective of this section is to ensure dwellings and outbuildings are sited in accordance with the general objectives listed above. C. Controls 1) Site Planning a) Dwellings and associated buildings should be sited to maximise the natural advantages of the land in terms of: i) Protecting the privacy of proposed and existing buildings; ii) Providing flood-free access to the dwelling and a flood-free location for the dwelling itself; iii) Minimising risk from bush fire by considering slope, orientation and location of likely fire sources; iv) Maximising solar access; v) Retaining as much of the existing vegetation as possible; and vi)* Minimising excavation, filling and high foundations by avoiding steep slopes (greater than 1 in 6). | ✓ | The proposal is sited over the site area of a slope ratio of 1:6 |
| ***1.2.2. Setbacks and Building Separations***<br>*C. Controls 1) Setbacks from Roads a) A minimum setback of 15m from public roads is required for all dwellings and outbuildings. Formal parking areas are not permitted within the setback.* | ✓ | The Proposed front setback is 15.0m from Mayfair Rd |
| ***3) Building Separations and Side Boundary***<br>*Setbacks a) Dwellings on adjacent properties should be considered when determining the location of a proposed dwelling to ensure that separation distances are maximised as far as is reasonably possible to maintain amenity for each dwelling and minimise noise and privacy intrusions. b) The minimum side setback for dwellings is 10m where the allotment is 2 hectares or larger. c) The minimum side setback for dwellings is 5m where the allotment is less than 2 hectares.* | ✓ | The Proposed LHS setback is 15.0m from side boundary |
| ***1.2.3 Site Coverage, Bulk and Massing***<br>*C. Controls 1) Dwellings shall have a maximum ground floor footprint of 500m2 (including any undercover car parking areas). Note: 'Ground floor footprint' is the area measured from the external face of any wall of any dwelling, outbuilding (other than a farm building), dual occupancy dwelling, garage or undercover car parking area, animal house or garden shed. 2) Dwellings shall have a maximum overall ground floor dimension of 45m, with a maximum of 18m at any one point. 3) The maximum floor space of any second storey is to be 70% of the floor space of the lower storey of the dwelling.* | ✗ | The Total Proposed building site cover is 556.10m<br>(+56.10m)<br>**See variation?** |
| *A maximum ground floor footprint of 600m2 will be permitted on any one allotment, including the dwelling and all associated structures, but excluding 'farm buildings' and any 'agricultural or non-agricultural development' referred to other* | ✓ | **Complies**<br>The Dwelling has a GF FP of 478.66m2 the garage and storage garage have an area of 77.44m2 |

| | | |
|---|---|---|
| *parts of this chapter.* | | |

| **Does the Proposal meet the aims and objectives of the respective DCP or is a variation proposed?** |
|---|
| ▪ Yes |
| How the Objectives of the DCP have been achieved |
| ▪ The Proposal complies to the DCP Control Guidelines |
| Is the design contrary to a development standard? |
| ▪ No - as per below - ***Lifting the Bar*** |
| ▪ ***D. Lifting the Bar*** |
| ▪ *The following represent some ways in which applicants can demonstrate additional commitment to the principles expressed in this DCP. Demonstration of this commitment may lead to Council considering variation of development controls. Applications that vary the development controls listed in the 'Rural Dwellings and Outbuildings' section of this Plan will need to demonstrate that the proposed development complies with the objectives relevant to the development controls it seeks to vary. 1) Improved sustainability outcomes including vegetation management and landscaping, water management, land management and waste management in accordance with this DCP; 2) Consideration of larger dwellings where it demonstrates: a) High quality architectural design; b) Innovation; c) Integration into the landscape design; d) Consideration of the visual catchment and the rural and scenic character of the area; e) Articulation to reduce building scale and bulk; and f) Minimisation of hard surfaces.* |

## ENVIRONMENTAL IMPACT AND CONSIDERATIONS

### 1 AN OUTLINE OF MEASURES TAKEN TO REDUCE THE IMPACT ON THE ENVIRONMENT

In Principal the proposed design initially addresses and is derived from the regulation guidelines, control plans and Standards.

The proposed design is such that it addresses and maintains the existing site contours and land form as reasonable practical.

No adverse environmental impacts to the site and or surrounding areas will occur subject to the proposal

### 1.1 **BASIX SCORE**

BASIX® Report

Building Sustainability Index www.basix.nsw.gov.au

| Is the Site affected by any of the following? | |
|---|---|
| ✓ | Native vegetation *(See Report provided)* |
| ✕ | Flood prone area |
| ✓ | Bushfire Prone *(See Report provided)* |
| ✓ | On site Waste water management *(See Report provided)* |
| ✓ | Is the area of land to be disturbed greater than 50m²? (*See sediment Control measures)* |
| ✕ | Is the site classified as potentially contaminated or is it currently or has been previously used for a purpose that may have resulted in it being contaminated? |
| ✕ | Is the site accessed via an unformed road? |
| ✕ | Is the area to be cleared located within 40 metres of a watercourse? |
| ✓ | Undisturbed areas or native vegetation |
| ✓ | Adjacent to areas of bushland |
| ✕ | Area to be cleared with proximity of a watercourse |
| ✕ | Rock out crop affected |
| ✕ | Sandstone benches |
| ✕ | Noxious weeds and plants |
| ✕ | Relationship to a Heritage Item |
| ✕ | A Conservation area |
| ✓ | A Heritage conservation area The subdivision has been approved by the Heritage Council |
| ✕ | Surrounding Heritage or Period housing area |
| ✕ | A Period housing area |
| ✕ | Railway corridor |
| ✕ | Railway corridor within 60m |
| ✕ | Transport corridor |
| ✕ | Main transport corridor |
| ✕ | Flight Path Corridor |
| ✕ | Acoustic report |

