

STATEMENT OF ENVIRONMENTAL EFFECTS

LEGISLATION – In accordance with Schedule 1 of the Environmental Planning and Assessment Regulations 2000 a development application must be accompanied by a Statement of Environmental Effects (except for designated development which is accompanied by an Environmental Impact Statement).

QUALIFIER – This Statement of Environmental Effects Template has been produced to assist applicants identify the environmental impacts of a development and the steps to be taken to protect the environment or lessen the expected harm.

The template is suitable for minor impact development such as dwellings, alteration & additions, outbuildings, small scale commercial & industrial development and minor subdivisions. It may be necessary for Council to request additional information depending on the nature and impacts of a proposal and the completeness of the document. This may result in the delay of the process of your application by Council.

Larger scale developments should be accompanied by a detailed and specific Statement of Environmental Effects. For further information in this regard please seek specific advice from Council's Environment Services Department.

APPLICATION DETAILS

Applicants Name: PARED LTD.
Location of Development: Lot: 2..... DP: 1176624
No: 14. Street: Gipps Street
Locality: Werrington / Penrith Council

DESCRIPTION OF THE DEVELOPMENT

(Should include where applicable physical description of building, proposed building materials, nominated colour scheme, nature of use, details of any demolition etc).

No demolition of any kind to take place.

Construction of 280 sqm of new development in the form of new music rooms and necessary storage. Building materials for the building are to be brick external walls and aluminium windows with PI Lam glass and solid core doors with Kliplock roof.

For colour schedule see note on DWG 4 & 5.

Proposed and existing usage of the site is as an educational institution.

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DESCRIPTION OF THE SITE

(Describe the physical features such as shape, slope, vegetation, any waterways. Also describe the previous and current use/s on the site).

Site consists of an area of 87, 647 sqm. It is irregular in shape and is bounded by roads on east, south east and south side. Site slopes downwards by half a metre towards the south.

A 100 year ARI floods line and Claremont Creek runs through the site. See Site plan. (DWG 1 & 2).

Proposed and existing usage of the site is as an educational institution.

Describe the use of the land adjoining the site?

North – Industrial plot followed by residential area.

South – Croati Park.

East – Cobham Remand Centre – Juvenile detention centre.

West – Park – The Kingsway playing fields.

CONTEXT AND SETTING

Will the development:

- Be visually prominent in the surrounding area?

No ☒ Yes ☐

Why/Why not?

No, the development is to be single storied and is to be within setback of the Wollemi College areas. It is attached to a larger Cola/gym building and will visually become a smaller volume attached to it.

- Be inconsistent with the existing streetscape or Council's setback policies?

No ☒ Yes ☐

Why/Why not?

No, the development is to respect Council's policy on setbacks as show on Site plan (DWG 1).

New buildings are also to follow existing character of adjacent school buildings with matching external brick type and colour for roof gutter and facia etc. See colour notes on Elevations and colour schedule (DWG 4 & 5).

- Be out of character with the surrounding area?

No ☒ Yes ☐

Why/Why not?

No, new building will match existing adjacent buildings in scale, materials and colouring.

- Impacts on the existing and likely future amenity of the area?

No ☒ Yes ☐

Why/Why not?

No, the development is only introducing newer music classroom facilities for the school.

ACCESS/TRAFFIC & UTILITIES

(Note 1 dwelling = approx. 10 vehicle movements per day)

- Is legal and practical access available to the development?

No ☐ Yes ☒

Describe where access is available:

Yes, access is towards the east of the development through Gipps Street.

- Will development increase local traffic movements/volumes?

No ☒ Yes ☐

If Yes, by how much?

Why/Why not?

No, the local traffic is already accessing the site due to the College being located here. The proposed facilities will not increase student numbers.

- Are additional access points to road network required?

No ☒ Yes ☐

Describe where additional access points are required from:

No, additional access points to the road network are not required.

- Has vehicle manoeuvring and onsite parking been addressed in the design (Commercial/Industrial/Multi Res/Public Buildings only) ?

