

# STATEMENT OF ENVIRONMENTAL EFFECTS & WASTE MANAGEMENT TO ACCOMPANY A DEVELOPMENT APPLICATION

Under  
Local Environmental Plan

Penrith City Council LEP 2010

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# RESIDENTIAL DEVELOPMENT CLASS 1a

Penrith  
City Council

Zoned: R1 – General Residential

SOEE FILE NO: 85017 GJG IBE

Issue: Council & Certifier

TUESDAY, 14 NOVEMBER 2017

.....

## CONSTRUCTION OF A TWO STOREY DWELLING WATER TANKS and Landscaping

GJG – Ibe-Djumapili - Lot No: 303 IN DP 1215888  
Street No: 42 Bradley Street Glenmore Park NSW 2745  
Site area 268.2m<sup>2</sup>

Issued Development Consent ...

Dated: ...

BUILDER: Licenced Builder – GJ Gardner Homes

The Owners / C. Title: -

-

Lessee: -

Address: No:

Applicant: -

Development Application Prepared by: McTavish Design

Revision	Date	Approved by
Submission	14/11/2017	

McTavish Design

ABN

Address details

Telephone

(02) 4758 6200



THE WORK

The building work described in the contract dated

LOCATION

GJG – Ibe-Djumapili - Lot No: 303 IN DP 1215888  
 Street No: 42 Bradley Street Glenmore Park NSW 2745  
 Site area 268.2m<sup>2</sup>

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Penrith

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THE PARTIES

Owner/s` -

---

Address -

---

Builder -

---

Address -

---

ABN

Lic number -

**SIGNATURES**

Owner/s

---

Date

---

Builder -

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Date

---

Initials

Date: 14/11/2017

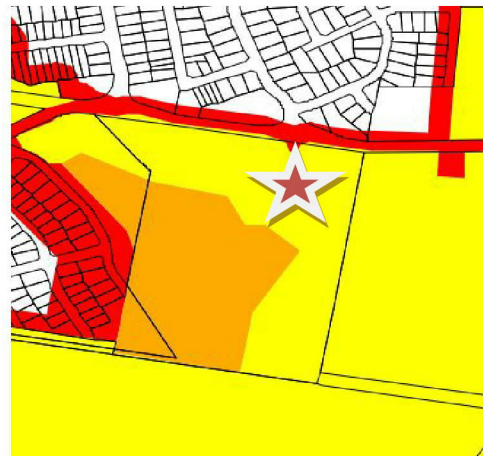
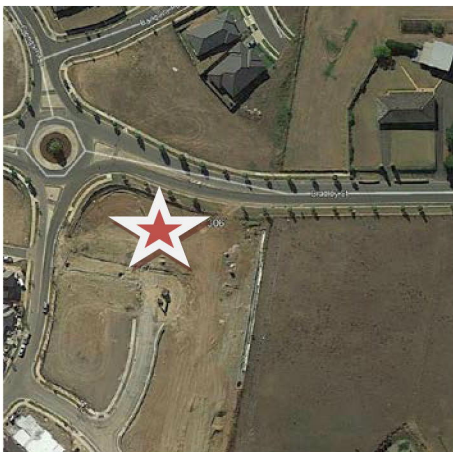
Date: 14/11/2017

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DEVELOPMENT DETAILS

RE: Property Address:

GJG – Tovey - Lot No: 305 IN DP 1215888  
Street No: 38 Bradley Street Glenmore Park NSW 2747  
Site area 333.7m<sup>2</sup>



## Reference to Reports and or other Requirements:

### PROJECT DESIGN DESCRIPTION

The proposal comprises of the following:

### Description

- A Two Storey Dwelling
  - Comprising generally of: 4 bedrooms and general living areas
- Detached Double Garage
  
- Water Tank/s.
- Residential Driveway access. to the rear of the site
- Removal of Vegetation      NO
  - Landscape Design                      see plans
  
- New Vegetation                      YES
  - Landscape Design                      see plans

### Construction

#### Floors

- Floor Slab on ground & framed floor construction to first floor
- 

#### Roof

- Roof - Colorbond custom orb.

#### Walls

- Walls – Timber framed clad walls
- Walls - Brick veneered walls

#### Window& glazing

- Aluminium framed glazing

#### Beam & Columns

- External brick piers
- External timber posts

#### Building Platform

- The Proposal has minor site cut and fill techniques for RC slab floor construction

### Stormwater

- Stormwater:                      overflow from rainwater tank to existing street disposal
- Waste water:                      to mains sewer to existing disposal system

## Associated water tanks

- Primary Dwelling
  - Above ground Steel water tank 3 KL
    - Council & Basix Portion Total Water Retention 3 KL

.....  
Ancillary structures and or detached buildings and Classifications

## Unauthorised Building

There is no unauthorised development associated with this report as indicated on the site.