## 1.2 WIND EFFECTS

Considering the scale of the proposed development, and consistency with the surrounding developments, it is not anticipated the proposal will cause any adverse wind effects beyond the existing conditions.

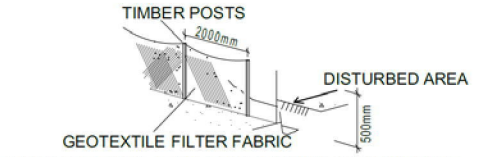
## 1.3 LANDSCAPING CONSIDERATIONS

- See landscape plan – new native planting to front boundary

## 1.4 SEDIMENT CONTROL- SITE MANAGEMENT

The proposal has provisions for sediment control of:

- Geotextile fabric filter sediment control barrier, generally down slope of works.




1. USE BARRIERS AT ALL POINTS WHERE STORMWATER LEAVES THE SITE, TO PREVENT WASHING INTO GUTTERS.
2. INSTALL SEDIMENT BARRIER DOWN SLOPE OF DISTURBED AREA AND RETURN UP HILL.
3. REGULARLY MAINTAIN THESE CONTROLS AT NO LESS THAN 70% CAPACITY.
4. CUT BRICK,TILE OR MASONRY ON PERVIOUS AREA, GRASS OR LOOSENED SOIL WITHIN THE BOUNDARIES.
5. REMOVE CONTROLS ONLY WHEN CONSTRUCTION IS COMPLETE.
6. DISPOSE OF SEDIMENT IN A SUITABLE LOCATION.
7. USE STABILIZED ENTRY CONTROL WHERE REQU: BY COUNCIL.

**SEDIMENT CONTROL BARRIER**

- ✓ Erosion and sediment measures should be in place prior to the commencement of construction by the Contract Builder and will be maintained throughout the construction of the dwelling.

- ✓ As indicated on the site plan there will be a stockpile to contain rubbish and a trade waste bin. The building area will be surrounded with a geo-textile fabric to prevent any sediment being washed onto the street and into the stormwater system.

- ✓ An all weather drive access, generally per council requirements, of crushed 40mm recycled concrete or equal will be established to the vehicle access point of the site prior to construction and building site preparation.

- ✓ Generally assess and or clean vehicles prior to leaving the site.

- ✓ Generally limit disturbed areas, and minimise disturbed areas within close proximity to the proposed works, where practical.

- ✓ The Contractor shall provide adequate sediment control barriers during the time of all construction to be carried out on the site, to *EPA and Council requirements.* The generation of dust shall be kept to a minimum.

- ✓ Minimise excavation areas and protect the surrounding area. Stock pile top soil for reuse at completion of foundation works and prevents spreading of excavated soil over the site.

## 1.5 STORMWATER MANAGEMENT

This dedicated capacity is defined within the Basix Certificate

New stormwater will be piped to the proposed 120000L stormwater tank then over flow will be piped to the street disposal system, gutter and pits.

10KL of the stormwater tank will be dedicated for fire fighting purposes

## 1.6 **UTILITY SERVICES AND WASTE -WASTE WATER DISPOSAL**

The site has existing and or proposed services in place including:

Utilities:

- ✓ Mains Power front of site
- ✓ Mains Town water front of site
- ✓ Communication front of site
- ✓ An on-site waste water management system is proposed

## 1.7 RELATIONSHIP TO ADJOINING OR EXISTING DEVELOPMENTS

The overall design, height, bulk or scale will not impose any detrimental effect to the immediate and surrounding areas

## 1.8 BLD SITING AND ORIENTATION

- Over shadowing n/a
- ...
- Privacy n/a
- Views n/a
- Noise n/a

## 2 STREETSCAPE AND CHARACTER

The Proposal as submitted is seen to be suitable with the given zoning for the site. The Proposal is compatible with the surrounding built area and is consistent with development control guidelines

# WASTE MANAGEMENT FOR THIS SITE

- CONSTRUCTION (GENERAL WASTE MANAGEMENT)

THIS WASTE MANAGEMENT PLAN:

Development Application
* Shows the waste that will be generated and how much waste.
* Tells how waste will be avoided, reused on site, recycled and disposed off site.
* Indicates how it keeps disposal of waste to minimum quantities.

*The Builder, Contractor/s, Person or Persons responsible for managing waste on site.