No ☐ Yes ☒

Describe route of vehicle movements & number/type/location of parking:

Yes, vehicle access to the site is through the gate east of the building site on Gipps Street. See Site plan (DWG 1). A 36 space car parking area is adjacent to the entry with direct pedestrian access to the new music rooms and COLA.

- Is power, water, electricity, sewer and telecommunications services readily available to the site?

No ☐ Yes ☒

Why/Why not?

Yes, all necessary services are available on site and installed for use by the College. No new services are required for the new music room development.

- What type of vehicle/equipment will be used onsite?

List number, use & type of vehicle/equipment:

No new vehicle/equipment will be required.

- Can/Is disabled access provided ?
- Are disabled facilities to be installed/provided?

No ☐ Yes ☒

No ☒ Yes ☐

Number & location:

A disabled lift is to be provided in the new development to access levels of the proposed project. Existing disabled toilet are available in the adjacent building.

- Method/timing/frequency/type of deliveries (loading and unloading)?

There will be daily cleaning only. No deliveries will be required after the completion of the construction.

ENVIRONMENTAL IMPACTS

- Is the development likely to result in any form of air pollution (smoke, dust, odour etc)?

No ☒ Yes ☐

Why/Why not?

No, burning will be allowed on site. Only minimal dust from very minimal excavation and sawing of timber will be created in the construction. No odour is anticipated from the proposed construction.

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- Does the development have the potential to result in any form of water pollution (eg. Sediment run-off)?

No ☒ Yes ☐

Why/Why not?

No, only minimal construction is required in this project. Topsoil saved on site is to be stored awaiting reuse and will be turfed over once reused.

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- Will the development have any noise impacts above background noise levels (eg. Swimming pool pumps)?

No ☒ Yes ☐

Why/Why not?

No, minimal A/C condenser noise from classroom A/C units.

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- Does the development involve any significant excavation or filling?
Describe Location & Quantity.

No ☒ Yes ☐

Why/Why not?

No, site is level and only strip and pillar footings are required for this project.

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- Could the development cause erosion or sediment run-off (including during the construction period)?

No ☒ Yes ☐

Why/Why not?

No, site will be fenced and geotech fabric will be clad to protect the area. Only minimal excavation will be required.

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- Is there any likelihood in the development resulting in soil contamination?

No ☒ Yes ☐

Why/Why not?

No, only simple residential type construction is proposed.

- Is the development considered to be environmentally Sustainable (including provision of BASIX certificate where required)?

No ☐ Yes ☒

Why/Why not?

Yes, lighting will be LED or fluorescent. A/C units will have high star rating. Floors, walls and ceiling will be insulated to code requirements. Windows and glass will be in accordance with BASIX.

- Is the development likely to disturb any aboriginal artefacts or relics?

No ☒ Yes ☐

Why/Why not?

No, no known historical or Aboriginal activity in the area.

- Are there any threatened species, populations &/or ecological communities &/or their habitats on the land or nearby?

No ☒ Yes ☐

If "Yes", How will the development impact? If "No", why not?

No, none that we are aware of.

- Will there be external lighting?

No ☒ Yes ☐

Describe location/type/wattage:

No, only minimal will be proposed and shielded from view of adjacent neighbours.

FLORA AND FAUNA IMPACTS

(For further information on threatened species, see www.threatenedspecies.environment.nsw.gov.au)

- Will the development result in the removal of any native Vegetation from the site?

No ☒ Yes ☐

Describe location/quantity/type of vegetation.

Why/Why not?

No, only turf will be disturbed and it will be replaced on completion of the construction works.

- Is the development likely to have any impact on threatened Species or endangered ecological communities?

No ☒ Yes ☐

(If the answer is yes to either of the over questions it may be necessary to have a formal seven-part test completed to assess the impact on threatened species – applicants are encouraged to consult Council).

Describe location/quantity/type:

Why/Why not?

No, we are not aware of no threatened species or endangered ecological communities on the site.

