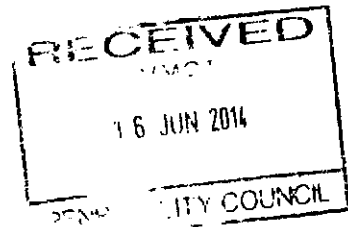




STATEMENT OF ENVIRONMENTAL EFFECTS

SITE: Lot: 10 DP: 1166546
O'CONNELL LANE
CADDENS NSW

APPLICANT: Edgewater Homes Pty Ltd
PO Box 269
ST MARYS NSW 1790



PROPOSAL: Construction of a timber lapped and capped boundary fence

INTRODUCTION:

This statement of Environmental Effects is submitted to Penrith City Council in accordance with the Environmental Planning and Assessment Act 1979, in support of a development application for the erection of a timber lapped and capped boundary fence including soft landscaping.

1. ENVIRONMENTAL IMPACT

- a) Cut and fill has been kept to a minimum such that the proposal remains practical and is compliant with the council Building and Siting Guidelines.
- b) There are no significant flora or fauna habitats.

2. SITING and DESIGN

- a) The construction of the fencing is considered to be appropriate that suits the streetscape. Impact onto the adjoining properties in terms of bulk, privacy, and will not dominate any perceived views enjoyed by others.

3. EROSION & SEDIMENT CONTROL

- a) Ground disturbance will be limited to minor excavation and filling for construction of the fencing. All disturbed areas will be provided with sedimentation controls in the form of geofabric fencing. Soil erosion control measures can easily be provided in accordance with Council's policy with compliance required as a condition of consent.

4. WASTE MINIMISATION

- a) All waste will be deposited within the waste receptacle.

5. VEGETATION & TREE REMOVAL

- a) No tree removal is required as part of this application, other than minor topsoil clearance in order to create a level building platform.

6. BUSHFIRE HAZARD :

- a) The land is not identified as being bushfire prone.

7. LANDSCAPING

- a) Landscaping concept plan is submitted with the development application.

8. HERITAGE ITEMS

- a) There is no implication of any heritage items on site.

9. FLORA & FAUNA

- a) It is not proposed to interfere with any existing flora and fauna.

10. VISUAL PRIVACY

- a) Fencing is provided to provide privacy and security to the residents.

The proposal is not expected to have an adverse impact on the natural or built environment.