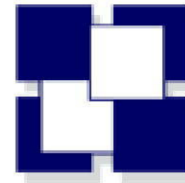


STATEMENT OF
ENVIRONMENTAL
EFFECTS / WASTE
MANAGEMENT PLAN



benchmark
BUILDING CERTIFIERS

SUBJECT PROPERTY: Lot 2281 DP 1168993 (No. 3)
Binalong Street, Jordan Springs

PROPOSAL: Construction of a two single storey dwellings and the subdivision into two Torrens Title allotments

FOR: New Life Homes Pty Ltd

COUNCIL: Penrith City Council

DATE: April 2014

*This Statement of Environmental Effects
has been prepared by Anthony Krilich (MAIBS, B.App.Sc. (Env. Hlth)).*

A handwritten signature in black ink, appearing to read 'Anthony Krilich', is written over a horizontal dotted line.

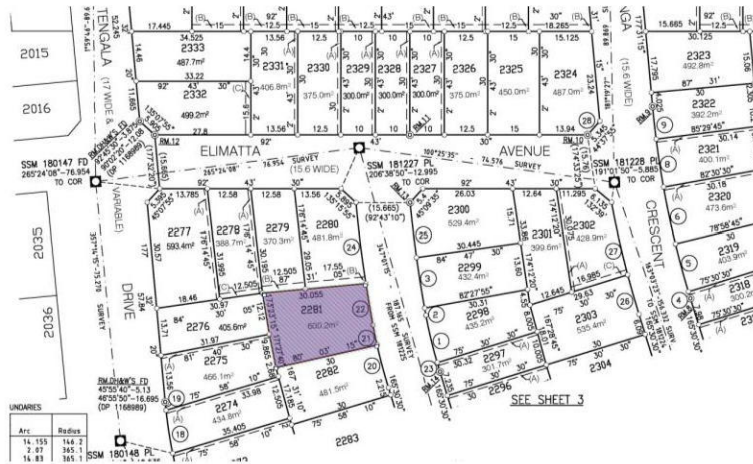
Anthony Krilich
Report No. J14-021

THE SITE:

The subject site is located at Lot 2281 DP 1168993 (No. 3) Binalong Street in Jordan Springs. The allotment has an area of 600.2m².

The vacant site is located at the western side of Binalong Street and is a newly created allotment as part of the Jordan Springs Estate. The site is near the Elimatta Avenue intersection.

The Jordan Springs area is a newly established residential area. All of the homes in the area have been built within the last few years, and this home forms part of new housing estate released within Jordan Springs. The allotment of land has recently been released and an extract of the deposit plan showing Binalong Street is shown below (lot highlighted) while photographs of the site are provided for in **Appendix A**:



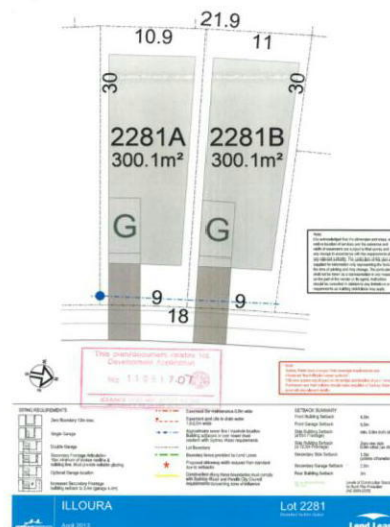
BACKGROUND:

Development consent DA 11/0517 issued by Penrith City Council applies to the land.

This development consent along with the general subdivision of land within Jordan Springs, allowed for the modification of the lot typology for 6 lots ("Stage 2D, Jordan Springs – Torrens Title Subdivision x 102 Residential Lots & Public Roads – Modification of lot typology for 6 lots").

As part of this development consent, a **building envelope plan** was approved for Lot 2281 (approved plans is shown to the right).

