

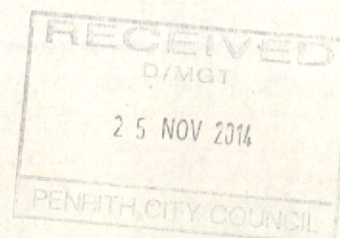
BERZINS ENVIRONMENTAL PLANNING

PO Box 577, Springwood NSW 2777

Mob: 0412 517 076 Fax: (02) 4751 7075 Email: karl@berzinsenvironmental.com.au

ABN: 17 390 690 198

DEMOLITION OF DWELLING HOUSE AT No. 12 NORTH STREET, PENRITH



STATEMENT OF ENVIRONMENTAL EFFECTS

NOVEMBER 2014



1.0 BACKGROUND

North Street is a State Road and the route of the Great Western Highway before the Penrith bypass was established in the 1970's. The current planning for this locality is that road widening will be necessary with North Street being two lanes in each direction. Over a decade ago Council commenced acquiring the residential properties on the southern side of North Street to facilitate road widening in the locality. The abandoned dwelling house on the subject land is the last building remaining in this stretch of North Street.

The dwelling house is located approximately 3 metres from the North Street road reserve and to enable road widening in the locality it will be necessary to demolish the dwelling house.

2.0 DESCRIPTION OF THE SITE

The aerial photo below shows the location of the subject land.



The subject land is known as No. 12 North Street, Penrith and cadastrally described as Lot B, DP 160112.

The dwelling house located on Lot 1 is single storey building consisting principally of brick walls with some walls being a mix of weatherboard and fibro cladding. The roof is painted corrugated iron.

The dwelling house was used for about thirty years by the Penrith Lapidary Club however that use ceased recently. The building is now vacant and has experienced some vandalism and unauthorised habitation.

The dwelling house has heritage status and a Heritage Impact Statement prepared by Rappoport Heritage Architects, dated September 2014 has been lodged with the development application.

Photos 1-3 overleaf show the building and the site.



Photo 1. Looking south from North Street showing abandoned building and close proximity to sealed road.



Photo 2. Looking west from adjoining Council land which is vacant.



Photo 3. Looking north from the rear property boundary.

3.0 THE PROPOSAL

It is proposed to demolish the dwelling house using conventional demolition machinery. Access for the demolition machinery to the site will be from the adjoining lot to the east which is vacant and Council owned. There is a layback in the kerb some 15 metres to the east of the building to be demolished which will allow safe ingress and egress on the site. The Council owned land is vacant and can accommodate truck and vehicle movements so that all vehicles can leave the demolition site in a forward direction.

The demolition materials will be recycled as much as possible as shown in the Waste Management Plan contained in Appendix A of this report.

The fibro sheeting will be demolished and removed by specialists.

The proposal will be undertaken within three (3) working days during normal construction hours. The site will be left secure whilst works are in progress.

4.0 STATUTORY SITUATION

The subject land is zoned part Zone B4 - Mixed Use and part Zone SP2 - Infrastructure under the provisions of Penrith City Centre LEP 2008. Demolition is permitted with consent in both these zones.

Items of environmental heritage within the City of Penrith are identified within

Penrith Local Environmental Plan 1991 (Environmental Heritage Conservation). The subject land is not listed in this instrument as having any heritage significance.

The subject land is affected by Draft Penrith LEP 2010 Stage 2. This is environmental planning instrument is certain and imminent and should be given full weight in the assessment of this application.

The subject land is zoned Zone B4 - Mixed Use. Demolition is permissible with consent in this zone. The subject land contains an item of environmental heritage being a "Victorian cottage" as described in Schedule 5 of the LEP

Clause 5.10 of draft LEP 2010 (Stage 2) is relevant to the proposed demolition. Pursuant to Clause 5.10(4) council must, before granting consent under this clause, consider the effect of the proposed development on the heritage significance of the heritage item or heritage conservation area concerned. The Heritage Impact Statement prepared by Rappoport Heritage Architects, dated September 2014 provides all the necessary detail in this regard. The above report concludes as follows:

The site at 12 North Street comprising a c.1880s single-storey Victorian brick cottage has significance under the historical, aesthetic, social and representative criteria. However, this is compromised by its modest physical condition, intactness and architectural quality, and loss of its historic setting.

