

# STATEMENT OF ENVIRONMENTAL EFFECTS DEMOLITION

## PROPERTY DETAILS

Lot 1 DP198621 & Lot 2 DP198621

7 Reserve Street

Penrith 2750

Zone: B4 Mixed Use

## DESCRIPTION OF THE PROPOSED DEVELOPMENT

This Statement of Environmental Effects is in reference to the proposed demolition for the building situated at 7 Reserve Street, Penrith.

The property is located on the northern side of Reserve Street and is currently occupied by a single building (former childcare centre) with unsealed public parking to the north-east and south-east of the property and another single building to the left of the property.

The proposal is to demolish the building that is approximately 14m deep and 8m wide (114m<sup>2</sup>). The site is currently closed due to the condition of the building that is no longer fit for operation. It has a history of vandalism, homelessness and anti-social behaviour with fencing unable to secure the site long term, therefore demolition is being pursued.

The demolition will be completed by a licenced demolition contractor including fully licenced works for the responsibly controlled asbestos removal as indicated within the attached waste management plan.

## PLANNING CONSIDERATIONS

The demolition of a building or work is identified in Clause 2.7 *Penrith Local Environmental Plan 2010* as permitted development that requires consent.

## IMPACT IDENTIFICATION

The impacts of this development have been identified through desktop and physical site analysis and advice has also been provided by professional demolition contractors.

Hazardous material has been identified through the completion of a Hazardous Building Materials Register by environmental professionals.

## POTENTIAL IMPACTS & MITIGATION STRATEGIES

### Infrastructure

There is a sewer main that runs along the rear of the property, a water main that runs through the footpath and the water metre is in the front garden bed. The water supply will be capped. The kerb, gutter and street surface and driveways are all in good condition. One panel of the footpath has a crack through the middle. It is expected that the stated infrastructure will not be affected by the demolition.

A Dial Before You Dig search will be conducted prior to the commencement of demolition. Removal of the ground slab and footings will be limited to 500mm below ground level.

### **Adjacent Properties**

The property to the west of the subject property will not be affected by the proposal. To the north and east is unsealed, unmarked car parking which will also be unaffected by the proposal.

### **Tree Removal or Damage**

The trees on site will remain and will be protected in accordance with the specification in the Park and Street Tree Management Plan.

A Tree Protection Zone will be established around the large tree on the western boundary during the demolition.

### **Noise, Water, Air Pollution & Stormwater**

Noise from machinery and dust produced by the demolition may impact the people using the adjacent property and carparking that surrounds the subject property.

For noise control, all works will be conducted during normal working hours, 7:00am to 3:30pm. The use of rock breakers will also be minimised.

For dust control, high pressure water sprayers will be used to dampen dust, loads will be lowered into vehicles rather than dropping from a height, and work will be ceased during windy conditions when dust cannot be controlled via water sprays.

For sediment and erosion control, sediment fences will be installed to prevent sediment laden runoff leaving the site, site socks will be installed outside the site and any drain inlets will be covered with silt fabric.

### **Asbestos/Lead Paint Removal/Hazardous Waste arising from Demolition**

Hazardous materials have been identified at the site, including non-friable asbestos, synthetic mineral fibre insulation, lead paint and lead dust.

A licenced demolition and hazardous materials contractor will be used to complete the works associated with the proposal.

### **Disposal of Demolished Materials**

Given there is hazardous waste on the site, sorting of materials will be necessary when disposing. A Waste Management Plan has been completed as part of the development application.

### **Public Safety**

The public may be affected by the movement of machinery and trucks on the street, as well as blocking the access to footpaths.

Gates will be kept closed except during truck and machinery movements. The site will also remain fenced to prevent unauthorised access. Spotters will be used during demolition and truck movements to monitor the public around the site.



Pedestrians will be temporarily stopped on the footpath by workers to prevent them crossing during truck movements. Licenced traffic controllers will be used for truck guidance to and from the site.

### **Post Demolition Use of Land**

Post Demolition the site will be vacant. Permanent chain fences will be installed around the site as a public safety measure and to ensure no unauthorised access.

The site is currently secured with construction fencing. This will remain in place throughout the demolition process and will be removed once a clearance certificate has been issued.

### **CONCLUSION**

This Statement of Environmental Effects has been prepared by the Property Development Department of Penrith City Council to accompany the development application lodged for the demolition of the building situated at 7 Reserve Street, Penrith.

Potential impacts have been identified and impact minimisation strategies have been provided to mitigate any issues that may arise during the demolition.

### **ATTACHMENTS**

1. Site Plan/Demolition Plan
2. Waste Management Plan