This building envelope plan provided for a set of 'general building controls' relating to the sites, due to the small lot size of both sites.



The intent of the building envelope plan was therefore to guide future development applications in accordance with the specific approved layout and design for this site. The building envelope plans have therefore also amended the 'Illoura' Design Guidelines'. The proposal seeks development on the site in accordance with the approved building envelope plan and the Illoura Design Guidelines.

PROPOSED DEVELOPMENT:

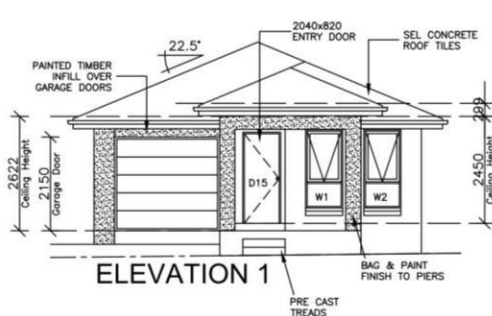
The proposal seeks the construction of two single storey detached dwellings and the subdivision of Lot 2281 into two Torrens Title allotments.

Plans for the development propose the subdivision of the lot into two lots, being Lot 2281A and Lot 2281B. Both lots have an area of about 300m². This subdivision accords with the lot size approved under DA11/0517.

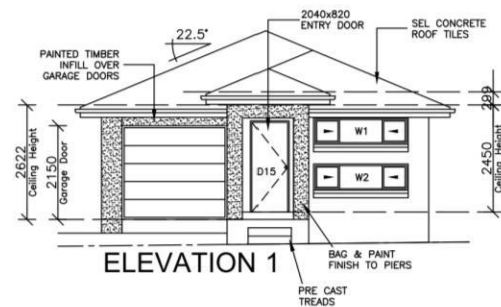
Both dwellings propose a front setback of approximately 3.5m to the front porch, 4.5m to the front walls and 5.5m to the single car garages. Minimum side setbacks are at 900mm while both rear setbacks are at over 3m.

The construction forms involve concrete slab on ground construction, with brick veneer walls and tiled roofs.

The front façade appearance of both dwellings also significantly differs, as shown below:



Lot 2281A



Lot 2281B

This Statement of Environmental Effects will address the proposed development against the provisions of the *Environmental Planning and Assessment Act* (Section 79(c)) and relevant Penrith City Council's development standards as listed in the relevant planning documents applying to the site.

HEADS OF CONSIDERATION:

The following heads of consideration under section 79(c) of the *Environmental Planning and Assessment Act, 1979* apply:

a) "the provisions of any environmental planning instrument"

Relevant EPI:	<i>Sydney Regional Environmental Plan No. 30 – St Marys (SREP30)</i>
Use:	<i>"dwelling house" and "subdivision"</i>
Zoning:	<i>Urban Zoning</i>

Proposed Use:

The 'Urban Zone' under SREP30 permits dwelling houses and subdivision only **with development consent**. Clause 45 of SREP 30 allows **subdivision** of land, but only with the consent of the consent authority.

Zone Objectives:

The objectives of the 'Urban Zoning' in SREP30 are as follows:

- (a) *to ensure that the buildings and works within the zone are primarily used for residential purposes and associated facilities; and*

Comment: Objective considered satisfied as the site is to be used as for residential purposes through the construction of two dwelling houses and Torrens Title subdivision of these two houses. The proposed buildings will not be used for any other purpose.

- (b) *to limit the range and scale of non-residential uses to ensure that they are compatible with residential amenity and primarily serve local residents; and*

Comment: The proposed development is not a 'non-residential' development or use. This objective is therefore not contravened.

- (c) *to provide for local retailing and related services, including supermarkets, which will complement established centres in the Blacktown City and Penrith City local government areas and not have a significant adverse effect on viability of established retail centres; and*

Comment: The proposal is not to be used for the purposes of providing services as listed in this objective. The objective is therefore not contravened.

