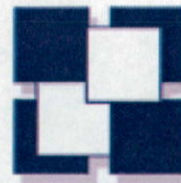


STATEMENT OF
ENVIRONMENTAL
EFFECTS / WASTE
MANAGEMENT PLAN



benchmark
BUILDING CERTIFIERS

SUBJECT PREMISES:

**Lot 40 DP 239315 (No. 6)
Gamenya Avenue, South
Penrith**

PROPOSAL:

**Attached single storey
dual occupancy and the
demolition of existing site
structures**

FOR:

**M & L Friend / UDL
Developments Pty Ltd**

COUNCIL:

Penrith City Council

DATE:

June 2014

*This Statement of Environmental Effects
has been prepared by Anthony Krilich (MAIBS, B.App.Sc. (Env. Hlth)).*

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Anthony Krilich
Report No. J14-039

THE SITE:

The subject site is located at Lot 40 DP 239315 (No. 6) Gamenya Avenue in South Penrith. The allotment of land is a corner lot, having a secondary frontage with Blue Gum Avenue. The lot has an area of 682.6m².

An existing single storey dwelling house is present on the site, along with a detached garage and other ancillary structures. The slope of land is not significant, with a slight fall towards to the corner apex of the site. Some landscape plantings and trees / gardens are present on the site.

The South Penrith area is an established residential area with homes that are generally from the late 1970's or early 1980's. Other dwellings within the area are also a mix of single and two storey brick veneer homes generally with tiled roofs. Re-development of these existing sites has recently been occurring over the last few years.

An aerial view of the site is provided below:



Photographs of the front of the site are provided in **Appendix A** of this report.

PROPOSED DEVELOPMENT:

The proposal is for the following works on the land:

- Demolition of the existing single storey dwelling, detached garage and other ancillary structures, including tree removal; and
- The construction of a single storey attached dual occupancy development.

The new dual occupancy development will be a single storey building of generally face brick veneer and rendered wall construction on a concrete ground floor slab. Concrete roof tile roofing is proposed for the development.

This Statement of Environmental Effects will address the proposed development against the provisions of the *Environmental Planning and Assessment Act* (Section 79(c)).

HEADS OF CONSIDERATION:

The following heads of consideration under section 79(c) of the *Environmental Planning and Assessment Act, 1979* apply:

a) "the provisions of any environmental planning instrument"

<u>Relevant EPI:</u>	<i>Penrith Local Environmental Plan 1998 – Urban Land (PLEP1998)</i>
<u>Use:</u>	<i>"dual occupancy" (attached)</i>
<u>Zoning:</u>	<i>Zone 2(b) – Residential (Low Density)</i>

Proposed Use:

The Residential 2(b) zone permits dual occupancies only with development consent.

The definition for a "dual occupancy" in *PLEP1998* means development that results in two dwellings (whether attached or detached) on a single allotment of land (or which would have that result were it not for the fact that the allotment is to be subdivided as part of the development), however that development is described or provided for in an environmental planning instrument.

The proposal for a single storey attached dual occupancy fully complies with this definition.

Zone Objectives:

The objectives of the 2(b) – Residential (Low Density) zone are as follows:

- (a) *to reinforce the importance of natural landscape settings and areas with heritage conservation values, and*

Comment: The proposed development site has no heritage conservation values and is not within a heritage conservation area. All proposed landscaping with the intended development will improve the landscape settings of the area and the minor tree removal is considered to be satisfactory.

- (b) *to promote the established urban and landscape character of traditional residential subdivisions by limiting the range of permissible residential uses, and*

Comment: The proposal is a use permitted with Council consent that will not significantly impact on the urban or landscape character of the area. The design of the proposal will complement the traditional existing residential character of the area.

(c) to allow a limited range of compatible non-residential uses.

Comment: The proposed development is not a non-residential use. The provisions of this objective are therefore not applicable to the development.

The overall objectives of PLEP1998, while broader objective that relate to the whole of the City, are also considered to be satisfied.

Relevant Development Standards of PLEP1998:

The following development standards are provided in PLEP1998 and are relevant to the development.

▪ **Clause 11 – Site controls for dual occupancy and multi-unit housing development:**

Clause 11 provides for the following specific standard:

STANDARD	REQUIRED	PROVIDED	COMMENT
Minimum area	650m ² for attached dual occupancies in Zone 2(b)	682.6m ²	Achieved

Comment: Site areas as defined under PLEP1998 are achieved with the attached dual occupancy proposal. The available site area is not burdened by easements or other restrictions. The site is not considered to be an 'internal lot' as defined by the LEP.

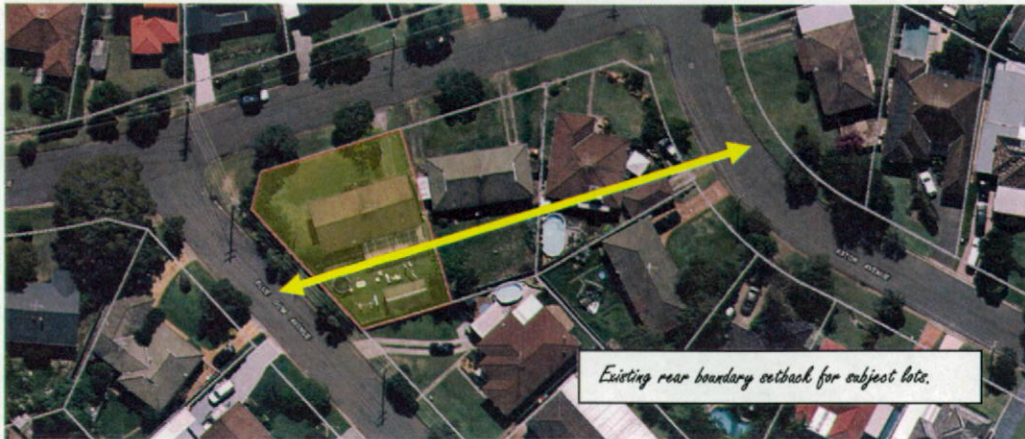
▪ **Clause 12 – Building envelopes, heights, landscaped areas and rear boundary setbacks for development that requires consent:**

