

STATEMENT OF ENVIRONMENTAL EFFECT



FOWLER
YOUR HOME. OUR PASSION.

Statement of Environmental Effects

DATED: 08.10.20

APPLICANT: FOWLER HOMES

EARTHWORKS AT 263 MT VERNON ROAD,

MOUNT VERNON, 2178



STATEMENT OF ENVIRONMENTAL EFFECT

INTRODUCTION

This submission accompanies a Development Application for the proposal of Earthworks on behalf of

DESCRIPTION OF DEVELOPMENT

PROPOSAL

The proposal of Earthworks involves Landfill and construction of an access driveway.

This is to ensure a safe vehicular access to the property.

DESCRIPTION OF SITE

The subject site is on a **South-South-East facing Mt Vernon Road**.

The site currently has a **single storey flat roof brick residence** at the front of the lot and a **Duck Shed** at the left rear side of the property. There is one Dam behind the existing dwelling, and another dam at the left side boundary, which is shared between the subject lot and left-hand side neighbouring lot.

The proposed site is approximately **20050m²** in area and is regular in shape with a width of **78.805m at the front, 235.89m at the left and right boundaries. The rear boundary is partly splayed side of 38.335m, as well as 50.265m to the rear straight side.**

TOPOGRAPHY:

The site is characterised by a fall from NORTH-WEST side to the NORTH-EAST side of approx. **6m** at the front of the property, which changes to about **9m** fall at the back NORTH-WEST side to the NORTH-EAST side.

There is existing vegetation on site that consist of trees and shrubs that will not be affected by the proposed fill.

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COMPLIANCE WITH RELEVANT PLANNING CONTROLS

The premises are situated in area zoned under the **Penrith LEP 2010**.

We ensure that the construction of the driveway will not require any fill more than a 600mm at any spot.

The earthworks are permissible in this zoning under the following objectives: Highlighted text is clause 7.1 Earthworks in Penrith LEP 2010.

- (a) **to ensure that earthworks for which development consent is required will not have a detrimental impact on environmental functions and processes, neighbouring uses, cultural or heritage items or features of the surrounding land,**

The above objective will be kept in mind while importing the fill. The quality of the fill is clean and suitable to the existing dirt. The fill is clean and free of any weeds, insects and litter.

- (b) **to allow earthworks of a minor nature without separate development consent.**

We will need the DA Consent separately for this landfill due to the amount of import. Its nearly 200 Tonnes.

- (3) **Before granting development consent for earthworks, the consent authority must consider the following matters—**
(a) **the likely disruption of, or any detrimental effect on, existing drainage patterns and soil stability in the locality,**

A hydraulics Engineer is involved in the landfill process, to make sure that the natural flow of the water is not disturbed. A letter is provided to the council with this DA Application.

- (c) **the effect of the proposed development on the likely future use or redevelopment of the land,**

The landfill is actually a preparation towards the major development on this lot, an application for subdivision/ construction of two dwellings will be submitted shortly.

- (d) **the quality of the fill or the soil to be excavated, or both,**

The quality of the fill is assured to be very clean and free of any contamination or litre.

- (e) **the effect of the proposed development on the existing and likely amenity of adjoining properties,**

The proposed fill is going to support the traffic in/ out of the premises. No impact on neighbouring lots or environment.

- (f) **the source of any fill material and the destination of any excavated material,**

The source of the fill is a newly excavated clean site where development is underway. The soil is excavated from this venue will be imported to the subject site with the highest care towards the environment.

- (g) **the likelihood of disturbing relics,**

There is no presence of relics in the subject site. There is a vacant house, which will eventually be demolished with the DA Consent.

- (h) **the proximity to and potential for adverse impacts on any waterway, drinking water catchment or environmentally sensitive area,**

The lot is nearly 2.025 Ha. There is no proximity of the above where landfill is proposed.

- (i) **any appropriate measures proposed to avoid, minimise or mitigate the impacts of the development,**

The fill will be brought at site with appropriate vehicles. It will be then spread and used as per the attached plans. We will make sure that the fill is not scattered outside the property and leave the site clean and tidy for visual aesthetic.

the proximity to and potential for adverse impacts on any heritage item, archaeological site, or heritage conservation area.
N/A