NATURAL & TECHNOLOGICAL HAZARDS

Is the development site subject to any of the following natural hazards:

No ☐ Yes ☒

☐ Bushfire Prone? ☐ Landslip? ☒ Flooding?

(Note if the site is identified as Bushfire Prone it will be necessary to address the Planning for Bushfire Protection Guidelines and in the cast of subdivision the development will be integrated. For further information please consult the NSW Rural Fire Service web site www.rfs.nsw.gov.au).

Describe location/type/severity:

We are aware of the 100 year flood possibilities and none of the proposed project is within the flood prone area.

Will the development result in any technological hazards?

No ☒ Yes ☐

Describe hazard/s.

Why/Why not?

No, none that we are aware of.

Identify any proposed hazardous materials &/or processes &/or any potential emissions from the proposal.

Describe:

Only standard construction materials are proposed which should not cause a problem. Site will be fenced and locked to keep school goers and the public out of danger.

WASTE DISPOSAL

Sewer/Septic:

- How will effluent be disposed of?

To Sewer ☒ Onsite ☐

Indicate location/size/disposal method for onsite system:

Blockhouse toilets are adjacent to the site and will be available for worker's use.

- Will liquid trade waste be discharged to Council's sewer?

No ☒ Yes ☐

Type and quantity?

N/A

- How will stormwater (from roof and hard standing) be disposed of:

☐ Street Drainage System ☒ Other (of other provide details)

Describe:

Stormwater to be directed to detention basin on site. Basin is connected to Claremont Creek through an overflow connection See Site plan (DWG 1).

Garbage & other Waste:

- Will the development produce waste?

No ☐ Yes ☒

If "Yes", please specify quantity:

- What type/s of waste will be generated?

Describe:

Generally only paper from the music classrooms. Facilities in the school's main trash area are set up to recycle. Cleaning staff are to separate waster at that point.

- How will waste be disposed of & the frequency of disposal?

Describe:

Waste will be collected by Council or by cleaning contractors organised by the College administrative authority, from the school's central trash storage area.

- How will waste be stored onsite?

Describe:

Interim collection bins will be placed in strategic locations throughout the development. From these bins waste is to be transferred to onsite holding in the existing designated existing waste holding area on a weekly basis. Council to collect waste from the holding area and recycle mainly.

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SOCIAL AND ECONOMIC IMPACTS

- Will the proposal have any economic consequences in the area?

No ☒ Yes ☐

Why/Why not?

N/A

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- Will the proposal affect the amenity of surrounding residences by overshadowing/loss of privacy/increased noise or vibrations?

No ☒ Yes ☐

Why/Why not?

N/A

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- Is the development situated in a heritage area or likely to have an impact on any heritage item or item of cultural significance?

No ☒ Yes ☐

Why/Why not?

N/A

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- What are the likely social effects of the proposal?

(Issues which may need to be considered include demography/community services/amenity/quality of life/employment rates/health & safety)

N/A

Only improving the school's facilities.

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OPERATIONAL AND MANAGEMENT DETAILS

Note: This section is only relevant to commercial/industrial/public buildings and other non-residential uses

- Description of operation: Classrooms used during school hours only.

- Numbers of staff: 3 teachers.

- Description of production process: Nil – educational only.

- Hours and days of operation: Normal school hours.

- Maximum expected number of customers/day and at one time:
Maximum 60 students and 3 teachers.

- Type and quantity of goods handled including any hazardous substances: Nil

- List and describe the type of quantity of raw materials and finished products: Nil

- Advertising/business signage onsite: Nil.

Applicant Signature *[Signature]* Date 13.10.2015

Applicant Signature Date

Privacy Policy – This information is required under the Environmental Planning and Assessment Act and Regulation to process your application. Your information would comprise part of a public register related to this purpose. This information will be kept by Council and disposed of in accordance with the Local Government Disposal Authority. You are entitled to review your personal information at any time by contacting Gwydir Shire Council.