Clause 12 provides for the following four specific development standards:

STANDARD	REQUIRED	PROVIDED	COMMENT
Minimum landscaped area	50%	339m ² (50%)	Achieved
Maximum external wall height	6.5m	Less than 6.5m	Achieved
Building envelope control	-	-	Achieved
Rear boundary setback	4m for single storey buildings (6m for two storey buildings)	Minimum 4m (to southern boundary of the development – See notes below).	Achieved

Comment: The proposed development complies with all relevant development standards.

The rear setback for the site, based on the subdivision pattern of the area, is clearly the southern property boundary and not the eastern boundary (as represented in the aerial photograph below).



▪ **Clause 13 – Provisions for environmental performance in development generally.**

Comment: Clause 13(2) of this plan relating to required insulation/energy efficiency and solar access does not apply to dual occupancy developments due to BASIX. The provisions of this part of the LEP has been superseded through the provisions of *State Environmental Planning Policy (Building Sustainability Index : BASIX) 2004*.

This SEPP does not allow for **competing provisions** in an LEP or DCP to operate when BASIX is required. A BASIX Certificate has therefore been prepared and submitted for the development.

There is no DCP relating to environmental noise for this area and no noise sources will impact on the development (eg rail or road noise). The development will also not result in contaminated stormwater being discharged from the site.

▪ **Clause 14 – Provisions for design principles in development generally**

Comment: The design principles stated in this clause are considered to be complied with.

The proposal will:

- Not impact upon the local topography, setting, streetscape or character of the locality.
- Be compatible with the scale and design of neighbouring development.
- Will not significantly impact upon privacy or access to sunlight for neighbouring development or the proposed development.
- Incorporate suitable energy efficiency measures in its design.
- Not impact on views and vistas enjoyed by the public domain (which are not present across this allotment).

▪ **Clause 28 – Tree preservation**

Comment: The development incorporates tree preservation principles in its design by not requiring the removal of any 'significant' trees on the site. Only some minor trees and shrubs that are on the site are required to be removed. All tree and shrub/garden plant removal will, however, be compensated for by additional plantings.

Other environmental planning instruments:

Relevant EPI: Sydney Regional Environmental Plan No. 20 – Hawkesbury / Nepean River

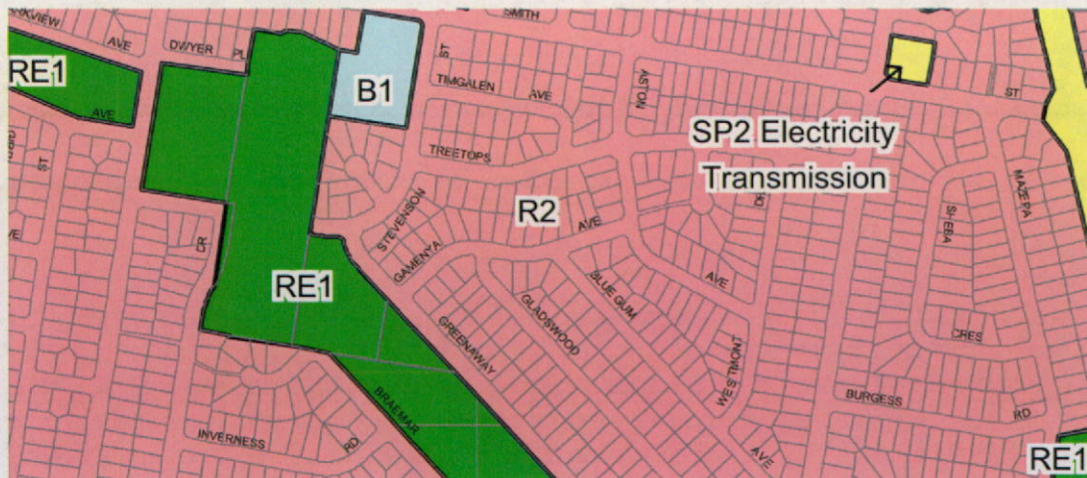
Comment: No special provisions and the site is not within a riverine or scenic corridor.

b) “the provisions of any draft environmental planning instruments”

Draft Penrith Local Environmental Plan has been exhibited and is a draft environmental planning instrument applying to the City. The Draft LEP proposes the site to be a 'R2 – Low Density Residential' zoning (refer to map below).

Both zonings would permit dual occupancies with development consent.

The provisions of the Draft Penrith Local Environmental Plan are therefore satisfactory and do not contradict the current planning provisions. Draft Clause 4.1A would require a minimum 650m² for an attached dual occupancy in the R2 – Low Density Residential zone (which is similar to the current planning provision).



