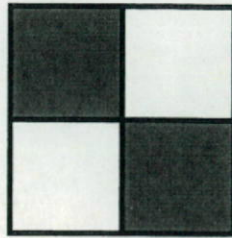


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17th August 2015

The General Manager
Penrith City Council
601 High St,
Penrith NSW 2750



Our Ref: 205248

STATEMENT OF ENVIRONMENTAL EFFECTS

- SITE LOCATION: The subject land is situated on the western side of Wedmore Road between Balaclava Road and Hillcrest Lane, Emu Heights.
- SITE DESCRIPTION: The site is known as No.45 Wedmore Road, Emu Heights and is Lot 93 DP 16478.
- EXISTING USE: The property is a residential lot with an existing two storey duplex.
- SURROUNDING The property is surrounded by low and medium density residential developments.
- PROPOSAL: The proposal is to retain the existing dwelling and to strata subdivide the subject lot creating two lots. It is not intended to remove any trees from the site.
- TRAFFIC: The proposal should generate approximately 2 traffic movements per day via Wedmore Road, which will have very little or no impact on existing traffic loads.
- TOPOGRAPHY: The site slopes gently from north west to south east and drainage from the site is accommodated in the existing stormwater drainage system.
- ZONING: The Penrith Local Environmental Plan (LEP) 2010 (Land zoning map - sheet LZN_005) illustrates the lot as being – Low Density Residential. Council's existing zoning allows for the proposed development and it is in accordance with Council's objectives for the area.
- HERITAGE: Penrith Local Environmental Plan 2010, does not list the subject property as being heritage.

Should you have any enquiries, please do not hesitate to contact our office.

Yours faithfully,

Sally Anderson