

Proposed Residential Development – Project File No: 199820 GJG
Project Name Ref - Steffan
Lot No: 1 Street No: 150 Church Lane Cranebrook NSW 2749
Site area – 32.88ha
Project Type – New Two storey dwelling on a concrete slab
Date 17/03/2021
GJ Gardner Homes



Zoned Deferred Matter
Under PCC LEP 2010

STATEMENT OF ENVIRONMENTAL EFFECTS TO ACCOMPANY A DEVELOPMENT APPLICATION

Proposed Residential 2 Storey Dwelling water tank and landscaping



Under
Local Environmental Plan

Penrith City Council LEP 2010

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E4 DM

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Reports that accompany the development application



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GEOTECHNICS**

WASTEWATER REPORT

1	DEVELOPMENT DETAILS	4
2	PROPERTY DETAILS AND ZONING CONTROLS	5
3	AREA DISTRIBUTION	7
4	DESCRIPTION OF THE PROPOSAL AGAINST RELEVANT CONTROL GUIDELINES	8
5	PRELODGE MENT - APPROVALS – ZONING OBJECTIVES - VARIATIONS	9
6	SITE MANAGEMENT BUILDING SITING CONSTRUCTION	9
7	SITE MANAGEMENT SEDIMENT CONTROL	10
8	SITE MANAGEMENT STORMWATER MANAGEMENT	11
9	UTILITY SERVICES AND WASTE -WASTE WATER DISPOSAL	11
10	RELATIONSHIP TO ADJOINING OR EXISTING DEVELOPMENTS	12
11	VEHICLE MANOEUVRABILITY	12
12	REGULATORY REQUIREMENTS	12
13	PROPOSAL – CONCLUSION	12

Issue: Council and or Certifier

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WEDNESDAY, 17 MARCH 2021

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The document should be read in conjunction with the associated Architectural Drawings File

LAYOUT INDEX	
LAYOUT ...	LAYOUT NAME
*199820 01	COVER - AREA DISTRIBUTION & SHEET INDEX
*199820 02	STANDARDS AND REGULATIONS
*199820 03	SET OUT PLAN
*199820 04	SITE PLAN & STORMWATER DISPOSAL
*199820 05	SITE BENCHING PLAN
*199820 06	SITE ANALYSIS
*199820 07	SITE CONCEPT LANDSCAPE PLAN
*199820 08	FLOOR SLAB PLAN & STORMWATER DRAINAGE
*199820 09	GF PLAN 150
*199820 10	FIRST FLOOR 150
*199820 11	GROUND FLOOR PLAN
*199820 12	FIRST FLOOR PLAN
*199820 13	ELEVATIONS 01
*199820 14	ELEVATIONS 02
*199820 15	SECTIONS A & B
*199820 16	SECTIONS C & D & BED 4 BALCONY
*199820 17	ROOF PLAN
*199820 18	SLAB PENETRATION PLAN
*199820 19	GF TAP GAS AND BATH LAYOUT
*199820 20	FF TAP GAS AND BATH LAYOUT
*199820 21	Shadow Diagrams June & Dec 21
*199820 22	Window Schedule - Selections
*199820 23	Basix Details

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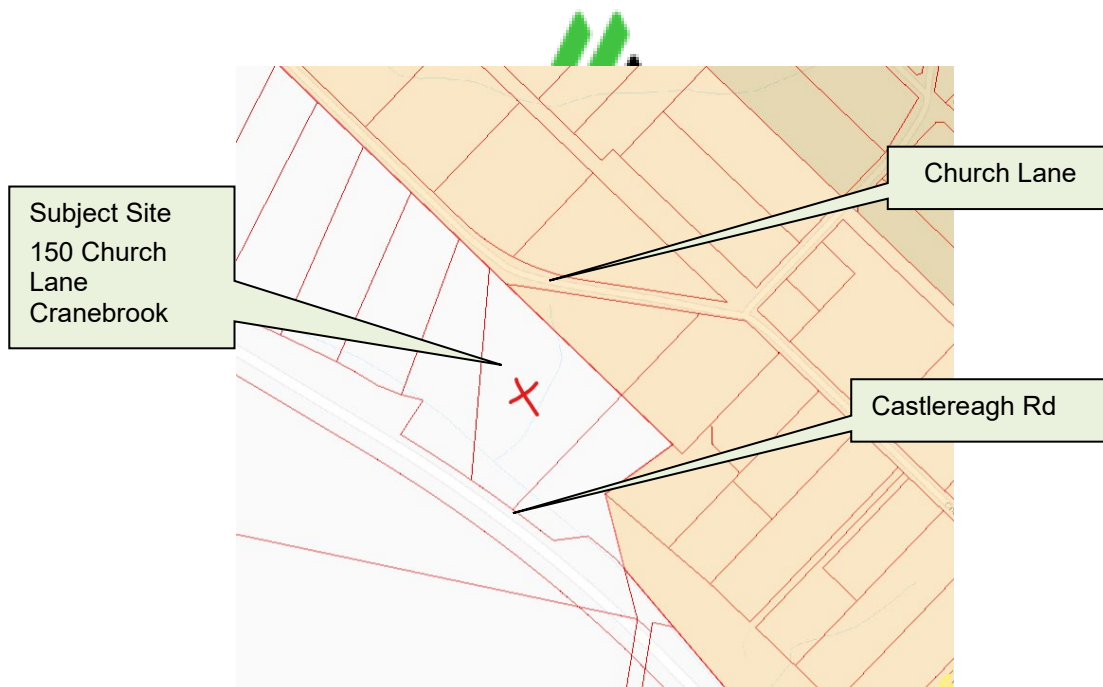
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1 *Development Details*