There are no relevant draft environmental planning instruments applying to the land.

c) "any development control plan"

The following development control plans are the relevant planning documents applying to the site:

Development Control Plans: Penrith Development Control Plan 2006 (PDCP2006)

Penrith Development Control Plan 2006:

The applicable sections of PDCP2006 that apply to the development are:

- Section 2.9 – Waste planning
- Section 4.3 – Residential (Dual Occupancy)
- Section 4.8 – Residential (Construction Works).

The following relevant development standards as found in PDCP2006 apply to the proposal.

Section 2.9 – Waste Planning

WASTE PLANNING	<p>Waste and recycling storage areas have been designed in accordance with Part 2.9 of PDCP2006.</p> <p>A waste control container is to be provided on the site during demolition works and construction works.</p> <p>All waste generation and disposal will occur in accordance with the Waste Management Plan prepared for the development (see Appendix B to Statement).</p>
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Section 4.3 – Residential (Dual Occupancy)

The following relevant development standards apply to the proposal.

Part C – Major Constraints to Development	
3.1 – USES	The attached dual occupancy use complies with the provisions of <i>Penrith Local Environmental Plan 1998 – Urban Land</i> .
3.2 – REMNANT NATIVE VEGETATION	The site is not affected by these provisions. No significant stands of remnant native vegetation exist on the site and only minor garden plants are required to be removed.
3.3 – EUROPEAN HERITAGE – BUILDINGS AND GARDENS	The site is not affected by any heritage provisions. The proposal also incorporates the development character of the locality (for example, predominately single storey heights).
3.4.1 HAZARD & RISK – FLOODING	The site is not affected by any known flooding hazards. The site is not a flood affected lot or designated as being 'flood prone land'.

3.4.2 HAZARD & RISK – GEOTECHNICAL STABILITY	The site is not subject to geotechnical instability, land slip or subsidence.
3.4.3 HAZARD & RISK – CONTAMINATION	The site has no known land contamination. Previous uses have all been vacant or residential and the potential for any contamination is therefore very minimal.
3.5 – SOIL SALINITY	The development is considered to not be affected by any unreasonable soil salinity.
3.6 – NOISE	The development site is not exposed to noise and vibration that exceed residential standards, such as from designated road or railway lines. The development will also not cause any unreasonable noise or vibration.
3.7.1 – INFRASTRUCTURE – DRAINAGE	<p>Drainage to the site is to be provided in accordance with Council's requirements.</p> <p>Stormwater from the development is to be disposed of to the street drainage system. On-site detention, if required by Council, will also be implemented for the development.</p>
3.7.2– INFRASTRUCTURE – ROADS	<p>Access to the site via Gamenya Avenue and Blue Gum Avenue is not restricted and considered to be satisfactory.</p> <p>All new driveway cross-over points and laybacks in the kerb will be subject to a Public Road Activity Application.</p>
3.7.3 - INFRASTRUCTURE – WATER AND SEWER	Water and sewer are available to the site and are available to the development.

Part D – Residential Character

4.4 & 4.5 – PREFERRED CONFIGURATION FOR DUAL OCCUPANCY DEVELOPMENT (AND ALTERNATIVE CONFIGURATION)	<p>The provisions of Clauses 4.4 & 4.5 of <i>PDCP2006</i> are 'advisory controls' relating to the preferred configuration for dual occupancy development in the Penrith LGA.</p> <p>The development will comply with Clauses 4.4 & 4.5 by:</p> <ul style="list-style-type: none"> ✓ Providing a suitable green corridor along the rear boundary of the development site. ✓ Not impacting significantly on the streetscape of the area. ✓ Providing for courtyards for both of the buildings. ✓ Orientating and recessing the parking for the dwellings behind the front facades and porches of the dwellings, and thus avoiding the appearance of 'garage architecture'. <p>The development will also provide for:</p> <ul style="list-style-type: none"> ✓ The use of satisfactory and high quality finishes that will blend in and improve the look of the locale. ✓ The use of larger courtyards with adequate distances to neighbouring property boundaries and street frontages.
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	<ul style="list-style-type: none"> ✓ A suitable building design that does not significantly impact on native or remnant vegetation (which is not present on the site). ✓ Having adequate landscape open space (by not over developing the site) and contributing to tree and shrub plantings/green corridors. A green corridor to the rear setback of the site will be able to be established. ✓ A design that will not impact on the existing front garden setbacks.
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Part E – How Much Floor Space is Appropriate to Your Site

5.1 – THE DEVELOPMENT SITE	The proposed development adopts one of the three configurations applicable for dual occupancy in Penrith (attached dual occupancy).
5.2 – URBAN FORM	<p>The proposed development incorporates some of the 'advisory controls' relating to Urban Form.</p> <p>Some of the advisory controls that are considered to be satisfied include:</p> <ul style="list-style-type: none"> ✓ Adopting a suitable single storey design. ✓ Having vehicular parking that integrates well with the building design. ✓ Having garages concealed and recessed from the street. ✓ Having appropriate articulation and steps in walls fronting both streets (and especially along the Blue Gum Avenue frontage). ✓ Providing for suitable street and boundary setbacks.
5.3 – FRONT & REAR SETBACKS	<p><u>Front setbacks:</u></p> <p>The proposal fully complies with the requirements of the front setbacks:</p> <ul style="list-style-type: none"> ✓ Dwelling 1 adopts a setback that is in keeping with the adjoining dwelling (No. 4 Gamenya) front setback. This setback also matches and complements the neighbourhood character and other neighbouring setbacks. A front setback of <u>6.637m</u> is proposed (to the façade of Dwelling 1) while a <u>5.137m</u> setback for the Porch is proposed (PDCP2006 allows such encroachments to a distance that is a further 1.5m closer to the street). ✓ Dwelling 1 also incorporates a <u>3.050m secondary street setback</u> (refer to Section 6.2 of DCP). ✓ Dwelling 2 setbacks are covered by Section 6.2 of PDCP2006. These setbacks are compliant with Section 6.2. <p><u>Rear setbacks:</u></p> <ul style="list-style-type: none"> ✓ The proposal fully complies with the requirements of the rear setback by adopting a rear setback of <u>4m</u> for the development.

