

STATEMENT OF ENVIRONMENTAL EFFECTS

RE: 1-39 LORD SHEFFIELD CIRCUIT, PENRITH (LOT 3105 DP 1184499)

This development application seeks to subdivide Lot 3105 in DP1184499 into two **Torrens Title** Stratum Lots. Namely:

- **Lot 1** – Proposed Residential Buildings of 9 storeys and associated basement and level 1 car parking
- **Lot 2** – Proposed Residential Building of 9 storeys, one retail shop, basement and level 1 car parking

The subject land, being some 6370m² is shown on the attached draft stratum subdivision plan denoted 42334-43092DP.

The site is the subject of development consent under DA15/0026.

Please refer to the draft stratum subdivision plan sheets 1 – 4 for details. A summary of the **proposed boundaries and easements** shown on the plan are listed hereon:

Proposed Boundaries:

- Sheet 1 – Overall site plan showing the existing site boundaries bounded by Lord Sheffield Circuit, Combewood Avenue, Dunshea Street and Lot 120 DP1208440.
- Sheet 2 – Basement level showing underground car parking for the proposed Lots 1 and 2.
- Sheet 3 – Level 1 showing ground level residential lots and car parking for the proposed Lots 1 and 2.
- Sheet 4 – Upper levels of residential lots.

Proposed Easements:

Easements proposed to be created are detailed on Sheets 2 and 3 of the draft subdivision plan. In summary these are:

- Right of carriageway for vehicular access to Lot 1 carparking through Lot 2.
- Right of footway to access shared facilities.
- Right of footway for fire egress.

Prior to an application for subdivision certificate with Council, other easements may be added to the proposal after full consultation with other consultants, solicitors, strata managers, council and other interested parties. These may include easements for garbage rooms, use of common lifts, fire egress paths, access for construction and the like. Further consideration is to be given for additional easements for support of the building works and structure.

A Building/Strata Management Statement will be lodged with the stratum subdivision plan for a subdivision certificate. The statement amongst other items is designed to inform and protect purchasers and make reference to certain matters relating to the management of the building including how the statement may be amended and the manner in which disputes are settled.

The Building/Strata Management Statement has certain matters that must be addressed. These matters include such items:

- The establishment and composition of the building/strata management committee.
- Functions of the committee
- Dispute resolution
- Damage policy
- Insurances
- Service and notices on the committee

Other matters including:

- Access
- Storage and collection of garbage
- Meetings of the committee
- Records and books of the committee
- Safety and Security measures
- Appointment of a management agent
- Unacceptable noise levels
- Control of activity committee
- Service contracts
- Architectural codes

The Building/Strata Management Statement also will include a schedule of "shared facilities". These are facilities and services used by both lots. Inclusion of a shared facility schedule allows for costs to be apportioned between the two lots that are difficult to manage under the terms of easements. The full list of shared facilities will form part of the Building/Strata Management Statement. These may include such items, for example; shared sewer, water, fire servicing, storage of garbage, storm water, building insurances, management services and other building management items.

We confirm that prior to our Application for a Subdivision Certificate the plan, 88b easement instrument and Building/Strata Management Statement will be prepared in such a manner to facilitate separate ownership throughout the contemplated development and subsequent subdivisions.

Future Strata Subdivision:

It is intended that Lots 1 and 2 will be the subject of strata subdivision to create strata schemes for the three residential buildings and retail shop. A Complying Development Certificate and Strata Certificate for the strata scheme will be attained from a duly accredited certifier.

Conclusion

With the above summary in mind we seek development consent for this proposal to proceed. This application only relates to land/building subdivision and no works are involved other than what has been approved under DA15/0026, and therefore will have no further environmental impact.