RE: Property Address:



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2 *Property Details and Zoning Controls*

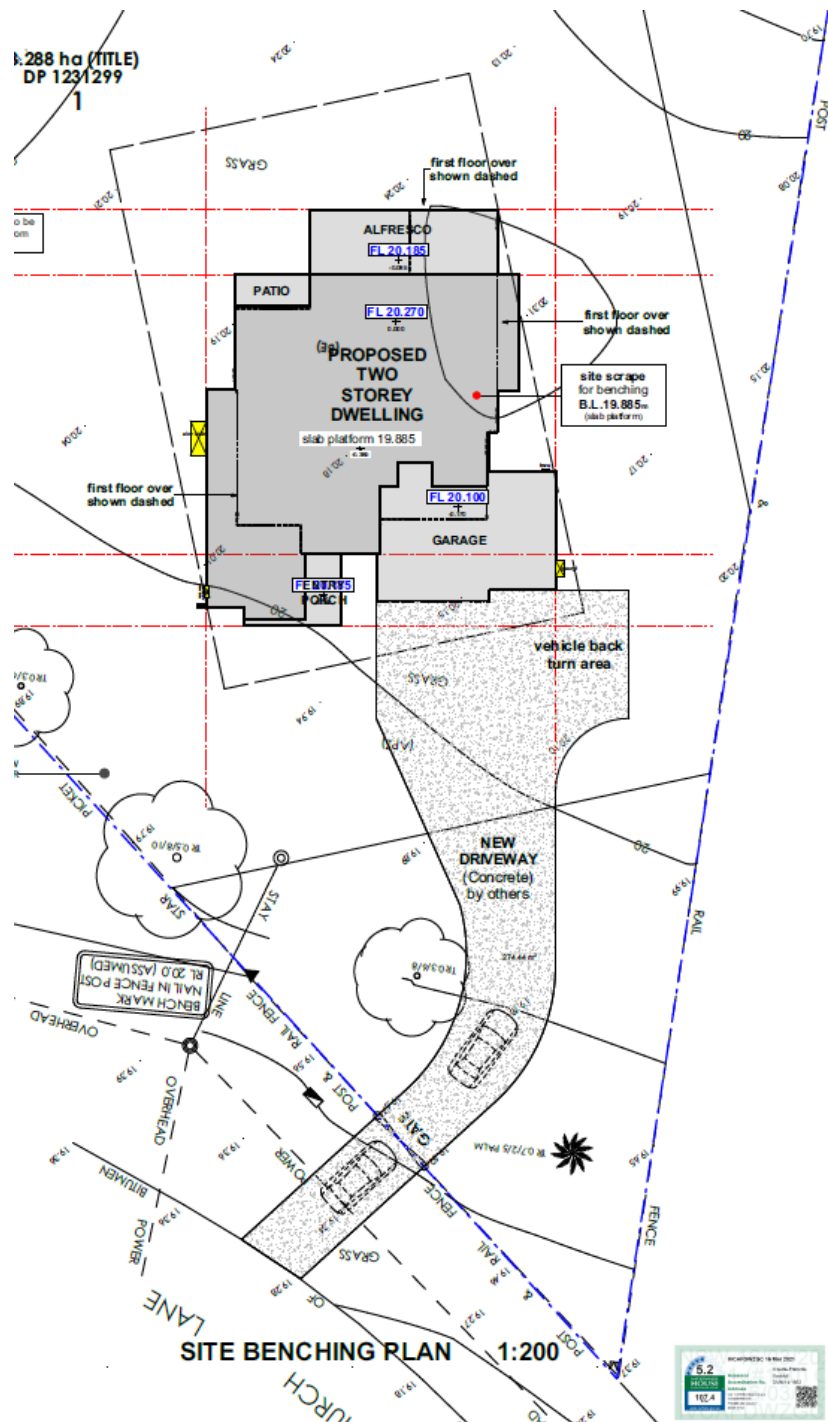
- | | |
|-----------------------------|-----------------------------|
| • Zoned | E4 Deferred Matter |
| • Bushfire Prone | Yes - Assessed to be BAL 29 |
| • Environmental Constraints | No |

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The site has an Approved building envelope