- (d) *to provide for medium density residential development in locations which provide optimum access to employment, public transport and services, while ensuring residential amenity; and*

Comment: The housing development can be seen as being a form of 'medium (to low) density' residential development. The objective is therefore considered to be satisfied as the proposal is for the construction of two dwelling houses on a currently vacant single site. The development will also ensure that surrounding residential amenity is not affected.

- (e) *to promote home based industries where such activities are unlikely to adversely affect the living environment of neighbours; and*

Comment: The development does not propose any home based industries or activities, although these may be realised at a later date within the development (subject to separate approvals, if required). The provisions of this objective are therefore not applicable.

- (f) *to ensure that development adjacent to the Regional Park zone does not have a negative impact on biodiversity or conservation within that zone.*

Comment: Objective is considered to be satisfied. The proposed development is not considered to have a negative impact on the biodiversity or conservation within this zone or on any other adjoining environmentally zoned land.

Relevant Development Standards of SREP30

Clause 45 – Subdivision

Comment: The development application also seeks consent to subdivide the development into two equal allotments of approximately 300m² in area as a **Torrens Title subdivision**. Clause 45 allows for the subdivision of land with the consent of Council.

The proposed subdivision of the land into these two allotments accords with the provisions of development consent DA11/0517 issued by Penrith City Council.

There are no relevant development standards under SREP30. The considerations under Part 5 of SREP30 are considered to be satisfied with the proposed development.

Other environmental planning instruments

Relevant EPI: *Sydney Regional Environmental Plan No. 20 – Hawkesbury / Nepean River*

Comment: The site is not within a riverine or scenic corridor. The site is therefore not subject to the development controls under Part 3 of the plan (Clause 11 (15) & (16)).

b) “the provisions of any draft environmental planning instruments”

Comment: There are no draft environmental planning instruments applying to the site. *Draft Penrith Local Environmental Plan 2010* does not seek the re-zoning of this land (will remain under SREP30).

c) “any development control plan”

Discussions with officers at Penrith City Council have revealed that the relevant “Jordan Springs Guidelines” are deemed to be the relevant development control plan that controls development.

The building envelope plan approved with DA11/0517 provides for general controls for the development on both sites. The building envelope plan has also however amended/supplemented the “Illoura Design Guidelines” which applies to this site.

The ways in which the development on both lots complies with these controls is listed as follows:

"Illoura Design Guidelines – Jordan Springs"