<b>BUILDING IN BUSHFIRE PRONE AREAS</b>
---

## Bushfire Prone

Building in bushfire prone areas - AS 3959

The area is mapped by council as being bushfire prone.

the specific site is:

assessed to be BAL level 12.5 construction requirements to:

All elevations

## See report provided

## Note

Reference may also be made to the rural fire service conditions  
as per final conditions of consent

*Reference : \*category of bushfire hazard / attack  
as per as 3959 and planning for bushfire attack 2006.*



## EXISTING SITE AND LOCATION

### 1 EXISTING LAND USE

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The subject site is an existing vacant lot

### 2 THE SITE CHARACTERISTICS

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The site has a slight fall from the front of the site to the rear  
hence the proposal is cut and fill - slab on ground techniques

### 3 SITE ACCESS

---

The proposed development provides for:

- \* Access to the site will be via the new driveway as proposed from the rear boundary
- \* The site is defined as a **Rear Loaded Site** with vehicle access from the rear lane

\* Additional Site perimeter temporary fencing shall be provided as to Council and Workcover's requirements.

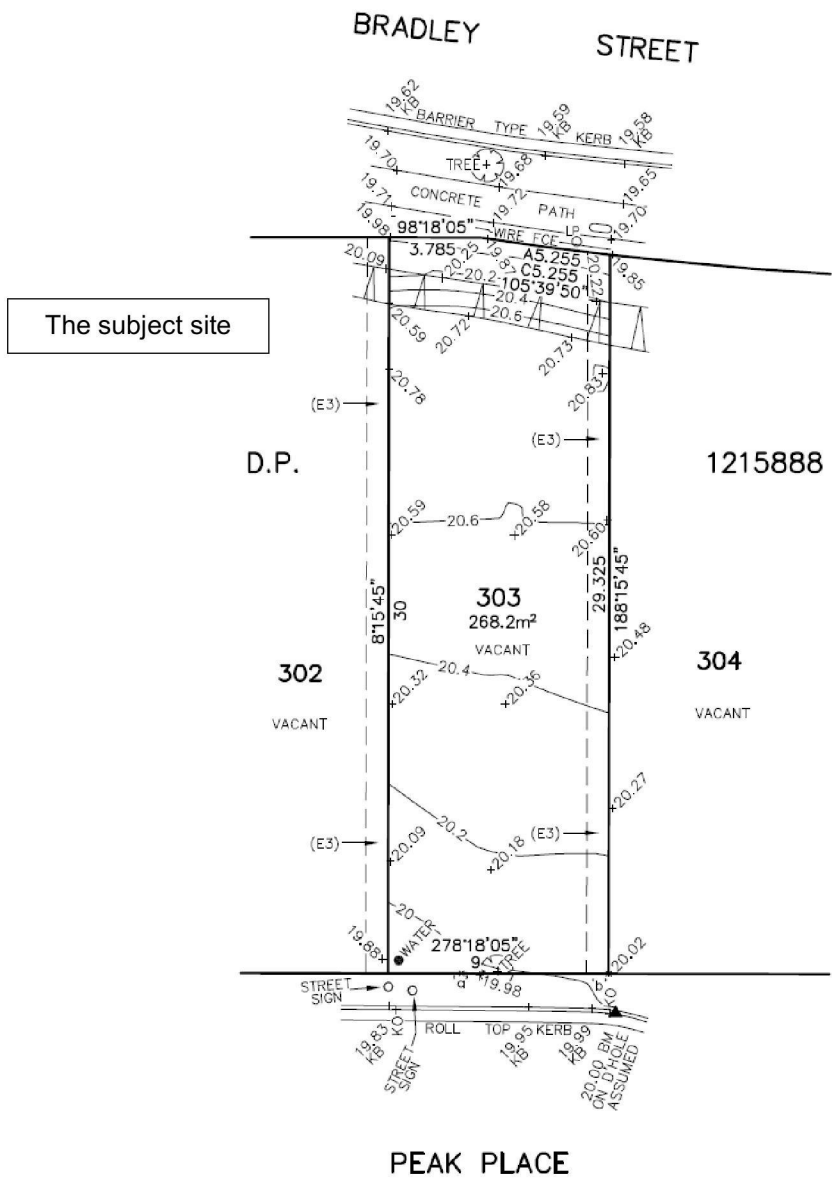
### 4 SITE WORK

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Description:

- New Construction
- Cut and fill techniques for concrete slab on ground construction.
- Management of waste