The proposed widening of North Street, which is classified as a State Road, would require demolition of the cottage on site due to lack of any viable alternative. The presence of the rail line immediately along the north of the existing street and the cottage's location close to the road's alignment provides no alternative options for retention. The option to physically move the building south within the site or another appropriate location would be highly onerous due to its brick construction and modest significance.

In general, any loss to community, such as loss of heritage, brought about by infrastructure projects such as the current proposal should be viewed against the larger community gain generated. The proposed future demolition of the cottage at 12 North Street is likely to have a considerable adverse heritage impact. However, this loss of heritage is seen as acceptable in light of the healthy stock of similar buildings extant within the local area, the state level importance of the proposal, and the lack of any alternative options available to avoid demolition.

The Heritage Impact Statement contains the following recommendations which can be covered as conditions of development consent:

- *A photographic archival recording of the place be carried out prior to commencement of works on site, by qualified heritage professionals in accordance with the NSW Heritage Office guidelines.*

- *Adequate measures be taken to address archaeological potential, such as formal assessment, or appropriate steps taken as part of the project management upon commencement of works program and careful monitoring during demolition and earth works.*
- *Salvageable heritage fabric, such as timber, early sink, windows, switches, furniture etc. be appropriately disposed off, such as to heritage recyclers.*
- *To further alleviate loss of heritage values, some form of interpretation for the site be considered addressing:*

5.0 ENVIRONMENTAL IMPACT

The proposal can be undertaken in an environmentally responsible manner to minimise air, noise and water pollution. The containment of dust or particulates from the fibro on the site will be managed by the engagement of specialist demolition practitioners. This aspect can be covered by a standard condition of development consent. Noise pollution during demolition will be negligible given the isolation of the building and all demolition occurring during normal construction hours. Water pollution can be controlled by the placement of silt fences around the perimeter of the site whilst demolition and stabilisation of the site occurs. These aspects can be covered as conditions of development consent.

The proposal will not result in the removal of any trees that are ecologically significant or part of a wildlife corridor. The proposal will have no detrimental impact on the natural environment.

Access for the demolition machinery to the site will be from the adjoining lot to the east which is vacant and Council owned. There is a layback in the kerb some 15 metres to the east of the building to be demolished which will allow safe ingress and egress on the site. The Council owned land is vacant and can accommodate truck and vehicle movements so that all vehicles can leave the demolition site in a forward direction. Given the above, the proposal will not be a traffic hazard.

6.0 CONCLUSION

The existing building has outlived its usefulness and being vandalised The proposed widening of North Street, which is classified as a State Road, requires demolition of the building on site due to lack of any viable alternative.

The demolition can be undertaken without any detrimental impacts.

APPENDIX A

WASTE MANAGEMENT PLAN
DEMOLITION, CONSTRUCTION AND USE OF PREMISES

If you need more space to give details, you are welcome to attach extra pages to this form.

PLEASE COMPLETE ALL PARTS OF THIS FORM THAT ARE RELEVANT TO YOUR DEVELOPMENT APPLICATION (DA).

IF YOU NEED MORE SPACE TO GIVE DETAILS, YOU ARE WELCOME TO ATTACH EXTRA PAGES TO THIS FORM.

Council will assess the information you provide on this form along with your attached plans. We will take into account the types and volumes of waste that could be produced as a result of your proposed development, and how you are planning to:

- minimise the amount of waste produced
- maximise re-use and recycling
- store, transport and dispose of waste safely and thoughtfully.

APPLICANT DETAILS

First name

Chris Moulang

Surname

Penrith City Council

Postal Address:

Street No.

Street name

PO Box 60, PENRITH NSW

Suburb

PENRITH NSW

Post code

2751

Contact phone number

47327667

Email address

cmoulang@penrithcity.nsw.gov.au

DETAILS OF YOUR PROPOSED DEVELOPMENT

Street No.

12

Street name

North Street

Suburb

Penrith

Post code

2750

What buildings and other structures are currently on the site?

A dwelling house consisting of brick walls with some walls being a mix of weatherboard and fibro cladding. The roof is painted corrugated iron. The dwelling house was used for about thirty years by the Penrith Lapidary Club however that use ceased recently. The building is now vacant and has experienced some vandalism and unauthorised habitation.