<p>5.4 – DRIVEWAYS & PARKING</p>	<p>The proposal fully complies with the requirements for driveways and parking by:</p> <ul style="list-style-type: none"> ✓ Each dwelling being provided with <u>two car parking spaces</u>. Dwelling 1 provides for a covered double garage. Dwelling 2 also provides for two car parking spaces in the form of one covered space and one stacked parking space (as permitted by <i>PDCP2006</i>). ✓ Garages / carports / parking areas occupying less than 50% of the frontage and having no impact upon the frontage. ✓ Providing for 'passive surveillance' from the Living room windows in the development. ✓ Having a pavement width that will be able to achieve a minimum of 2.5m in width, per dwelling. ✓ Having an adequate separation of driveways to dwellings for the establishment of suitable landscaping. Landscaping to driveway verges can be provided and is therefore considered to comply with the provisions of <i>PDCP2006</i>. ✓ Having a suitable landscaping verge and landscaping areas to all boundaries. ✓ Not impacting on any existing significant vegetation (which is not present). ✓ Allowing for adequate drainage of driveway areas to the street.
<p>5.5 – LANDSCAPED AREA</p>	<p>Landscaped open space complies with the definition for 'landscaped area' in <i>PLEP1998</i> and the <i>PDCP2006</i> by:</p> <ul style="list-style-type: none"> ✓ Providing for <u>over 50%</u> landscaped open space to be utilised for new plantings. ✓ Incorporating a landscape design in accordance with Part 2 Section 2.6 "Landscaping" of <i>PDCP2006</i>. ✓ Providing for suitable landscaping to areas in front of the development.
<p>5.6 – BUILDING ENVELOPE & SIDE SETBACKS</p>	<p>The minimum side setback for the dual occupancy development is <u>1280mm</u> (to the side of the Dwelling 1 garage). The proposed building envelopes and side boundary setbacks for the dual occupancy development fully comply with the provisions for <i>PDCP2006</i>.</p> <p>The cut and fill proposed for the development is also considered to be satisfied as the site is a generally level site and slab-on ground construction can easily be incorporated with the development without any significant cut or fill.</p> <p>Roof pitches are also in accordance with <i>PDCP2006</i> (a 20° roof pitch is proposed). Roof design is also considered to be appropriate and well articulated.</p>
<p>5.7 – SOLAR PLANNING</p>	<p>In the assessment of solar planning for the development, the following details are provided:</p> <ul style="list-style-type: none"> ✓ A <u>BASIX Certificate(s)</u> for the development.

	<p>Due to the single storey design of the development, shadow impacts of the building are considered to be satisfactory and very minimal. There would be negligible impact upon neighbouring properties in terms of overshadowing.</p> <p>The development also incorporates:</p> <ul style="list-style-type: none"> ✓ Good sunlight access to internal living areas. ✓ Eaves in the roof design for good summer shading and winter solar access. ✓ Private open space areas for each proposed dwelling that provide for adequate solar access.
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Part F – Urban Design – Important Details	
6.1 SIGNIFICANT TOWNSCAPES & LANDSCAPES	The site is not considered to be within a significant townscape or landscape, as specified in <i>PDCP2006</i> .
6.2 – CORNER SITES AND PARK FRONTAGES	<p>The development is located on a corner allotment and Dwelling 2 is required to comply with this Section of the DCP.</p> <p>Dwelling 2 is considered to comply with the provisions of <i>PDCP2006</i> by:</p> <ul style="list-style-type: none"> ✓ Adopting a minimum setback to the secondary street frontage of no less than <u>3m</u>. ✓ Providing for a minimum 5.5m setback to the garage (approximately <u>5.85m</u> at closest point). <p>Dwelling 1 is generally covered by Section 5.3 of <i>PDCP2006</i>. The secondary street setback of <u>3.05m</u> to Dwelling 1 however complies with the minimum setbacks permitted by this section.</p> <p>The development also:</p> <ul style="list-style-type: none"> ✓ Minimises driveway areas as presented to the secondary street frontage. ✓ Provides for private courtyards attached to dwellings. ✓ Adopts suitable rear setbacks. ✓ Has living rooms and entrances that face the street frontages. ✓ Has appropriate fencing and courtyard construction. <p>The provisions of this section are therefore complied with.</p>
6.3 – BUILDING DESIGN	The development is considered to have a very satisfactory building design that will be compatible with the locale.
6.4 – ENERGY EFFICIENCY	The provisions of this part of the DCP has been superseded through the provisions of <i>State Environmental Planning Policy (Building Sustainability Index : BASIX) 2004</i> .