<p><u>THE FRONT OF YOUR HOME</u></p>	<p><u>Front Setback 4.5m / 1m articulation zone</u></p> <p>The proposed development complies with the front setback requirements by adopting a front setback of 4.5m, with an articulation encroachment of 1.0m for the front porch.</p> <ul style="list-style-type: none">✓ Lot 2281A – 3.497m porch setback / 4.528m wall front setback.✓ Lot 2281B – 3.508m porch setback / 4.5m wall front setback. <p><u>Garages 5.5m/1m behind building line</u></p> <ul style="list-style-type: none">✓ Lot 2281A – 5.5m garage setback / 1.055m behind Bed 4 building line wall.✓ Lot 2281B – 5.568m garage setback / 1.055m behind building line. <p>The proposed single garages are also located in an area as shown on the building envelope plan for Lot 2281.</p> <p>The driveway access to both sites is satisfactory and not restricted by any infrastructure (refer to Appendix A photographs). Driveways will be of a width to suit the garage widths (about 3m). Plain concrete over the footway area will be constructed as per Penrith City Council's requirements.</p> <p><u>Eaves – Generally 450mm</u></p> <p>The proposed development provides for 450mm eaves and complies with provisions of the Guidelines.</p> <p><u>Roof pitch – 22.5 degrees</u></p> <p>The roof pitch of both homes of the development is proposed at 22.5 degrees and complies with the Guidelines.</p> <p><u>Front Fencing – 1.2m</u></p> <p>No front fencing is proposed. Side and rear fencing shall be 1.8m in height in compliance with the Guidelines.</p> <p><u>Materials and colours</u></p> <p>All materials and colours will be in accordance with the colour palette for Jordan Springs and are considered to be satisfactory.</p>
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<p><u>THE SIDE OF YOUR HOME</u></p>	<p><u>900mm side setback</u></p> <p>The building envelope plan requires a minimum side setback of 900mm.</p> <p>Both dwellings provide for a minimum side setback of 900mm in accordance with the building envelope plan.</p> <p>The site is not a corner allotment.</p>
<p><u>THE BACK OF YOUR HOME</u></p>	<p><u>Rear setback – 3m</u></p> <ul style="list-style-type: none"> ✓ Lot 2281A – 3.009m rear setback. ✓ Lot 2281B – 3.153m rear setback. <p>Both lots comply with minimum 3.0m rear setbacks.</p> <p><u>Private open space – 15% minimum of lot area / 75% uncovered</u></p> <ul style="list-style-type: none"> ✓ Lot 2281A – 46.2m² = 15.4%. 18.5% is Alfresco covered area / 81.5% uncovered. ✓ Lot 2281B – 46.8m² = 15.5%. 18.3% is Alfresco covered area / 81.7% uncovered. <p>Private open space for the development complies with the controls.</p> <p>This private open space also has good solar access and is accessible from the Meals/Living/Alfresco areas of both dwellings. The Alfresco areas also provides for a very usable private open space area with a connection to internal areas.</p> <p><u>Retaining walls</u></p> <p>Due to generally flat/level nature of the site, no retaining walls are proposed for the development.</p> <p><u>Swimming pools</u></p> <p>No swimming pool(s) is proposed with this development application.</p> <p><u>Privacy</u></p> <p>The privacy impacts for the single storey dwellings are considered to be satisfactory and will have minimal impact on surrounding neighbours.</p>
<p><u>FIBRE TO THE HOME</u></p>	<p><u>Fibre to the Home</u></p> <p>The development will incorporate the use of fibre for all relevant communications.</p>

<u>LANDSCAPING</u>	<p><u>Landscaping/Driveways/Paths</u></p> <p>Landscaping is considered to be satisfactory with a specific landscaping plan being prepared for both housing developments. All landscaping will comply with the Illoura Design Guidelines.</p> <p>All driveway and path designs are considered to also be satisfactory.</p>
<u>OTHER PLANNING CONSIDERATIONS</u>	<p><u>Noise attenuation</u></p> <p>The design of the development is considered to be satisfactory for noise attenuation purposes. No specific controls are required for Binalong Street.</p> <p><u>Safety</u></p> <p>The development provides for suitable passive surveillance of the front of the site by providing for a Bedroom at the front of both dwellings. Appropriate CPTED techniques for the dwellings are therefore incorporated into the design of each dwelling (e.g no concealed walls).</p> <p><u>Solar access</u></p> <p>Have a rear west and northern orientation, the proposed dwelling houses achieve good solar access to all private open space areas and to some habitable rooms (such as the Lounge Rooms).</p> <p>Being single storey in design, the impact of shadowing on neighbours is also minimal.</p> <p><u>Energy and Water Efficiency</u></p> <p>BASIX certificates have been prepared for both housing developments and address the required energy efficiency, thermal comfort and water efficiency measures.</p>

e) “the likely impacts of that development”

The development will have minimal impact on the environment, neighbourhood and locale. The likely impacts of the development are further expanded on the following pages.