Briefly describe your proposed development.

It is proposed to demolish the dwelling house using conventional demolition machinery. Access for the demolition machinery to the site will be from the adjoining lot to the east which is vacant and Council owned.

Applicant Signature

Date

PENRITH
CITY COUNCIL

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DEMOLITION OF DWELLING HOUSE AT No. 12 NORTH STREET, PENRITH

SECTION 1: DEMOLITION

*Please include details on the plans you submit with this form, for example location of on-site storage areas/containers, vehicle access points

Materials		Destination		
		Re-use and recycling		Disposal
Material	Estimated volume (m ³ or m ²)	ON-SITE* Specify proposed re-use or on-site recycling	OFF-SITE Specify contractor and recycling facility	Specify contractor and landfill site
Excavation (eg soil, rock)	Nil			
Green waste	Nil			
Bricks	2500	—	—	BRANDOWN PTY. LTD. LOT 90, ELIZABETH AVE KEMPS CREEK
Concrete	1.5 m ³	—	—	"
Timber (Please specify type/s)	HARDWOOD FIRMING } WEATHER BOARDS CLADDING } 3.6 m ³	6.5 m ³	—	"
Plasterboard	CEILING 3.5 m ³	—	—	"
Metals (Please specify type/s)	STRIPS } LINTELS } 1.5 m ³ ROOFING } 1.5 m ³	0.6 m ³	—	"
Other	FIBRO EAVES CLADDING } 2.4 m ³ GENERAL REFUSE } 30 m ³	—	—	BINS & RVS WASTE COLLECTOR.

PENRITH
CITY COUNCIL

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SECTION 2: CONSTRUCTION

Please include details on the plan you submit with this form, for example location of on-site storage areas/containers, vehicle access points.

NO CONSTRUCTION
PROPOSED

Materials		Destination		
Material	Estimated volume (m³ or m³)	Re-use and recycling		Disposal
		ON-SITE* Specify proposed re-use or on-site recycling	OFF-SITE Specify contractor and recycling facility	Specify contractor and landfill site
Excavation (eg soil, rock)	—	—	—	—
Green waste	—	—	—	—
Bricks	—	—	—	—
Concrete	—	—	—	—
Timber (Please specify type/s)	—	—	—	—
Plasterboard	—	—	—	—
Metals (Please specify type/s)	—	—	—	—
Other	—	—	—	—

PENRITH CITY COUNCIL

SECTION 3: WASTE FROM ON-GOING USE OF PREMISES

If relevant, please list the type/s of waste that may be generated by on-going use of the premises after the development is finished.	Expected volume (average per week)
—	—
—	—
—	—
—	—

SECTION 4: ON-GOING MANAGEMENT OF PREMISES

If relevant, please give details of how you intend to manage waste on-site after the development is finished, for example through lease conditions for tenants or an on-site caretaker/manager. Describe any proposed on-site storage and treatment facilities. Please attach plans showing the location of waste storage and collection areas, and access routes for tenants and collection vehicles.

PENRITH
CITY COUNCIL

4

PENRITH CITY COUNCIL

16216

Date 14/0017

Request for Bushfire Attack Level Assessment

Applicant Details

Name(s):	3D Home Imaging - 3D Home Imaging		
Address:	33 Hansen Ave		
Suburb:	Galston	Email:	gabrielle@3dhomeimaging.com.au
Postcode:	2159	<input checked="" type="checkbox"/>	I agree to receive correspondence at the above email address
Phone:		Mob:	0452 520 334

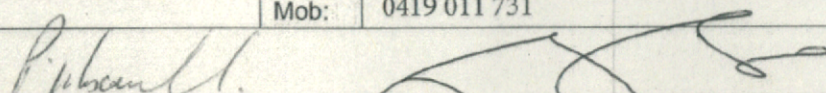
Property Details

Street Address:	62 Deloraine Dr. Leonay 2750		
Lot No.:	38	DP/SP:	244894

Description of Proposed Development

Spa Pool placed on existing concrete slab in rear of yard 1m off rear boundary. The spa is made of Thermowood cladding outside a sealed fibreglass shell with all the internal pumpwork insulated and is essentially a stand-alone object			
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Owner's Details