	<p>This SEPP does not allow for competing provisions in a DCP to operate when BASIX is required. A <u>BASIX Certificate</u> has been prepared for the development.</p>
<p>6.5 – DESIGN OF DWELLINGS & PRIVATE COURTYARDS</p>	<p>Each dwelling is provided with:</p> <ul style="list-style-type: none"> ✓ Open spaces greater than 30m² and greater than 4m in dimension (60m² for Dwelling 1 and 70m² for Dwelling 2). ✓ Each dwelling has a private open space of at least 6m x 4m. ✓ Each courtyard is provided with very good access to sunlight and is well connected to the internal living areas of the development (connection to Living/Dining areas of each dwelling). ✓ Clothes drying facilities in non-visible/service courtyards to the side of the development. <p>The property will therefore maintain adequate landscaped and private open space.</p>
<p>6.6 – GARAGE DESIGN</p>	<p>The parking areas proposed for the development will:</p> <ul style="list-style-type: none"> ✓ Not impact on the streetscape. ✓ Allow for the suitable accommodation of vehicles. ✓ Allow for suitable landscaping to be provided. ✓ Allow for adequate turning and maneuvering. <p>Garages are also adequately recessed behind the front facades and Porches of both dwellings, thereby reducing the impact of the garages upon the streetscape.</p>
<p>6.7 – GARDEN DESIGN</p>	<p>Landscaping has been an essential element in the design of the project, incorporating plantings that will contribute to the local landscaping themes.</p> <p>Some of the features include:</p> <ul style="list-style-type: none"> ✓ Use of verges against hardstand areas (such as driveways). ✓ Adopting suitable pervious areas for the establishment of landscaping. ✓ Adopting suitable impervious areas to enable the use of the gardens and courtyards by all occupants. ✓ Maintaining existing landscape plantings and incorporating them into the development wherever possible. Further additional landscape plantings are also proposed with the development.
<p>6.8 – PAVING DESIGN</p>	<p>Paving is an important aspect of the development and will be incorporated into the development, in accordance with the objectives of <i>PDCP2006</i> and as required by Penrith City Council.</p>
<p>6.9 – FENCES & RETAINING WALLS</p>	<p>Adequate fencing construction will be incorporated into the development which will be in character with the neighbourhood.</p>

	<p>All fencing will offer suitable privacy and security for the owners and occupiers of both dwellings.</p> <p>All new fencing behind the building line for the development is proposed to be <u>1.8m high Colorbond fencing</u>. All existing boundary fencing will also be retained.</p> <p>Dwelling 1 proposes decorative (horizontal see-through slatted) fencing to the <u>front courtyard</u>. This courtyard fence is also located at a distance of more than 2m to the street frontages and occupies no more than 50% of the allotment width. This fencing will therefore be constructed to comply with <i>PDCP2006</i>.</p> <p>Suitable landscaping is to be provided to areas in front of all fences so as to reduce the visual impact of the fencing.</p> <p>Minor retaining wall construction is required for the development, with walls being up to a maximum height of 600mm. These retaining walls will be located to the rear of the site and will not be visible from the street.</p>
6.10 – VISUAL & ACOUSTIC PRIVACY	<p>The development has been designed to achieve substantial levels of acoustic and visual privacy. Measures include:</p> <ul style="list-style-type: none"> ✓ A single storey design. ✓ Appropriate orientation of windows. ✓ Appropriate separation between the two dwellings (party wall to be compliant with <i>BCA2014</i>). ✓ Adequate zoning of the dwellings' interiors. ✓ Adequate boundary setbacks. <p>The impacts on visual privacy are also considered to be minimal due to design of the new development. There will therefore be no direct viewing into the courtyards of neighbouring properties.</p>
6.11 – SAFETY AND SECURITY	<p>The development will achieve a satisfactory level of passive security. Both dwellings have habitable rooms that face entrances and rooms that provide passive surveillance of the street (from Living/Dining rooms).</p>
6.12 – ACCESSIBILITY & ADAPTABILITY	<p>Being single storey in design, the development will be able to be accessible to persons with impaired sight or partial mobility, and all rooms can be accessed.</p> <p>The new work will also be able to be adapted for future measures, if required.</p>
6.13 – STORAGE & SERVICES	<p>Private storage has been considered in the design through providing:</p> <ul style="list-style-type: none"> ✓ Internal cupboards and robes wherever possible. ✓ Incorporating large rear yards to enable small storage (garden) sheds to be built by occupants (if required).

Section 7 – Construction & Site Management

The development will incorporate the construction and site management principles and requirements of *PDCP2006* including:

- ✓ Civic improvements (if required by Council and indirectly through the levying of Section 94 contributions).
- ✓ Landscape construction.
- ✓ Building services.
- ✓ Construction management.

d) “any planning agreement entered into”

The development is not associated with any planning agreement or any draft planning agreement entered into under section 93F of the *Environmental Planning and Assessment Act, 1979*.

e) “the regulations”

The proposed development seeks demolition of all site structures as part of the development approval for this site.

All demolition will be in accordance with *AS2601-2001 – The demolition of structures*. The development is not subject to the Government's Coastal Policy. No masterplans are applicable for the development.

f) “the likely impacts of that development”

The development will have minimal impact on the environment, neighbourhood and locale. The likely impacts of the development are further expanded on the following pages.

