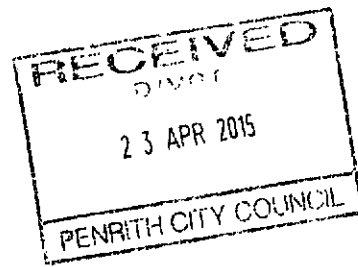


14 April 2015



## **Statement of Environmental Effects**

### **Description of proposal**

The construction of a single level house and shed at 307-321 Cranebrook Rd, Cranebrook. To enable safe flood access a box culvert will also be constructed over the watercourse running through a portion of the front property.

### **Locality**

The development site is zoned Rural A2 which allows permissibility of urban development. The lot is surrounded by rural residences on either side and across the road.

### **Matters for consideration - general**

**EPIs** - The SEPP (Penrith Lakes Scheme) 1989 and IDO93 planning provisions apply to the development site. IDO93 permits the construction of dwelling houses (please refer to page 11, clause 3, Table 1) and Clause 9 of the SEPP does provide capability for 'interim development' subject to council being satisfied that this proposed development would not have an adverse affect on the Penrith Lakes Scheme. The latter has been established and is evident in accompanied consultant reports.

**DCP 2006** applies to the lot and has been considered throughout the planning process of this development. The proposed dwelling is set back 59.94m from the front boundary, approximately 40m from the watercourse, 14.35m from the right boundary (looking from the road). Maximum building height is 5.149m. The floor area of the dwelling is 373.41m<sup>2</sup> and the floor area of the shed is 200m<sup>2</sup>, with a combined floor area of 573.41m<sup>2</sup> for the entire development.

There are **no draft planning agreements** that pertain to this lot.

**Likely impacts of the development** - As per the request of council after our pre-lodgment meeting, several consultants were used to evaluate the possible impacts that our proposed development would have on the site. Please see below the conclusions of these reports, of which further details can be obtained in the accompanying full reports. These reports support the fact that our proposed development will have low impact on the site and where impact is inevitable, recommendations have been proposed to alleviate this impact.

Flora and Fauna - No threatened fauna species were found to be present on the site at the time of inspection. The TSC Act listed vulnerable species *Grevillea juniperina* subsp. *juniperina* was located just to the west of the site and is likely to be present in the soil seed bank on the site. The critically endangered ecological community Cumberland Plain Shale Woodlands and Shale-Gravel Transition Forest occurs on the study site but the community will continue to exist both on site and off site regardless of the development. A species impact statement (TSC Act) and a referral to the Minister (EPBC Act) is deemed NOT necessary.

Site Contamination Assessment - Based on the data and evidence collected in the course of the site inspection and site history review, the findings of the Environmental Site Assessment (Phase I) are as follows:

- The site has not been used for residential, industrial or commercial purposes as yet, only used as passage to other nearby properties.
- Aerial photographs indicate the site has been vegetated since at least the late 1940's.
- Based on the site history and site inspection the two identified potential contaminants of concern do not warrant further investigation.
- A Phase II Detailed Site Contamination Investigation is not recommended.

Bushfire Hazard Assessment - The proposed development is capable of meeting the requirements of Planning for bushfire Protection 2006 with regards to Asset protection zones, siting and design, construction standards, access requirements, water and utility services and landscaping and as such is suitable for approval on the basis of Bushfire.

Onsite Wastewater Management Report - Effluent application area to be located within the cleared area for the bushfire Asset Protection Zone.

**Suitability of the site for development** - The site has been zoned for urban development capabilities, which is what we are seeking approval for. Aesthetically, our development fits in with the local area and surrounding houses. The site has been considered and assessed for various environmental impacts, such as flora and fauna, bushfire and flooding, all of which have found the site to be suitable for development (please refer to individual reports for details).