Name(s):	Peter Maxwell & Popi Rose		
Address:	62 Deloraine Dr		
Suburb:	Leonay	Email:	pmaxwell@fairfieldcity.nsw.gov.au
Post Code:	2750	<input checked="" type="checkbox"/>	I agree to receive correspondence at the above email address
Phone:		Mob:	0419 011 731
Signature(s): (all owners)			

Applicant Checklist

<input checked="" type="checkbox"/> Site plan	<input type="checkbox"/> Floor plans	<input type="checkbox"/> Elevations
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Payment Details

Please complete details below if paying by credit card. Note: a 0.6% fee will be charged on all credit card payments.			
Card Type:	<input type="checkbox"/> Visa	<input checked="" type="checkbox"/> MasterCard	
Card Number:	5163 6600 0461 53 76		
Expiry Date:	08/17	CVV:	425
Amount:	370		
Cardholder's Name:	3D Home Imaging		

Office Use Only

Receipt number:	2537306	Date:	25.11.14
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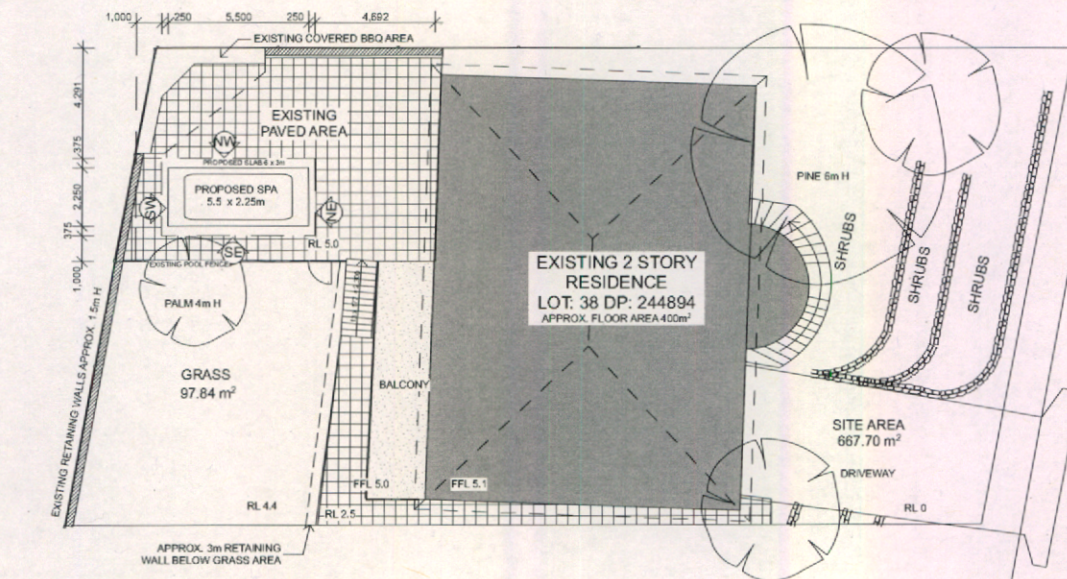
Civic Centre
601 High Street
PENRITH NSW 2750

PO Box 60
PENRITH NSW 2751

Phone: (02) 4732 7777
Fax: (02) 4732 7958

DX 8071 Penrith

Email: council@penrithcity.nsw.gov.au



① **SITE PLAN**
1:200

CONCRETE NOTES

1. CONCRETE TO HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 32 MPa
2. CUT 6/450 SQ HOLES THROUGH EXISTING TILES AND CONCRETE SLAB AND EXCAVATE PIERS TO BEARING ON FIRM NATURAL GROUND
3. THE SLAB IS REQUIRED TO BE A MINIMUM OF 125mm THICK IN ORDER TO HOLD THE WEIGHT OF THE SPA.
4. IF THE EXISTING SLAB IS FOUND TO BE LESS THAN 125mm THICK WHEN CUT FOR THE FOOTINGS, A 3x6m HOLE WILL NEED TO BE CUT IN THE SLAB AND AN ADDITIONAL 125mm SLAB POURED.
5. SL82 MESH TOP AND BOTTOM 25mm COVER