CONTEXT & SETTING	<p>The proposed new development will be located within a suitable area on the site.</p> <p>The development will not significantly impact upon the residential area, and has been designed to accompany some of the features of the area, such as bulk, scale and design.</p> <p>The impact on the context and setting of the locale is therefore considered to be minimal.</p>
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ACCESS, TRANSPORT & TRAFFIC	<p>Access provisions will require the construction of new driveways to the front of the site. Infrastructure within the road reserve does not restrict access and all new driveway cross-over's will be constructed to Penrith City Council's requirements (as part of the <i>Road Act, 1993</i> approvals).</p> <p>No specific additional transport provision is required for the development with the primary transport means being by private vehicle. No significant increase in traffic will occur for the development.</p>
PUBLIC DOMAIN	The development will in no manner impact on the public domain.
UTILITIES	Water, telephone, sewer and electricity are available to the site. All service providers will be consulted with as part of the approvals process.
HERITAGE	No heritage provisions are applicable to the site.
OTHER LAND RESOURCES	The development will not impact on the value of the land in terms of agricultural potential or other resources (such as mining). Other land resources are not applicable to the site.
WATER	<p>No significant impact on water resources or water conservation.</p> <p>A BASIX certificate has also been prepared for the development and addresses water conservation techniques to be incorporated with the development.</p>
SOILS	<p>The development will have no significant impact on soils. Erosion and sediment controls to be provided in accordance with Council requirements.</p> <p>There are no known acid sulfate problems with the soil.</p> <p>Due to the current residential use of the site, the potential for land contamination on this site is also minimal.</p>
FLORA & FAUNA	<p>Although requiring the removal of some minor garden shrubs and trees on the site, the development will have no significant impact on flora or fauna.</p> <p>The development incorporates tree preservation principles in its design by adopting the retention of as many trees to the rear of the site as possible. Larger rear setbacks will also allow for the establishment of effective landscape corridors to the rear of the site.</p>
ENERGY	The development will have no significant impact on energy. A BASIX certificate has also been prepared for the development and addresses energy conservation techniques to be incorporated with the development.

AIR & MICROCLIMATE	The development will have no significant impact on air and microclimate.
NOISE/VIBRATION	The development will have no significant impact from noise or vibration. The development will also not cause any significant noise or vibration.
NATURAL HAZARDS	The development site is not flood affected or bushfire prone. No other natural hazards pose a threat to the development.
SAFETY, SECURITY AND CRIME PREVENTION	Satisfactory measures are to be employed for residential premises. Suitable CPTED principles have also been adopted in the design of the development.
TECHNOLOGICAL HAZARDS	No technological hazards pose a risk for the development.
WASTE	<p>Waste and recycling storage areas have been designed in accordance with Part 2.9 of <i>PDCP2006</i>.</p> <p>A building waste control container to be provided on site during the demolition and construction stages of the development.</p> <p>All waste generation and disposal will occur in accordance with the Waste Management Plan prepared for the development (see Appendix B).</p>
SOCIAL IMPACT	The development will have no significant social impact and the social impact upon adjoining land owners will also be minimal.
ECONOMIC IMPACT	The development will have a positive impact on locale and will not significantly affect property values.
SITE DESIGN AND INTERNAL DESIGN	The internal design of development is considered to be satisfactory. Site design is considered to be satisfactory and in accordance with the provisions of the <i>PDCP 2006</i> .
CONSTRUCTION	All construction works are to be done in accordance with development consent, prescribed conditions of the <i>Environmental Planning and Assessment Regulation 2000</i> , and the <i>National Construction Code - Building Code of Australia (Volume 2)</i> .
CUMULATIVE IMPACTS	The cumulative impacts of the development are considered to be minimal, with the development site able to accommodate the proposed development.

g) "the suitability of the site for the development"

DOES THE PROPOSAL FIT THE LOCALITY	The proposal considered to fit the locality well. The development has been designed in accordance with all the planning provisions applying to the site and will therefore be incorporated well into the locale.
ARE SITE ATTRIBUTES CONDUCTIVE TO DEVELOPMENT	The positive site attributes are considered to be conducive to development. There are no significant risks or factors associated with the site that cannot be ameliorated or that would affect the development.

Accordingly, the consideration for the 'suitability of the site for development' is considered to be satisfactory.

h) "the public interest"

Although the public interest will be gauged through the neighbour notification process, the development will have minimal impact on public infrastructure as a whole and on the surrounding neighbourhood. The development will also not significantly affect any neighbouring properties in terms of privacy, overshadowing, amenity, economic loss or any other impacts.

CONCLUSION:

As shown in this statement of the environmental effects, the proposed development for construction of a single storey dual occupancy development is considered to be a satisfactory proposal.

The statement of environmental effects has addressed all of the planning controls applying to the site and has found the proposal to be in compliance with these controls. Provisions such as zoning, land use, waste generation, design and construction have all been addressed and found to be satisfactory.

As addressed in this statement, the proposal will also have minimal environmental impact on the surrounding locale and the merits of the proposal are positive. Based on these positive merits, it is therefore hoped that approval for the attached dual occupancy development will be granted.

APPENDIX A – PHOTOS



Above – Front view of existing house and site (as fronting Gamanya Avenue).

Below – Further front view of house and neighbouring eastern neighbour (No. 4 Gamanya).





Above – Blue Gum Avenue view of allotment and detached garage. Neighbouring house at No. 31 Blue Gum Avenue also visible to right.

Below – View of allotment of land at corner apex of Gamenya and Blue Gum Avenue.