<u>CONTEXT & SETTING</u>	<p>The proposed development will be located within a suitable area on the site and will accord with the general area building guidelines. The impact on the context and setting of the locale is therefore considered minimal.</p>
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<u>ACCESS, TRANSPORT & TRAFFIC</u>	Proposed access provisions for both dwellings are satisfactory. No specific transport provision is required for the development. No increase in traffic will occur for the development.
<u>PUBLIC DOMAIN</u>	The development will not impact on the public domain.
<u>UTILITIES</u>	Water, telephone, sewer, recycled water and electricity are available to the site.
<u>HERITAGE</u>	No heritage provisions are applicable to the site. The site is also not identified as being within a heritage conservation area.
<u>OTHER LAND RESOURCES</u>	The development will not impact on the value of the land in terms of agricultural potential or other land resources.
<u>WATER</u>	No significant impact on water resources or water conservation. The BASIX assessment for the development also lists proposed water conservation techniques in accordance with the NSW State Governments targets for sustainability.
<u>SOILS</u>	No significant impact on soils will occur. Erosion and sediment controls to be provided in accordance with Council's DCP. There are no known acid sulfate problems with the soil. The potential for land contamination on this site is minimal. The required earthworks for construction of both dwellings are considered to be satisfactory. Salinity management as required by Council will be implemented for the development (if required).
<u>AIR & MICROCLIMATE</u>	The development will have no significant impact on air and microclimate.
<u>FLORA & FAUNA</u>	The development will have no impact on flora or fauna (site does not have any vegetation on the site).
<u>WASTE</u>	A waste control container to be provided on site during construction. All waste generation and disposal will occur in accordance with the Waste Management Plan prepared for the development (see Appendix B to this Statement).
<u>ENERGY</u>	The development will have no significant impact on energy. BASIX Certificates have been prepared for the development that addresses the energy efficiency provisions for residential development in New South Wales.
<u>NOISE/VIBRATION</u>	The development will have no significant impact from noise or vibration. The development will also not cause any significant noise or vibration.
<u>TECHNOLOGICAL HAZARDS</u>	No technological hazards pose a risk for the development.

<u>SAFETY, SECURITY AND CRIME PREVENTION</u>	Satisfactory measures to be employed for residential premises.
<u>NATURAL HAZARDS</u>	<p>The site is identified as being bushfire prone land. The site distance to vegetation is however large and no BAL levels are identified on the building envelope plan.</p> <p>The site is also not flood affected or subject to slip or subsidence.</p> <p>No other natural hazards pose a threat to the development.</p>
<u>SOCIAL IMPACT</u>	There will be no significant social impact. The development will be occupied by the owners of the land and hence add to their social well being. The social impact upon adjoining land owners is also minimal as the site will be owner occupied.
<u>ECONOMIC IMPACT</u>	The development will have a positive impact on locale and will not significantly affect property values. Being of a higher class of residential development, the economic impact on adjoining owners would be very positive.
<u>SITE DESIGN AND INTERNAL DESIGN</u>	The site design and internal design is considered to be satisfactory and in accordance with the relevant Guidelines applying to the site.
<u>CONSTRUCTION</u>	<p>All construction is to be done in accordance with development consent, prescribed conditions of the <i>Environmental Planning and Assessment Regulation 2000</i>, and the Building Code of Australia (Housing Provisions). A construction certificate would be required to construct both dwellings.</p> <p>Subdivision approval will also require the issuing of a subdivision certificate.</p>
<u>CUMULATIVE IMPACTS</u>	There are no significant cumulative impacts for the development.

f) "the suitability of the site for the development"

<u>DOES THE PROPOSAL FIT THE LOCALITY</u>	The development proposal is considered to fit the locality well. The development has been designed in accordance with all the planning provisions applying to the site and will therefore be incorporated well into the locale.
<u>ARE SITE ATTRIBUTES CONDUCTIVE TO DEVELOPMENT</u>	The positive site attributes combined with the appropriate siting of the development are considered to be conducive to development.

g) “the public interest”

Although the public interest for the development will most probably be gauged by neighbour notification, the development will have minimal impact on public infrastructure as a whole and on the surrounding neighbourhood. The development will also not significantly affect any neighbouring properties in terms of privacy, overshadowing, amenity, economic loss or any other impacts.