AUSTRALIAN STANDARDS

ALL SPAS HAVE BEEN TESTED TO COMPLY WITH ELECTRICAL SAFETY AS 60335.2.60

SPAS ARE DESIGNED AND ENGINEERED TO COMPLY WITH THE PLUMBING AND FILTRATION AUSTRALIAN STANDARD AS 1926.3 FOR THEIR WATER RETICULATION SYSTEMS

COVER

SITE:	667.7m ²
EXISTING & PROPOSED COVER:	409m ²
EXISTING COVERAGE:	61%
(MAX ALLOWABLE BY NSW H/CODE:	50%

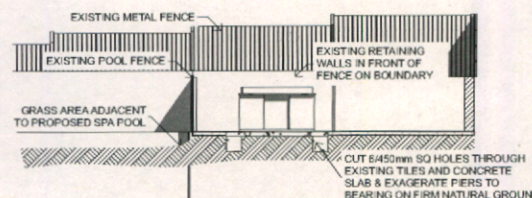
LANDSCAPED OPEN SPACE

PRIVATE OPEN SPACE:	91m ²
SOFT LANDSCAPED AREA:	229m ²
FRONT YARD:	144m ²
REAR YARD:	85m ²

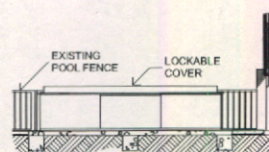
FLOOR SPACE RATIO

SITE AREA:	667.7m ²
FLOOR AREA:	400m ²
EXISTING FSR:	1.0.6
PROPOSED FSR:	1.0.6

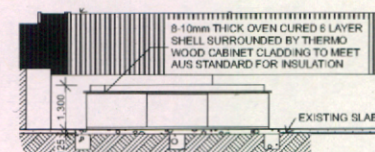
POOL RESUSCITATION CHART SHALL BE INSTALLED NEXT TO SPA POOL



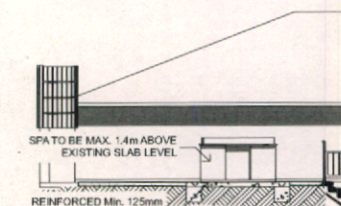
② **NORTH EAST ELEVATION**
1:150



③ **NORTH WEST ELEVATION**
1:150



④ **SOUTH EAST ELEVATION**
1:150



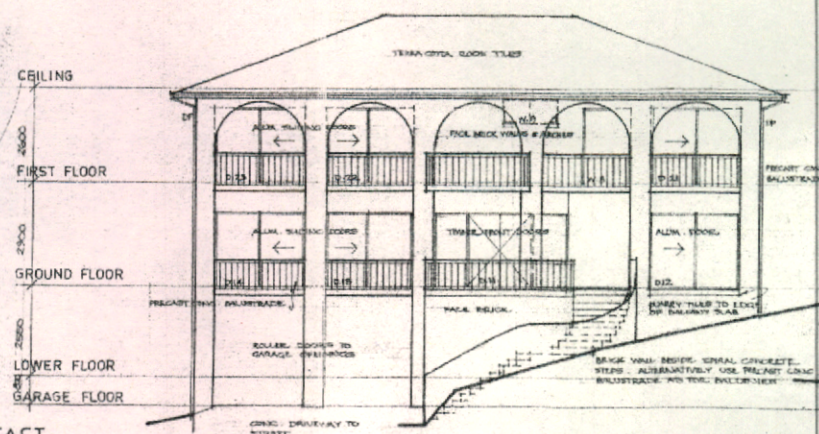
⑤ **SOUTH WEST ELEVATION**
1:150



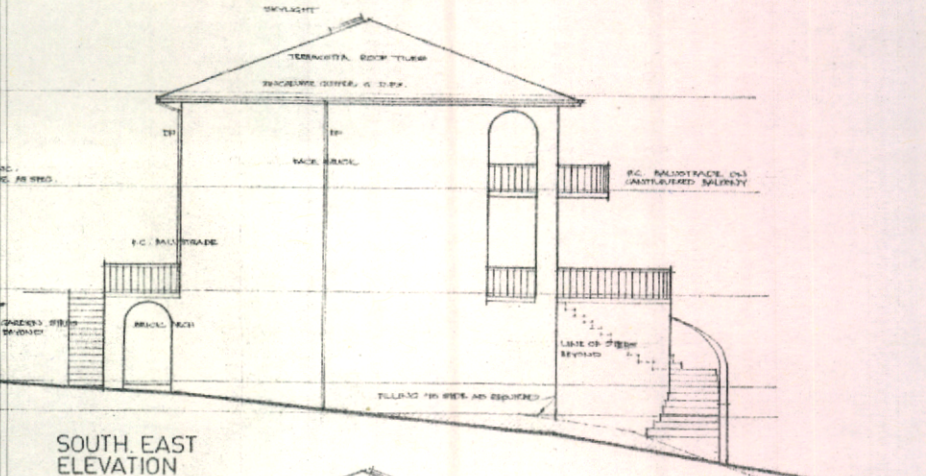
ABN: 2469 386 4428
gabrielle@3dhomeimaging.com.au
www.3dhomeimaging.com.au M: 0452 520 334
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DRAWN BY: GP	CHECKED BY: RP	CLIENT: MR MAXWELL	PROPOSED SPA POOL	CDC PLAN
SCALE: CORRECT @ A3 SIZE		PROJECT: MAXWELL	SITE PLAN	VERSION: A
AMENDMENTS:		ADDRESS: 62 DELORAIN DR	LOT: 38 DP: 244894	DW 01
		LEONAY, NSW 2750	DATE: 18/11/2014	