APPENDIX B - WASTE MANAGEMENT PLAN

Outline of Proposal

SITE ADDRESS: Lot 40 DP 239315 (No. 6) Gamenya Avenue, South Penrith

APPLICANT: M & L Friend / UDL Developments Pty Ltd

PHONE: C/- 0418 248 369

FAX/EMAIL: C/- admin@udlbuild.com.au

BUILDINGS ON SITE: Existing single storey dwelling, detached garage and ancillary structures

PROPOSAL: Attached single storey dual occupancy and the demolition of existing site structures

The details on this form are the intentions for managing waste relating to this project

DATE: June 2014

DEMOLITION – STAGE 1

Demolition of existing single storey dwelling, detached fibro garage and other ancillary structures.

Materials On-Site	DESTINATION			
	Type of Material	Estimated Volume (m ³) or weight (t)	RECYCLING AND REUSE	
ON SITE Specify proposed reuse or on-site recycling methods			OFF SITE Specify contractor and recycling outlet	
Excavation Material	Nil. No surplus excavation material with demolition. All material to be re-graded into site	N/A	N/A	N/A
Green Waste	Removal of some minor trees and shrubs. Volume approximately 2m ³ .	Tree removal be conducted by tree removal contractor. Plants and shrubs to be mulched.	If possible, existing trees/shrubs to be mulched by tree removal contractor. Use and sale of this mulch material is to be off-site.	No landfill proposed.
Roof Tiles - Roof tiles of dwelling	Volume difficult to determine but would be approximately 10-15 tonnes.	Nil on-site use	If possible or required, roofing tiles to be taken to: "Boral Crushing" Industrial Drive, Mayfield West Any other recycling outlet may also be sourced by demolition contractor.	Any tiles not recycled will be disposed of at landfill. Probable destination for disposal will be: "WSN Environmental Solutions" – Wallgrove Road, Eastern Creek.

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Bricks - Brick/masonry house	Volume difficult to determine but would be approximately 10-15 tonnes.	Nil on-site use	If possible, bricks to be taken to: "Boral Crushing" Industrial Drive, Mayfield West Any other recycling outlet may also be sourced by demolition contractor.	Any bricks not recycled will be disposed of at landfill. Probable destination for disposal will be: "WSN Environmental Solutions" – Wallgrove Road, Eastern Creek.
Concrete - Concrete slabs, footings. - Other ancillary	Volume difficult to determine but would be approximately 10 tonnes.	Nil on site use.	Waste concrete to be taken by demolition contractor to appropriate recycling or disposal outlet. Probable destination for recycling outlet will be: "Boral Crushing" Industrial Drive, Mayfield West	Any concrete not recycled will be disposed of at landfill. Probable destination for disposal will be: "WSN Environmental Solutions" – Wallgrove Road, Eastern Creek.
Timber - Framework	Volume difficult to determine but would be approximately 8-9 tonnes.	Possible re-use of better quality timbers (eg. hardwoods) in the construction of the new building. Otherwise, timber to be recycled.	All good quality timber will be recycled. Probable destination for recycling outlet will be: "SITA Environmental Solutions" – Eastern Creek. Possible sale of good second hand building materials to specific second hand building material outlets (eg. windows/ doors/ etc..)	Nil off-site landfill disposal for timber waste.
Plasterboard	Volume difficult to determine but would be approximately 6-7 tonnes.	Nil on site use.	Where possible, plasterboard to be sent for recycling. For example, plasterboard may be recycled by: "Boral Plasterboard" 3 Thackery Street, Camellia.	Any plasterboard not recycled will be disposed of at landfill. Probable destination for disposal will be: "WSN Environmental Solutions" – Wallgrove Road, Eastern Creek.

<p>Metals –</p> <ul style="list-style-type: none"> - Downpipes and guttering. - Structural steel work and reinforcing - Metal roofing. 	<p>Estimated volume difficult to determine but would be less than 0.5 tonne.</p>	<p>Nil on site re-use.</p>	<p>All metals will be recycled. Probable destination for recycling outlet will be: "SimsMetal Ltd" 76 Christie Street, St Marys</p> <p>Possible re-sale of some structures as second hand materials.</p>	<p>Nil landfill disposal is proposed for any metals.</p>
<p>Other –</p> <ul style="list-style-type: none"> - Plastics/PVC/UPVC - Glass - Paper & cardboard - Tiling/fittings - Other ceramics - Carpets/cloth - Wiring , putrescible waste, etc.. 	<p>Approximately 5-6 tonne.</p>	<p>Nil on site re-use.</p>	<p>All paper/cardboard & glass to be recycled at appropriate outlet.</p> <p>Other non-recyclable waste to be disposed of in landfill.</p>	<p>Probable destination for disposal will be: "WSN Environmental Solutions" – Wallgrove Road, Eastern Creek.</p>
<p>Other – Please specify</p> <ul style="list-style-type: none"> - Fibro/old Villa board (possible hazardous waste) 	<p>Volume difficult to accurately determine but exceeds 10m².</p> <p>Note: Work involving bonded asbestos removal work (of an area of more than 10 square metres) or friable asbestos removal work must be undertaken by a person who carries on a business of such removal work in accordance with a licence under clause 318 of the Occupational Health and Safety Regulation 2001.</p>	<p>Nil.</p>	<p>Nil.</p>	<p>All fibrous cement products will be disposed of in accordance with the requirements of Penrith City Council's requirements and WorkCover Authority requirements. Disposal to be undertaken by an appropriately licensed demolition contractor.</p> <p>Note: Information on the removal and disposal of asbestos to landfill sites licensed to accept this waste is available from the Department of Environment, Climate Change and Water.</p>

CONSTRUCTION – STAGE 2 (A)

Construction of a single storey attached dual occupancy.