Applicant's signature: _____ Date: _____

## 1 PROJECT WASTE MANAGEMENT

GENERAL

Notify neighbouring properties / occupants as required to prevent any adverse effects from work on site occurring to the adjacent properties in concern.

Order materials in accurate quantities to eliminate waste.

Stockpile: Siting to take account of environmental factors, eg slope, Drainage, location of watercourses and native vegetation.

Provide onsite receptacle for temporary storage of waste.

Provide sufficient space for storage of garden waste and other waste materials on site

Facilitate on-site source separation.

Facilitate re-use of materials on-site.

Provide sufficient space for storage of recyclables and garbage on-site.

For single residential and dual occupancy developments, and any other development where each unit is responsible for their own waste, a nominated area of the site, well drained and easily accessible to the collection point will suffice for the storage of garbage and recyclable materials.

Facilitate on-site source separation.

Facilitate re-use of materials on-site.

Area or room to be of sufficient size to store Council's standard bins in an efficient manner.

## 1.1 SEDIMENT CONTROL

The proposal has provisions for sediment control of:

*geotextile fabric filter sediment control barrier, generally down slope of works

*all weather drive access, generally as to council requirements

*generally assess and or clean vehicles prior to leaving the site

*generally limit disturbed areas, and minimise disturbed areas within close proximity to the proposed works, where practical.

*The Contractor shall provide adequate sediment control barriers during the time of all construction to be carried out on the site, to *EPA and Council requirements.* The generation of dust shall be kept to a minimum.

*Minimise excavation areas and protect the surrounding area. Stock pile top soil for reuse at completion of foundation works and prevents spreading of excavated soil over the site.

## 1.2 WASTE-BUILDING WASTE

*Progressive cleaning:

*Provide onsite receptacle.

*Keep the work under the contract clean and tidy as it proceeds and regularly remove from the site.

*All waste should be relocated to the nearest waste management facility, unless otherwise indicated.

## 1.3 WASTE MATERIALS

| Type of Materials | Volume | Weight | Reuse and On site | Recycling Off site | Disposal |
|---|---|---|---|---|---|
| Excavation material top soil | Nil-Equal | | Stock pile Top soil for reuse | | Nil |
| Excavation | Equal Cut and Fill 1000m C 1100mm | Similar quantities of cut and Fill | | | Nil |
| Trees removed | No | | Mulched on site | Recycled | Nil |
| Garden waste | Nil | | Nil | . | . |
| Bricks | 2.5m$^3$ | | - | - | - |
| AAC Panel | Nil | | Nil | - | - |
| Roofing-Tile | Nil | | | | Nil |
| Roofing-steel | 3.5m$^2$ | | | To waste facility | To waste facility |
| Concrete | 0.5m$^3$ | | | To waste facility | To waste facility |
| Timber combined | 1.5m$^3$ | | | Remainder to waste facility | To waste facility |
| Plasterboard | 2.5m$^2$ | | | To waste facility | To waste facility |
| Metal-Copper-Aluminium | | | | | To waste facility |
| Steel | 0.2m$^2$ | | | To waste facility | To waste facility |
| Asbestos | n/a | Nil | Nil | | - |
| Cement | | | | | Nil |
| Metal strap-paint tins | 0.2m$^3$ | | | Remainder to waste facility | |
| | | | | | |

All other waste materials will be disposed of in a suitable manner and transported to the nearest waste management facility, *Licenced Landfill Facilities –EPA 13 1555*

Do not bury unsuitable waste on site.

### 1.4 WASTE -WASTE WATER DISPOSAL

Proposed a AWTS is proposed (see report)

The irrigation area is approximately 667sqm

## 2 RELATIONSHIP TO ADJOINING OR EXISTING DEVELOPMENTS

The overall design, height, bulk or scale will not impose any detrimental effect to the immediate and surrounding areas.

### 2.1 VEHICLE MANOEUVRABILITY

The subject site will provide adequate sediment control and manoeuvrability to street front.

### 2.2 REGULATORY REQUIREMENTS

All works within the proposed development site shall be carried out in a responsible manner to the following Regulatory requirements: A porta-loo *or similar* shall be provided for the duration of the works on site.

All personal working on the site shall comply with OH+S requirements.

Respirators complying with AS 1715 and AS 1716

Eye protection complying with AS1336 and AS 1337

Industrial safety gloves complying with AS 2210

Hearing protection with AS1270

Industrial safety belts complying with AS 2210

## 3 CONCLUSION

The proposal as submitted is consistent with the Development Controls of the current Penrith City Council LEP 2010 & the DCP 2014 relating to the site and zoning of Mayfair Road Mulgoa E3 & E2 Environmental constraints

The proposal is a Split Level heavily articulated Single Storey face brick, cement rendered and custom orb steel roofed Dwelling on a concrete slab

**The Proposal**

- is designed to resist bushfire attack
- is design with the environmental constraints as the basis of the design
    - Hence a Split level Design over 3 floor levels
    - Minimise cut and fill - as best suitable
- All development is excluded from the E2 environmental area of the site
- The AWTS system is excluded from the E2 environmental area of the site

Gregory McTavish - McTavish Design

For G J Gardner Homes.