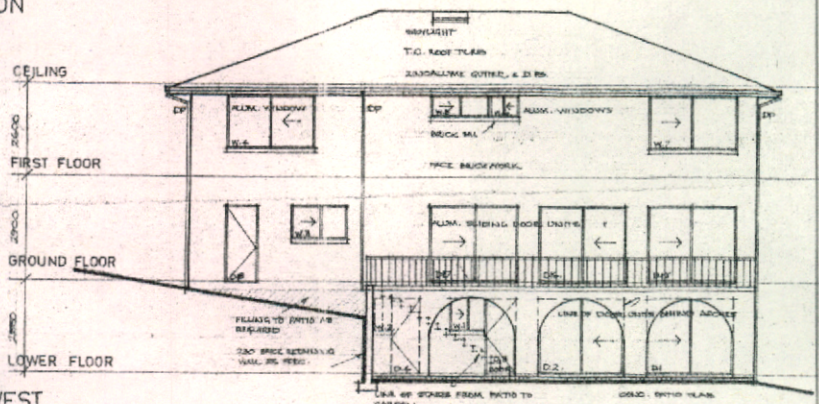
NORTH EAST ELEVATION



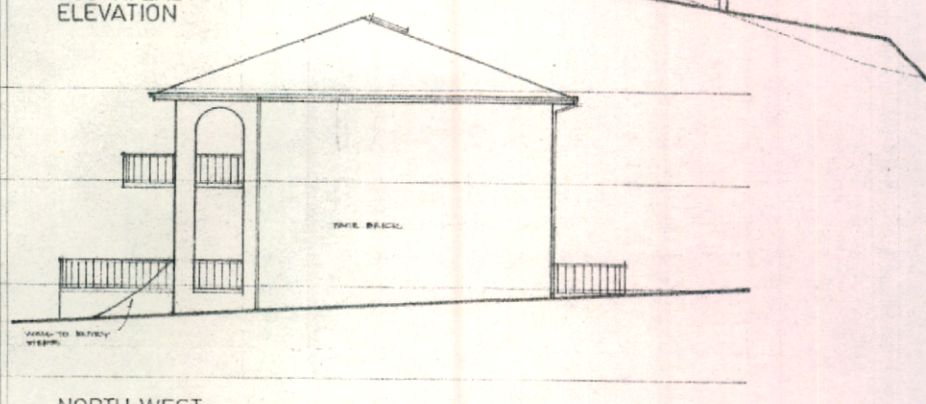
SOUTH EAST ELEVATION



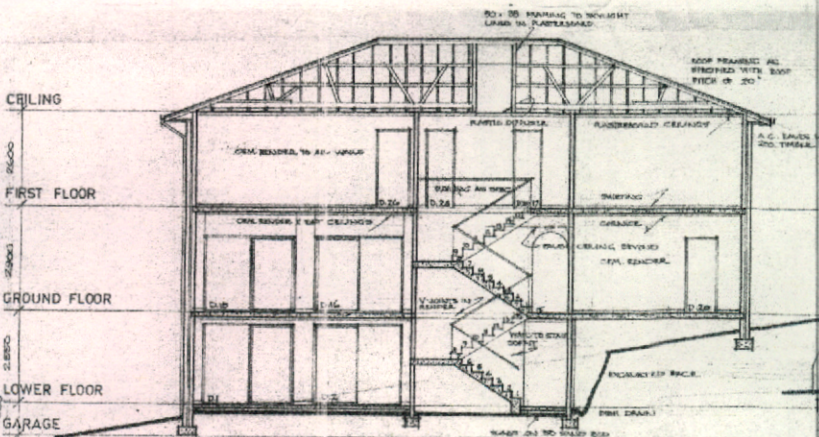
SOUTH WEST ELEVATION



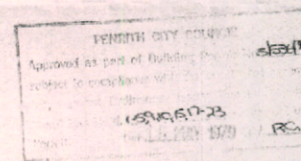
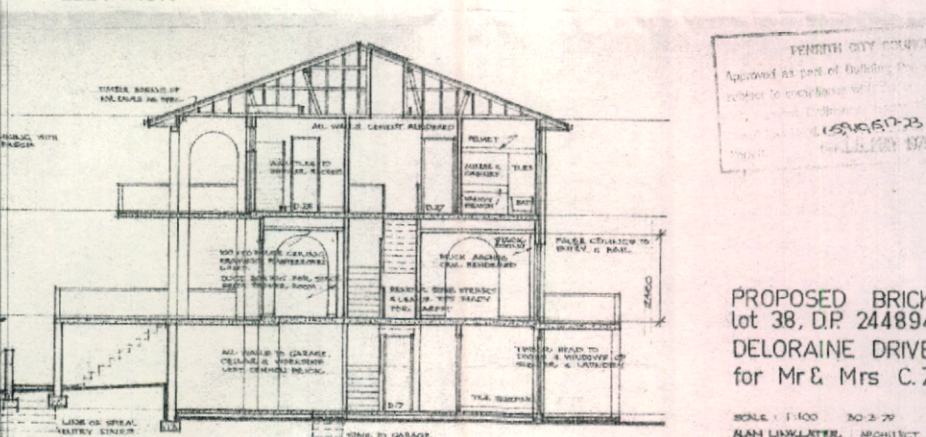
NORTH WEST ELEVATION



SECTION 1.1



SECTION 2.2



PROPOSED BRICK HOUSE,
lot 38, D.P. 244894
DELOLAINE DRIVE, EMU PLAINS
for Mr & Mrs C. ZELIC

SCALE: 1:100 30-3-79
ALAN LINKLATER, ARCHITECT
1521 CAMDEN ST, CANBERRA ACT. 2605 433-7354

DRAWING NO. 225.3

From: Gabrielle Paterno
To: RECORDS
Date: 21/11/2014 12:00:52 PM
Subject: BAL Assessment Request Updated - 62 Deloraine Dr Leonay

Hi,

Please find attached form and site plan including elevations for a BAL assessment at 62 Deloraine Dr. Leonay. We are proposing to install a Spa Pool on the existing rear tiled area. The Original house plans will be included in the following emails.

Please also follow the below link for images of the property including a panorama of the backyard from the real estate website:

<http://www.surroundpix.com.au/real-estate/nsw/leonay/2750/330674/>

Regards,

Gabrielle Paterno

Click [here](#) to report this email as spam.



Mob: 0452 520 334
gabrielle@3dhomeimaging.com.au
www.3dhomeimaging.com.au

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From: Gabrielle Paterno
To: RECORDS
Date: 21/11/2014 12:31:27 PM
Subject: BAL Assessment Request - 62 Deloraine Dr Leonay

Hi,

Please find original house plans for the BAL assessment for 62 Deloraine Dr. Leonay.

Regards,

Gabrielle Paterno

Click [here](#) to report this email as spam.



Mob: 0452 520 334
gabrielle@3dhomeimaging.com.au
www.3dhomeimaging.com.au

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