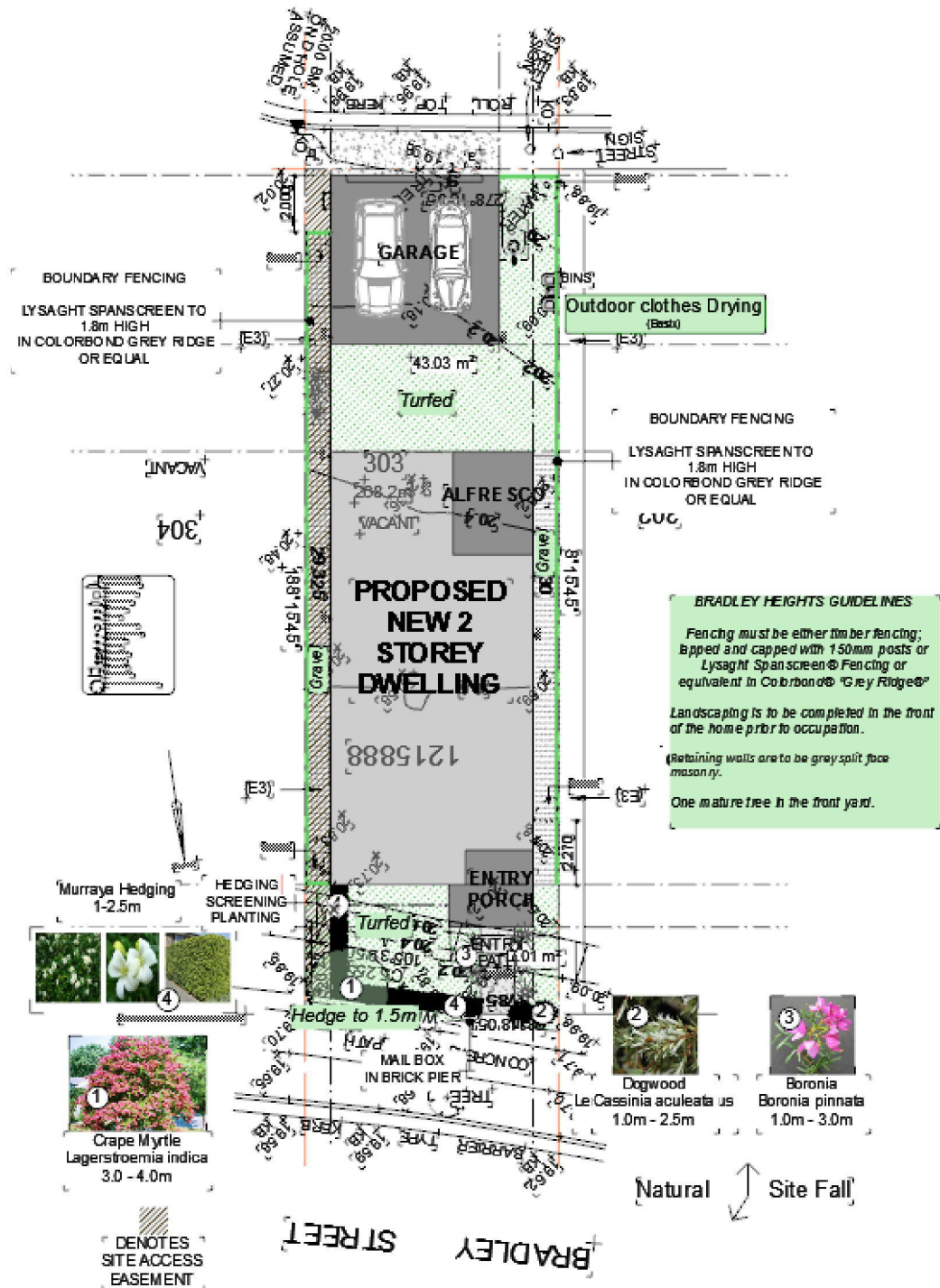
SITE PLAN - THE PROPOSED BUILDING SITING