Materials On-Site	DESTINATION			
	Estimated Volume (m ³) or weight (t)	RECYCLING AND REUSE		DISPOSAL
Type of Material		ON SITE Specify proposed reuse or on-site recycling methods	OFF SITE Specify contractor and recycling outlet	Specify contractor and landfill site.
Excavation Material	No surplus excavation material due to flat site and cut and fill levels being minimal.	Re-use of surplus material on site.	No off-site disposal proposed.	No off-site disposal proposed.
Green Waste	Nil (refer to demolition)	N/A	N/A	N/A
Roof Tiles	Approximately 2 tonnes.	No on-site recycling of roof tiles is proposed.	If possible, remaining roof tiles and off cuts to be taken to: "Boral Crushing" Industrial Drive, Mayfield West	Any tiles not recycled will be disposed of at landfill. Probable destination for disposal will be: "WSN Environmental Solutions" – Wallgrove Road, Eastern Creek.
Bricks/Masonry	Approximately 1 tonne.	Some better bricks to be kept for site owners' future use.	If possible, bricks to be taken to: "Boral Crushing" Industrial Drive, Mayfield West Any other recycling outlet may also be sourced by demolition contractor.	Any bricks not recycled or used on site will be disposed of at: "WSN Environmental Solutions" – Wallgrove Road, Eastern Creek.

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Concrete	Maximum 0.5m ³	Possible use of any excess concrete spill to in base for driveways and paths (non-structural components only).	No off-site recycling outlet proposed. Remaining concrete to be taken back by delivering concrete truck to concrete batching plant for re-use.	Nil off-site landfill disposal for concrete waste.
Timber - Timber framework. - Other ancillary	Minimal waste generation due to fabrication processes.	All better timber pieces will be kept for future projects.	Any required off-site disposal for unusable timbers will be sent for recycling: "WSN Environmental Solutions" – Wallgrove Road, Eastern Creek.	Nil off-site landfill disposal for timber waste is proposed.
Plasterboard	0.5 tonnes maximum.	Nil other than installer's procedures for reducing waste generation through good work practice, possible break-up of plasterboard pieces for use in landscaping (if supplier doesn't take waste).	All plasterboard waste to be recycled and returned to supplier: "Boral Plasterboard" 3 Thackery Street, Camellia, or "Jarmax" (just gyprock)	Nil off-site landfill disposal for plasterboard waste.
Metals – - Copper piping - Flashing - Downpipes and guttering. - Fencing - Structural steel work and reinforcing	Estimated volume difficult to determine but would be minimal (due to cost of most materials and products).	Most material is used as best as possible on site due to cost of materials (eg copper piping). Other material, such as reinforcing steel is not wasted but used in structural concrete works.	Due to expensive costs of materials, specific contractor to recycle most metals (eg. Copper piping by plumbing contractor). Alternatively, waste metals will be recycled at: "SjmsMetal Ltd" 76 Christie Street, St Marys	Nil landfill disposal is proposed for any metals. If recycling is not possible, waste non-recyclable metal will be taken to: "WSN Environmental Solutions" – Wallgrove Road, Eastern Creek.

Other – - Plastics/PVC/UPVC - Glass - Paper & cardboard - Tiling/fittings - Other ceramics - Carpets/cloth - Wiring - Putrescible waste, etc..	Approximately 3-4 tonnes.		All paper/cardboard to be recycled at appropriate outlet. Other waste to be disposed of in landfill.	Generally, most other 'non-recyclable' waste will be disposed of at: "WSN Environmental Solutions" – Wallgrove Road, Eastern Creek.
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Additional Notes for Waste Management:

- Builder to advise all sub-contractors of waste practices required when working on site.
- Builder/contractors to keep an inventory of all receipts from re-use and recycling depots/companies and landfill sites.
- "Waste handler" to be chosen by builder to follow waste management plan.
- Builder to label all on-site waste sorting and storage areas.
- Builder to follow a "purchasing policy" that will:
 - Identify required qualities of materials accurately to minimise waste.
 - Source suppliers who recycle or reuse waste or surplus supplied materials.
 - Source suppliers who have reduced packaging or who recycle their own packaging.

DESIGN OF FACILITIES – STAGE 2 (B)

Type of waste to be generated:

- The type of waste to be generated includes general household waste generation. This incorporates a variety of paper products, plastics, food wastes and glass generated in a normal household.
- Waste generation will be as for a typical dwelling for each of the two dwellings.

Expected volume per week:

- The expected total volume per week are difficult to estimate but would be up to 80 litres per occupant per week. Approximately 1/3 of this volume would be recycled (ie. About 25 litres/occupant/week).

On-site storage:

- It is proposed for a waste cupboard to be incorporated within the proposed new kitchen of each dwelling.
- Site containers are existing and consist of standard Penrith City Council garbage bins and recycling bins and a green waste bin for each dwelling.
- Waste storage and recycling bins are located within the rear yard areas of each dwelling on the site.
- Bins are wheeled to street on collection night. Collection will be by Council's waste contractor.
- No additional requirements for on-site storage.

ON-GOING MANAGEMENT – STAGE 2 (C)

Standard on-going management for a development of this size would include:

- As per occupants/owners choice.

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