CONCLUSION:

As shown in this statement of the environmental effects, the proposed development is considered to be a satisfactory proposal.

The statement of environmental effects has addressed all of the planning controls applying to the site and has found the proposal to be in compliance with these controls. Provisions such as zoning, land use, waste generation, design and construction have all been addressed and found to be satisfactory.

As addressed in this statement, the proposal will also have minimal environmental impact on the surrounding locale and the merits of the proposal are very positive.

Based on these positive merits, it is therefore hoped that approval for the Torrens title subdivision of the allotments and the construction of two dwelling houses on the lots will be granted.

APPENDIX A – SITE PHOTOGRAPHS



Above: View of site. Existing layback in area of driveway access for proposed Lot 2281A. Proposed Lot 2281B to right of photo.

Below: View of site in-front of proposed Lot 2281B. Driveway access is OK and clear of light pole. Street tree will be relocated.



APPENDIX B - WASTE MANAGEMENT PLAN

Outline of Proposal

SITE ADDRESS: Lot 2281 DP 1168993 (No. 3) Binalong Street, Jordan Springs

APPLICANT: New Life Homes Pty Ltd

PHONE: C/- 0416 257 633

FAX/EMAIL: buildmyhousetwo@gmail.com

BUILDINGS ON SITE: Nil – Site is vacant

PROPOSAL: Construction of a two single storey dwellings and the subdivision into two Torrens Title allotments

The details on this form are the intentions for managing waste relating to this project

DATE: April 2014

DEMOLITION – STAGE 1

Nil – Site is vacant.

CONSTRUCTION – STAGE 2 (A)

Construction of a two single storey dwelling houses.

Materials On-Site	DESTINATION			
	Type of Material	Estimated Volume (m ³) or weight (t)	RECYCLING AND REUSE	
ON SITE Specify proposed reuse or on-site recycling methods			OFF SITE Specify contractor and recycling outlet	Specify contractor and landfill site.
Excavation Material	Surplus excavation material to be minimised due to the concrete slab on ground system to be used for the dwellings. Any excess material to be graded on site.	Any remaining surplus excavated material will be regarded into site or used under slab area.	No off site recycling outlet is required.	No landfill site is required for excavation material.
Green Waste	Nil. No trees on site.	N/A.	N/A.	N/A.

Benchmark Building Certifiers – Lot 2281 DP 1168993 (No. 3) Binalong Street, Jordan Springs

Roof Tiles	Approximately 2 tonnes.	No on-site recycling of roof tiles is proposed.	If possible, remaining roof tiles and off cuts to be taken to: "Boral Crushing" Industrial Drive, Mayfield West	Any tiles not recycled will be disposed of at landfill. Probable destination for disposal will be: "WSN Environmental Solutions" – Wallgrove Road, Eastern Creek.
Bricks/Masonry	Approximately 1-2 tonnes.	Some better bricks to be kept for site owners' future use. Others used in retaining work/ driveway base/ landscaping edging and backfilling if required.	If possible, remaining bricks and off cuts to be taken to: "Boral Crushing" Industrial Drive, Mayfield West	Any bricks not recycled will be disposed of at landfill. Probable destination for disposal will be: "WSN Environmental Solutions" – Wallgrove Road, Eastern Creek.
Concrete	Maximum 0.5m ³	Possible use of any excess concrete spill to in base for driveways and paths (non-structural components only).	No off-site recycling outlet proposed. Remaining concrete to be taken back by delivering concrete truck to concrete batching plant for re-use.	Nil off-site landfill disposal for concrete waste is proposed.
Timber - Framework - Fit out timber - Other ancillary	Minimal waste generation due to frame fabrication processes.	All better timber pieces will be kept for future building projects.	All good quality timber will be recycled. Probable destination for recycling outlet will be: "Recycled Building Materials" 30 Chapman Road, Vineyard	Nil off-site landfill disposal for timber waste is proposed.
Plasterboard	Approximately 1 to 1.5 tonnes.	Nil, other than installer's procedures for reducing waste generation through good work practice.	All plasterboard waste to be recycled and returned to supplier: "Boral Plasterboard" 3 Thackery Street, Camellia, or "Jarmax" (just gyprock)	Nil off-site landfill disposal for plasterboard waste is proposed.