Proposed Development – Ibe-Djumapili

McTavish Design Plans and Associates - File/Dr No: 85017 - Copyright

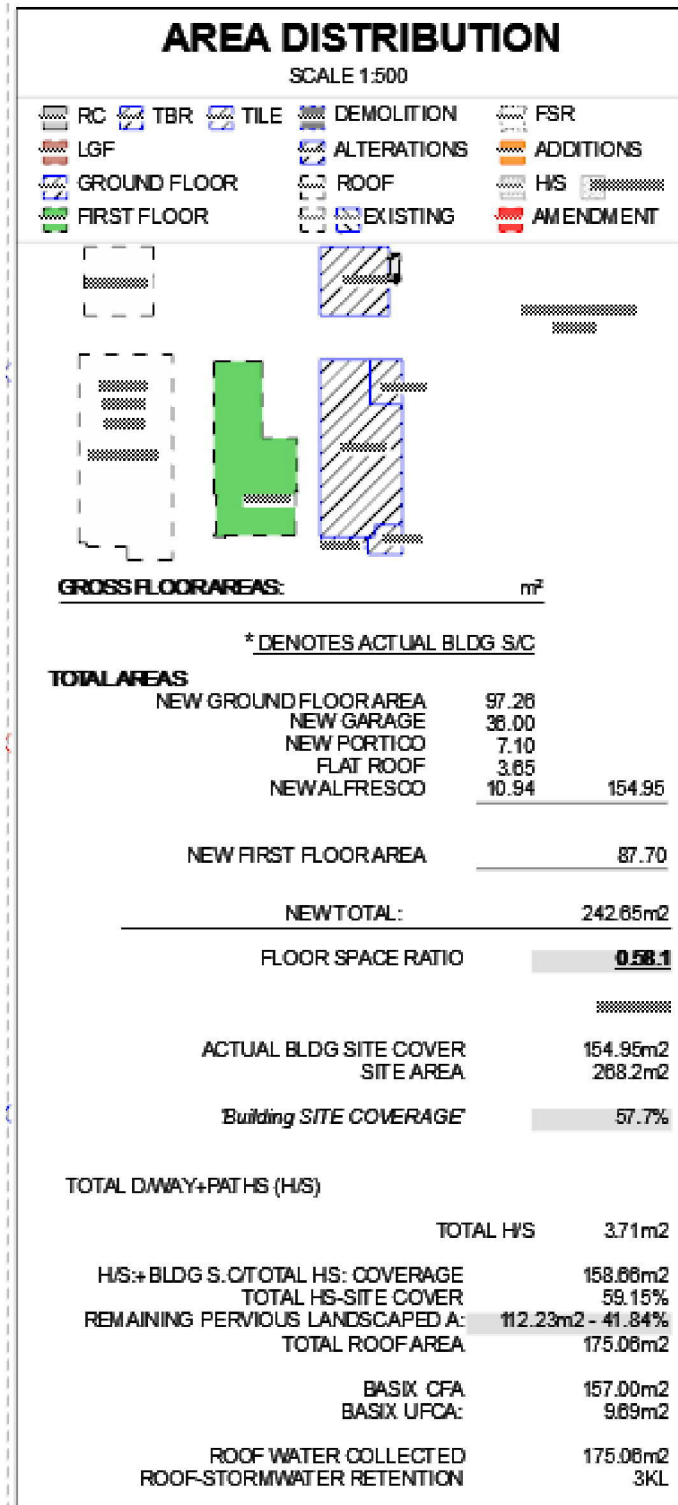
The Proposed Building Siting



Proposed Development – Ibe-Djumapili

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AREA DISTRIBUTION



<b>PROJECT INFORMATION</b>
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<b>PROJECT INFORMATION</b>	
DATE OF ISSUE	14 Nov 2017
PROJECT NUMBER	85017 GJG
DESIGN NAME	Custom Miami
OFFICE FILE	-
PROJECT NAME	Daneil Ibe and Jamaa Djumapili
LOCATION	No 42 Lot 303 Bradley Street Glenmore Park NSW 2745
ZONING	R1
SITE AREA	268.2m <sup>2</sup>
STREET No	42
LOT-s No	303
DP No	1215888
CONTOURS	0.2m
SURVEY BY	Cad Consulting
FLOOR SPACE RATIO	0.58.1
BLDG SQ METERS	242.65m <sup>2</sup>
BLDG BLDG SQUARES	Sq
BLDG SITE COVER	154.95m <sup>2</sup>
BLDG SITE COVER %	57.7%
TOTAL H/S COVER	3.71m <sup>2</sup>
TOTAL HS-SITE COVER	59.15%
REMAINING PERVIOUS A:	112.23m <sup>2</sup> - 41.84%
PROPOSED BAL LEVEL	BAL 12.5
BASIX CERT No	864683S
BASIX CFA	157.00m <sup>2</sup>
BASIX UCFA	9.69m <sup>2</sup>
TOTAL ROOF AREA	175.06m <sup>2</sup>
ROOF AREA COLLECTED	175.06m <sup>2</sup>
S - WATER RETENTION	3KL
S - WATER DETENTION	KL
BFP TANK OR CAPACITY	KL
SITE AND SLAB TYPE	Slab Type M
WIND CLASSIFICATION	-
DA No	-
CC No	-
AMENDMENT	-

Proposed Development – Ibe-Djumapili

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PRELODGEMENTS - APPROVALS – ZONING OBJECTIVES & VARIATIONS
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Contained within this Statement are specific references *and or* Compliance statements to Penrith CC LEP 2010 and the Objectives of the LEP, including the current Control Plan Penrith CC DCP 2014:

This report should be read in conjunction with the relevant Development Application plans submitted with the Development Application.