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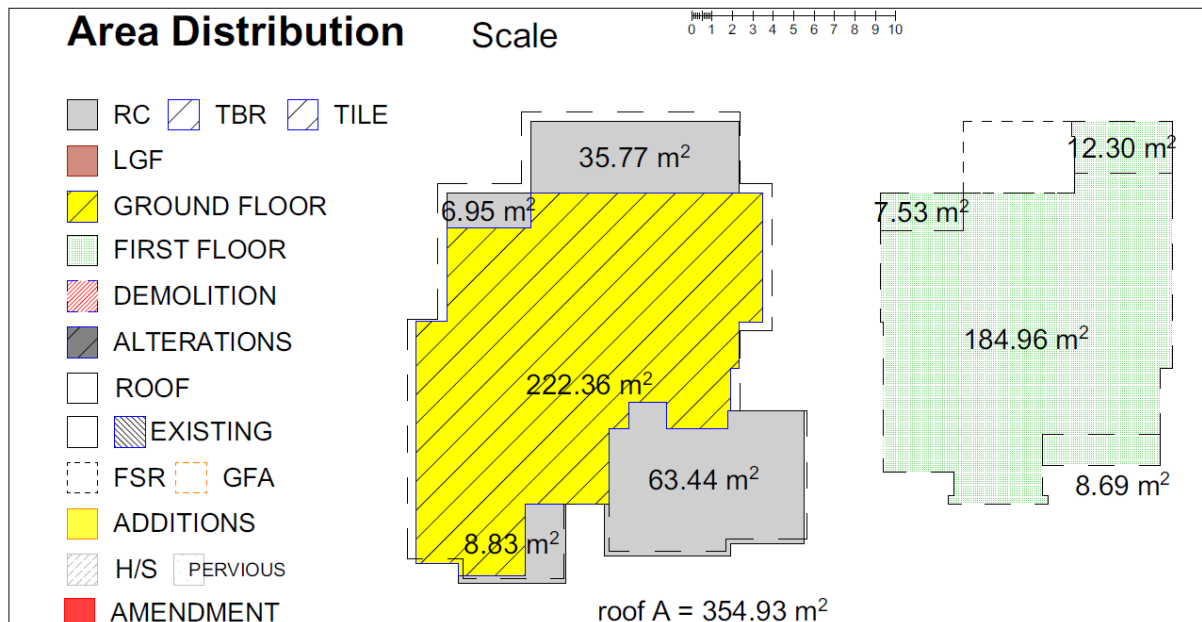
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The house has been sited within the building envelope as best suitable, although there is a very slight exception, as the house has been orientated to view the street frontage and turn away from neighbouring properties particularly the property to RHS from the street.

3 Area Distribution



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4 Description of the Proposal against relevant Control Guidelines

- 1. Description of the Proposal.** *The development is seen to comply with Penrith City Councils LEP2010 E4 DM.*

The Proposal consists of a (2) Storey “Dwelling” on a concrete slab, water tank and landscaping. The sites building area is flat in contour and a simple site scrape will establish the required building platform

- 2. The Site** *The site has an area 32.88ha and is irregular in shape. The siting of the house has provided for good building separation from neighbouring properties within the designated building envelope and is seen to be a suitable proposal environmentally.*



- 3. Building Siting.** *As noted, the site is an irregular shape site*
 - The is located within the designated building envelope*

- 4. Excavation.** *Excavation a simple site scrape.*

- 5. Demolition.** *No demolition is required as the site is vacant.*

- 6. Site Contour Slope.** *The site is flat.*

- 7. Stormwater.** *The site has provisions for stormwater retention in the form of a 100,000l tank located to the side of the house with the stormwater tank overflow piped an inground absorption trench disposal system to council requirements.*

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- 8. Wastewater.** *Waste water will be piped to a onsite AWTS septic tank for treatment to council requirements, the application of this system will be supported by a report of suitability & compliance.*



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9. WASTEWATER REPORT

10. Bushfire Prone Land

Building in bushfire prone areas - AS 3959

The site is assessed to be of a **BAL 29** Construction requirements



5 Prelodgement - Approvals – Zoning Objectives - Variations

No Prelodgement was made.

6 Site Management Building Siting Construction

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.

7 Site Management 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.

- ✓ 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 containment of top soil for reuse and to a geotextile receptacle for rubbish for collection and removal by a trade waste bin.

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- ✓ 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.



8 Site Management Stormwater Management

New stormwater will be piped to the proposed 1x 1000,00L stormwater Retention tank

Reuse of stormwater will be to council requirements and Basix commitments.

9 Utility Services and Waste -Waste Water Disposal

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

Utilities:

- | | |
|-----------------|----------------|
| ✓ Mains Power | front of site |
| ✓ Communication | front of site |
| ✓ LPG gas | to be provided |

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10 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.

11 Vehicle Manoeuvrability

The subject site will provide adequate manoeuvrability to the street front.

Vehicles will be able exit the site in a forward direction.

The site is flat.

An existing gate and entry point exists off Church Lane.

12 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

13 Proposal – 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 Church Lane Cranebrook.