Metals – <ul style="list-style-type: none"> - Piping - Flashing - Downpipes and guttering. - Structural steel work and reinforcing 	Estimated volume difficult to determine but would be minimal (due to cost of most materials and products).	Most material is used as best as possible on site due to cost of materials (eg copper piping). Other material, such as reinforcing steel is not wasted but used in structural concrete works.	Specific contractor to recycle most metals (eg. Copper piping by plumbing contractor). All waste metals not recycled by specific contractor will be recycled at: "SimsMetal Ltd" 76 Christie Street, St Marys	Nil landfill disposal is proposed for any metals is proposed.
Other – General waste <ul style="list-style-type: none"> - Plastics/PVC/UPVC - Polystyrene. - Glass - Paper & cardboard - Tiling/fittings - Other ceramics - Carpets/cloth - Wiring - Putrescible waste, etc.. 	Approximately 2 tonnes.	Nil on-site use.	All paper/cardboard to be recycled at appropriate outlet. Other waste to be disposed of in landfill.	Generally, most other waste will be disposed of at: 'WSN Environmental Solutions' – Wallgrove Road, Eastern Creek.

Additional Information:

The above quoted waste companies may be changed where disposal to another approved company is proposed. In addition, the following services may be useful:

The Sydney Waste Exchange

- The Sydney Waste Exchange links people who wish to dispose of fill with people who wish to obtain it. The service regulates the exchange process and provides necessary documentation. Refer to www.sydneywaste.com.au or phone 9638 3330.

Construction Connect

- Construction Connect is an online trading site where buildings, landscapers and earthmovers, suppliers and the general public can list their excess or second-hand building materials or clean fill they no longer need. Buyers contact the sellers directly to organise a sale. The aim is to keep valuable resources from being disposed of to landfill and preserve natural resources. Refer to www.constructionconnect.com.au.

Additional Notes for Waste Management:

- Builder to advise all sub-contractors of waste practices required when working on site.
- Builder/contractors to keep an inventory of all receipts from re-use and recycling depots/companies and landfill sites.
- "Waste handler" to be chosen by builder to follow waste management plans.
- Builder to label all on-site waste sorting and storage areas.
- Builder to follow a "purchasing policy" that will:
 - Identify required qualities of materials accurately to minimise waste.
 - Source suppliers who recycle or reuse waste or surplus supplied materials.
 - Source suppliers who have reduced packaging or who recycle their own packaging.

DESIGN OF FACILITIES – STAGE 2 (B)

Type of waste to be generated:

- The type of waste to be generated includes general household waste generation. This incorporates a variety of paper products, plastics, food wastes and glass generated in a normal household.
- Waste generation will be as a typical dwelling (for each dwelling).

Expected volume per week:

- The expected total volume per week are difficult to estimate but would be up to 80 litres per occupant per week. Approximately 1/3 of this volume would be recycled (ie. About 25 litres/occupant/week).

On-site storage:

- It is proposed for a waste cupboard to be incorporated within the proposed kitchen each dwelling.
- Site containers will consist of standard Penrith City Council garbage bin, recycling bin and green waste bin for each dwelling.
- Waste storage and recycling bins will be located within the yard areas of the site.
- Bins will be wheeled to street on collection night. Collection will be by Council's waste contractor.
- No additional requirements for on-site storage.

ON-GOING MANAGEMENT – STAGE 2 (C)

Standard on-going management for a development of this size would include:

- As per occupants/owners choice.