Is the application as currently submitted a Complying Development application?
▪ No
Is the Proposal “Numeric based control” against the respective DCP?
▪ No
Is the Proposal “Merit based” against the respective DCP?
▪ Yes
Was the Proposal assessed by the Estate Development Review Panel?
▪ Yes
▪ Ref No
▪ Dated
Was the Proposal approved by the Estate Development Review Panel?
▪ Yes
▪ Ref No
▪ Dated
Was a Council Pre Development or Pre lodgement Application provided?
▪ No
▪ Ref No
▪ Dated

<b>TABLE OF PLANNING COMPLIANCE &amp; SUMMARY</b>
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**TABLE OF PLANNING COMPLIANCE**  
**PENRITH CITY COUNCIL GUIDELINES LEP 2010 DCP 2014**  
 (ZONED R1 Residential)  
**Small Lots – Rear Loaded Site**  
 Compliance & Variations

GJG – Ibe-Djumapili - Lot No: 303 IN DP 1215888  
 Street No: 42 Bradley Street Glenmore Park NSW 2745  
 Site area 268.2m<sup>2</sup>

Issue	Council Requirement Min	Proposed	Comment
1. R1 Site Area	260.01m <sup>2</sup>		
1. Site Characteristics	<b>Small Lots Glenmore park Rear Loaded</b>	Small Lot	Complies
2. Bldg Site Coverage	undefined	154.95%	Merit based
3. Remaining Landscaped Areas 4. Pervious area	not defined	41.84% proposed Within Reg: setbacks	Merit based
5. Height Limit (Ridge)	Two Storey 8.5 m to ridge	7.05m ridge ht	Complies
6. Height Limit (Eaves)	not defined	5.375m eaves ht averaging	Complies
7. Front Setback (m)	not defined building line or within average setbacks	4016.0m building line	Complies
8. Side Setback 1 (m)	0.9m at bdry	0.9m	Complies
9. Side Setback 2 (m)	0.9m at bdry	0.9m	Complies
10. Rear Setback (m) <b>rear loaded</b>	0.0m rear loaded garages  6.0m two storey	0.224m	Complies
11. Secondary Setback 12. Garages	- n/a or rear loaded	-	Complies
13. Building Width (m)	within setbacks	within setbacks	Complies
14. F.S.R. %	not defined	-	Complies
15. Cut & Fill	0.6m max cut & fill	C = 0.31      external	Complies

(maximum)		F = 0 (Building footprint)	
16. Stormwater Disposal	To water tank. O/flow to street, easement or absorption pits	To water tank and o/flow to rear street disposal	Complies
17. Solar Access	Siting to maximise solar access	west east facing living areas	Complies
18. Private open space (m <sup>2</sup> )	6 x 4m - min 24sqm	actual = 62.62sqm	Complies
19. Garage width (%)	max 50%	n/a	Complies
20. Garage doors		2 space	
21. Vehicle Parking	(2) space 1 may be stacked parking	rear loaded garage	Complies
22. Dual Occupancies			
23. Private open space	retained solar amenity to the existing dwelling	best practicable solar amenity access	Complies


## ZONING OBJECTIVES AND ENVIRONMENTAL IMPACT

### 1.1 ZONING OBJECTIVES & DCP GUIDELINES

#### What are the aims and objectives of LEP 2010?

LEP 2010		Comment
<p><b>What are the aims and objectives of LEP 2010?</b></p> <p><b>R1 General Residential</b></p> <p><b>1 Objectives of zone</b></p> <ul style="list-style-type: none"> <li>• To provide for the housing needs of the community.</li> <li>• To provide for a variety of housing types and densities.</li> <li>• To enable other land uses that provide facilities or services to meet the day to day needs of residents.</li> <li>• To ensure that a high level of residential amenity is achieved and maintained.</li> <li>• To ensure that new development reflects the</li> </ul>	✓	<p>The Proposed ensures that new development reflects the desired future character and dwelling densities of the area.</p>



<p><i>desired future character and dwelling densities of the area.</i></p> <p><b>2 Permitted without consent</b>  <i>Home occupations</i></p> <p><b>3 Permitted with consent</b>  <i>Attached dwellings; Bed and breakfast accommodation; Boarding houses; Building identification signs; Business identification signs; Centre-based child care facilities; Community facilities; Dwelling houses; Emergency services facilities; Environmental protection works; Exhibition homes; Exhibition villages; Flood mitigation works; Group homes; Home-based child care; Home businesses; Home industries; Hostels; Information and education facilities; Multi dwelling housing; Neighbourhood shops; Places of public worship; Recreation areas; Residential accommodation; Residential flat buildings; Respite day care centres; Roads; Semi-detached dwellings; Seniors housing; Shop top housing</i></p> <p><b>4 Prohibited</b>  <i>Rural workers' dwellings; Any other development not specified in item 2 or 3</i></p>		<p>The Proposed - Attached dwellings</p>
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<p><b>Does the Proposal meet the aims and objectives of the respective LEP or is a variation proposed?</b></p>
<ul style="list-style-type: none"> <li>▪ Yes</li> </ul>
<p>How the Objectives of the LEP have been achieved</p>
<ul style="list-style-type: none"> <li>▪ The Proposal complies to the LEP Development Standards</li> </ul>
<p>Is the design contrary to a development standard?</p>
<ul style="list-style-type: none"> <li>▪ No</li> </ul>
<ul style="list-style-type: none"> <li>▪ .</li> </ul>

