

Statement of Environmental Effects

Accompanying a development application for

Proposed Demolition of single story dwelling

At

60 barker st Cambridge park

28/02/2022

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1. Introduction

1. This statement accompanies an application to carry out a development for demolishing the front dwelling at 60 Barker St, Cambridge Park, NSW.

The purpose of this statement is to discuss the proposed development and its impacts on the

environment in accordance with the requirements of S.79C of the Environmental Planning &

Assessment (EP & A) Act. 1979.

In order to minimize environmental impact we have decided to demolish the front dwelling

This statement has been prepared having regard to the following documentation:

2. Site description and analysis

The site comprises Lot 9 in DP 23256 and it is general flat with a lower land at the back yard.

The site has a size of 817.6 sqm. It complies with the minimum 78.48 sqm for secondary dwelling. The site is roughly in a rectangular shape and located at Barker ST.

Access to existing is currently from Barker street. The access road will remain unaffected.

The site is located within a residential area and surrounded by residential properties

Zoning of the property is R2.

There are no variations to this application.

3. Details of proposal

1. Proposed works

Demolish the existing front dwelling to clear way for a new dwelling

4 Compliance and Assessment

The development has been inspected and assessed under the relevant Section 79C (1) "Matters for Consideration" of the Environmental Planning and Assessment Act 1979.

The site is located within a bushfire prone area with vegetation buffer.

4.1 Environmental Planning Instruments

Penrith Local Environmental Plan

The land is zoned residential R2.

The proposal meets the zone objectives.

State Environmental Planning Policy No 55 – Remediation of Land

The subject site is zoned residential and, given the types of uses permissible within the residential zones, it is considered unlikely that the land is contaminated.

Based on Council's records and a site visit, it does not appear that the subject site has been used for any potentially contaminating activities. As such, it is considered unlikely that the land is contaminated.

4.2 Draft Environmental Planning Instruments

There are no relevant draft environmental planning instruments which apply to the development.

4.3 Matters for consideration under Section 79C(1) of the Environmental Planning and Assessment Act 1979

The matters for consideration under Section 79C (1) of the Environmental Planning and Assessment Act 1979 have been considered and the proposal is considered to achieve the objectives in a positive manner.

4.4 Any other matters prescribed by the Regulations :

There are no any other matters prescribed by the Regulations

4.5 Development Control Plans

Pedestrian and Vehicle Movement

Access to the site will be through Barker Street. Ample parking onsite for trucks

Cut and Fill:

none.

Waste:

Waste will be removed once skip bins have been filled or on the day of removal In the trucks allocated to the job

Stormwater :

None

Noise :

All activities in relation to The Demolition will adhere to the schedule layed out by Penrith city council

5. Conclusion

The proposed Demolition to the front dwelling of the property will be minimal in time to take down as the nature of the dwelling being on piers, with wooden subfloor, metal frame and tile roof.

The deconstruction will be seamless and cause little to no effect on the surrounding dwellings and little to no disruption to traffic on the surrounding streets