**What are the aims and objectives of the DCP?**

DCP 2014	Comment
<p><b>What are the aims and objectives of DCP 2014?</b>  <i>The residential character of any neighbourhood is</i></p>	<p>The Proposed development has been designed in respect to the development lot</p>

<p>determined by: 1) Location and density of development: a) proximity to busy centres or major roads b) residential density and mix of housing types c) proximity to heritage precincts d) frontage to public parks.</p> <p>A. Objectives The objectives of this Section are:  a) To establish overall guidelines for environmentally appropriate development b) To adopt the form and character of established neighbourhoods to guide environmentally appropriate design and development; and to stimulate a vibrant streetscape that preserves traces of Penrith's past. c) To ensure that new development does not detract significantly from the quality and amenity of existing dwellings and private gardens.</p> <p>2.1.2 Setbacks and Building Envelope A. Objectives Building setbacks and envelopes are established to: a) reflect the character of established garden suburbs, b) provide for establishment of vegetation and reasonable separation between buildings c) To provide a high level of visual and acoustic privacy for residents and neighbours in dwellings and private open space. d) To ensure that building design minimises overlooking problems e) achieve site-responsive development f) protect the amenity of occupants by controlling: i) visual impacts relating to height and bulk of buildings; ii) the impact of loss of privacy, overshadowing and loss of views.</p> <p>c) Encroachments to front setbacks i) Verandahs and pergolas are permitted to encroach 1.5m beyond the setback to the primary street frontage</p>	<p>✓</p> <p>✓</p> <p>✓</p>	<p style="text-align: center;">size (small lot rear loaded)</p> <p style="text-align: center;">The Proposed development allows for streetscape planting to the front and rear elevations</p> <p style="text-align: center;">The proposal is with regulation setbacks</p>
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<b>Does the Proposal meet the aims and objectives of the respective DCP or is a variation proposed?</b>
<ul style="list-style-type: none"> <li>▪ Yes</li> </ul>
How the Objectives of the DCP have been achieved
<ul style="list-style-type: none"> <li>▪ The Proposal complies to the DCP Control Guidelines</li> <li>▪</li> </ul>
Is the design contrary to a development standard?
<ul style="list-style-type: none"> <li>▪ No -</li> <li>▪</li> </ul>

## ENVIRONMENTAL IMPACT AND CONSIDERATIONS

### 1 AN OUTLINE OF MEASURES TAKEN TO REDUCE THE IMPACT ON THE ENVIRONMENT

In Principal the proposed design initially addresses and is derived from the regulation guidelines, control plans and Standards.

The proposed design is such that it addresses and maintains the existing site contours and land form as reasonable practical.

No adverse environmental impacts to the site and or surrounding areas will occur subject to the proposal

#### 1.1 BASIX SCORE

Project summary		
Project name	85017 GJG Ibe-Djumapili Transition	
Street address	42 Bradley Street Glenmore Park 2745	
Local Government Area	Penrith City Council	
Plan type and plan number	deposited 1215888	
Lot no.	303	
Section no.	-	
Project type	separate dwelling house	
No. of bedrooms	4	
Project score		
Water	✔ 48	Target 40
Thermal Comfort	✔ Pass	Target Pass
Energy	✔ 51	Target 40

<b>Is the Site affected by any of the following?</b>
<input type="checkbox"/> Native vegetation
<input type="checkbox"/> Flood prone area
<input checked="" type="checkbox"/> Bushfire Prone
<input type="checkbox"/> On site Waste water management
<input checked="" type="checkbox"/> Is the area of land to be disturbed greater than 50m <sup>2</sup> ? (See <i>sediment Control measures</i> )
<input type="checkbox"/> Is the site classified as potentially contaminated or is it currently or has been previously used for a purpose that may have resulted in it being contaminated?
<input type="checkbox"/> Is the site accessed via an unformed road?
<input type="checkbox"/> Is the area to be cleared located within 40 metres of a watercourse?
<input type="checkbox"/> Undisturbed areas or native vegetation
<input type="checkbox"/> Adjacent to areas of bushland
<input type="checkbox"/> Area to be cleared with proximity of a watercourse
<input type="checkbox"/> Rock out crop affected
<input type="checkbox"/> Sandstone benches
<input type="checkbox"/> Noxious weeds and plants
<input type="checkbox"/> Relationship to a Heritage Item
<input type="checkbox"/> A Conservation area
<input type="checkbox"/> A Heritage conservation area
<input type="checkbox"/> Surrounding Heritage or Period housing area
<input type="checkbox"/> A Period housing area
<input type="checkbox"/> Railway corridor
<input type="checkbox"/> Railway corridor within 60m
<input type="checkbox"/> Transport corridor
<input type="checkbox"/> Main transport corridor
<input type="checkbox"/> Flight Path Corridor

✓ **Acoustics** see acoustics requirements

## 1.2 WIND EFFECTS

Considering the scale of the proposed development, and consistency with the surrounding developments, it is not anticipated the proposal will cause any adverse wind effects beyond the existing conditions.

## 1.3 LANDSCAPING CONSIDERATIONS

- See landscape plan -

## 2 STREETScape AND CHARACTER

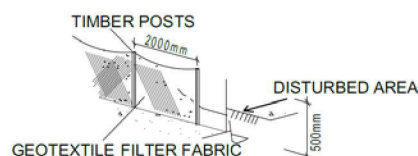
The Proposal as submitted is seen to be suitable with the given zoning for the site. The Proposal is compatible with the surrounding built area and is consistent with development control guidelines. The Proposal as provided for a clearly defined entry and habitable room window to the streetscape.

## SITE MANAGEMENT

### 1.1 SEDIMENT CONTROL- SITE MANAGEMENT

The proposal has provisions for sediment control of:

- Geotextile fabric filter sediment control barrier, generally down slope of works.



1. USE BARRIERS AT ALL POINTS WHERE STORMWATER LEAVES THE SITE, TO PREVENT WASHING INTO GUTTERS.
2. INSTALL SEDIMENT BARRIER DOWN SLOPE OF DISTURBED AREA AND RETURN UP HILL.
3. REGULARLY MAINTAIN THESE CONTROLS AT NO LESS THAN 70% CAPACITY.
4. CUT BRICK, TILE OR MASONRY ON PERVIOUS AREA, GRASS OR LOOSENEED SOIL WITHIN THE BOUNDARIES.
5. REMOVE CONTROLS ONLY WHEN CONSTRUCTION IS COMPLETE.
6. DISPOSE OF SEDIMENT IN A SUITABLE LOCATION.
7. USE STABILIZED ENTRY CONTROL WHERE REQU: BY COUNCIL.

## SEDIMENT CONTROL BARRIER

- ✓ Erosion and sediment measures should be in place prior to the commencement of construction by the Contract Builder and will be maintained throughout the construction of the dwelling.
- ✓ As indicated on the site plan there will be a stockpile to contain rubbish and a trade waste bin. The building area will be surrounded with a geo-textile fabric to prevent any sediment being washed onto the street and into the stormwater system.
- ✓ An all weather drive access, generally per council requirements, of crushed 40mm recycled concrete or equal will be established to the vehicle access point of the site prior to construction and building site preparation.
- ✓ Generally assess and or clean vehicles prior to leaving the site.
- ✓ Generally limit disturbed areas, and minimise disturbed areas within close proximity to the proposed works, where practical.
- ✓ The Contractor shall provide adequate sediment control barriers during the time of all construction to be carried out on the site, to *EPA and Council requirements*. The generation of dust shall be kept to a minimum.
- ✓ Minimise excavation areas and protect the surrounding area. Stock pile top soil for reuse at completion of foundation works and prevents spreading of excavated soil over the site.

## 1.2 STORMWATER MANAGEMENT

This dedicated capacity is defined within the Basix Certificate

New stormwater will be piped to the proposed 3000L stormwater tank then over flow will be piped to the easement to the rear of the site

## 1.3 UTILITY SERVICES AND WASTE -WASTE WATER DISPOSAL

The site has existing and or proposed services in place including:

Utilities:

- ✓ Mains Power front of site
- ✓ Mains Town water front of site
- ✓ Communication front of site
- ✓ Natural gas front of site
- ✓ The Mains Sewer

1.4 RELATIONSHIP TO ADJOINING OR EXISTING DEVELOPMENTS

The overall design, height, bulk or scale will not impose any detrimental effect to the immediate and surrounding areas

1.5 BLD SITING AND ORIENTATION

- Over shadowing n/a
  - See shadow diagrams provided
- Privacy n/a
- Views n/a
- Noise n/a

WASTE MANAGEMENT FOR THIS SITE

▪ CONSTRUCTION (GENERAL WASTE MANAGEMENT)

THIS WASTE MANAGEMENT PLAN:

Development Application

- \* Shows the waste that will be generated and how much waste.
- \* Tells how waste will be avoided, reused on site, recycled and disposed off site.
- \* Indicates how it keeps disposal of waste to minimum quantities.

\*The Builder, Contractor/s, Person or Persons responsible for managing waste on site.

Applicant's signature: \_\_\_\_\_

Date: \_\_\_\_\_

1 PROJECT WASTE MANAGEMENT

GENERAL

Notify neighbouring properties / occupants as required to prevent any adverse effects from work on site occurring to the adjacent properties in concern.

Order materials in accurate quantities to eliminate waste.

Stockpile: Siting to take account of environmental factors, eg slope, Drainage, location of watercourses and native vegetation.

Provide onsite receptacle for temporary storage of waste.

Provide sufficient space for storage of garden waste and other waste materials on site

Facilitate on-site source separation.

Facilitate re-use of materials on-site.

Provide sufficient space for storage of recyclables and garbage on-site.

For single residential and dual occupancy developments, and any other development where each unit is responsible for their own waste, a nominated area of the site, well drained and easily accessible to the collection point will suffice for the storage of garbage and recyclable materials.

Facilitate on-site source separation.

Facilitate re-use of materials on-site.

Area or room to be of sufficient size to store Council's standard bins in an efficient manner.

### 1.1 SEDIMENT CONTROL

The proposal has provisions for sediment control of:

\*geotextile fabric filter sediment control barrier, generally down slope of works

\*all weather drive access, generally as to council requirements

\*generally assess and or clean vehicles prior to leaving the site

\*generally limit disturbed areas, and minimise disturbed areas within close proximity to the proposed works, where practical.

\*The Contractor shall provide adequate sediment control barriers during the time of all construction to be carried out on the site, to *EPA and Council requirements*. The generation of dust shall be kept to a minimum.

\*Minimise excavation areas and protect the surrounding area. Stock pile top soil for reuse at completion of foundation works and prevents spreading of excavated soil over the site.

### 1.2 WASTE-BUILDING WASTE

\*Progressive cleaning:

\*Provide onsite receptacle.

\*Keep the work under the contract clean and tidy as it proceeds and regularly remove from the site.

\*All waste should be relocated to the nearest waste management facility, unless otherwise indicated.

### 1.3 WASTE MATERIALS

Type of Materials	Volume	Weight	Reuse and On site	Recycling Off site	Disposal
Excavation material top soil	Nil-Equal		Stock pile Top soil for reuse		Nil
Excavation	Equal Cut and Fill C 310mm	Similar quantities of cut and Fill			Nil
Trees removed	No		Mulched on site	Recycled	Nil
Garden waste	Nil		Nil	.	.
Bricks	2.5m <sup>3</sup>		-	-	-
AAC Panel	Nil		Nil	-	-
Roofing-Tile	Nil		-		Nil
Roofing-steel	3.5m <sup>2</sup>			To waste facility	To waste facility
Concrete	0.5m <sup>3</sup>			To waste facility	To waste facility
Timber combined	1.5m <sup>3</sup>			Remainder to waste facility	To waste facility
Plasterboard	2.5m <sup>2</sup>			To waste facility	To waste facility



Metal-Copper-Aluminium					To waste facility
Steel	0.2m <sup>2</sup>			To waste facility	To waste facility
Asbestos	n/a	Nil	Nil		-
Cement					Nil
Metal strap-paint tins	0.2m <sup>3</sup>			Remainder to waste facility	

All other waste materials will be disposed of in a suitable manner and transported to the nearest waste management facility, *Licensed Landfill Facilities –EPA 13 1555*

Do not bury waste on site.

#### 1.4 WASTE -WASTE WATER DISPOSAL

Proposed the site is sewer

## 2 RELATIONSHIP TO ADJOINING OR EXISTING DEVELOPMENTS

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The overall design, height, bulk or scale will not impose any detrimental effect to the immediate and surrounding areas.

#### 2.1 VEHICLE MANOEUVRABILITY

The subject site will provide adequate sediment control and manoeuvrability to street from the rear of the site.

#### 2.2 REGULATORY REQUIREMENTS

All works within the proposed development site shall be carried out in a responsible manner to the following Regulatory requirements: A porta-loo *or similar* shall be provided for the duration of the works on site.

All personal working on the site shall comply with OH+S requirements.

Respirators complying with AS 1715 and AS 1716

Eye protection complying with AS1336 and AS 1337

Industrial safety gloves complying with AS 2210

Hearing protection with AS1270

Industrial safety belts complying with AS 2210

## 3 CONCLUSION

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The proposal as submitted is consistent with the Development Controls of the current Penrith City Council LEP 2010 & the DCP 2014 relating to the site and zoning of Bradley Street Glenmore Park

Gregory McTavish - McTavish Design

For G J Gardner Homes.

For and behalf of: Builder / Owner.