

**STATEMENT OF ENVIRONMENTAL EFFECTS  
FOR A DEVELOPMENT APPLICATION FOR THE  
INSTALLATION OF INTERNAL ROADS, HARDSTAND  
AND ASSOCIATED LANDSCAPING WORKS  
901 MAMRE ROAD, KEMPS CREEK, NSW**

**Prepared for:** Penrith City Council  
Mercieca Family  
Air Space Management Australia Pty Ltd

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## **1. PROJECT DESCRIPTION**

This proposal is for the installation of roadways, hardstand area and associated landscaping work to a rural lot to enhance its permitted uses.

The site's previous occupants had permitted a variety of building materials and solid wastes to be deposited on site. Removal of these has occurred and a detailed site contamination study undertaken that shows the land is not contaminated and would permit future uses within Penrith City Council's LEP.

There is a need to improve existing hardstand areas and provide alternate internal roadways to reduce use of a Right of Carriageway.

Site beautification is desired, in keeping with the existing site beautification that exists along the southern and northern site boundaries. The front of the site is exposed to view from passing traffic and the site owners desire the permission to erect a vegetated earth berm along the Mamre Road alignment for visual amenity and traffic noise reduction. The vegetated earth berms will be in keeping with other vegetation berms that border the site. The hardstand area and internal roadways will avoid low lying land that is untrafficable.

### **1.1 PROPONENT**

The proponent for this site is Air Space Management of Australia Pty Ltd (ASMA) who assist land owners with the long term economic use of their land.

Due to the uniqueness of this site and the inherent high quality of the adjoining properties, especially the presence of a waterway at the rear, improvements to the site are warranted that will allow greater use for the uses that are permitted.

### **1.2 INTERNAL ROADS**

The hardstand area and internal roadway will be comprised of compacted sandstone and glass fines permitted for use for this purpose by the classification of these materials. Engineering specifications for the depth of the hardstand will be provided at the Construction Certificate stage.

Drainage of the hardstand will be directed to allow for on-site natural infiltration of water into the existing soil profile with nil discharge off-site.

### **1.3 EARTH BERMS**

The landscaping works include the erection of earth berms to the front of the site. The height of the berms will not exceed 3.0 m above the existing natural ground level with a base of approximately 6.0 m.

A table drain will be installed at the toe of the berms to direct surface water flow into the existing land contour and overland flow, which drains the site from north-east to south-west.

The material to be used in the berm construction will be Virgin Excavated Natural Materials (VENM) or other materials that meet the current EPA's specifications to be classified as Excavated Natural Materials (ENM). These materials will be sourced from excavation and civil works throughout the Sydney metropolitan area. Material that does not meet the required Classification will not be permitted to enter the site.

The berms will be seeded with spray grass (by hydro-mulching) upon completion to assist in minimising dust generation and for the long-term erosion & sediment control purposes as well.

## **1.4 RURAL SUPPLIES**

The site is well placed to serve the rural areas with supply of materials that are needed. Initially this would focus on material that is low cost and suitable for use in roads. Rural properties frequently experience difficulty in maintaining all weather road surfaces due to the high cost of quarry materials. Other materials permitted for use on roadways would be stockpiled in an environmentally designed stockpile and distributed for use.

Note that this business will be subject to a future Development Application but is mentioned here simply to inform Council of possible future uses for the land that are permissible with Consent.

## **1.5 GENERALLY**

There are no industrial activities proposed to be conducted on the site, the application is limited to the works described in this report. Any future use of the site will be subject to a future and separate application.

There are no buildings to be erected.

There are no other activities proposed.

The Application is for the erection of earth berms, hardstand and an internal road only.

## 2. LOCATION

The subject site is known as Lot 33 – DP 258414, with street address 901 Mamre Rd, Kemp's Creek.

Figure 2-1: Site Location



Source: NSW Dept. of Lands SIX Maps

The land is generally described as cleared and flat rural land but with internal roads and drainage installed. The internal roadways have been extended for private usage and do not have access to Mamre Road. The natural contours of the site and an overland flow path directs surface water from the north-east towards the south-west. The land adjoins existing rural lands.

The land holding includes an existing residence and several rural sheds.

Figure 2-2: Aerial Photo



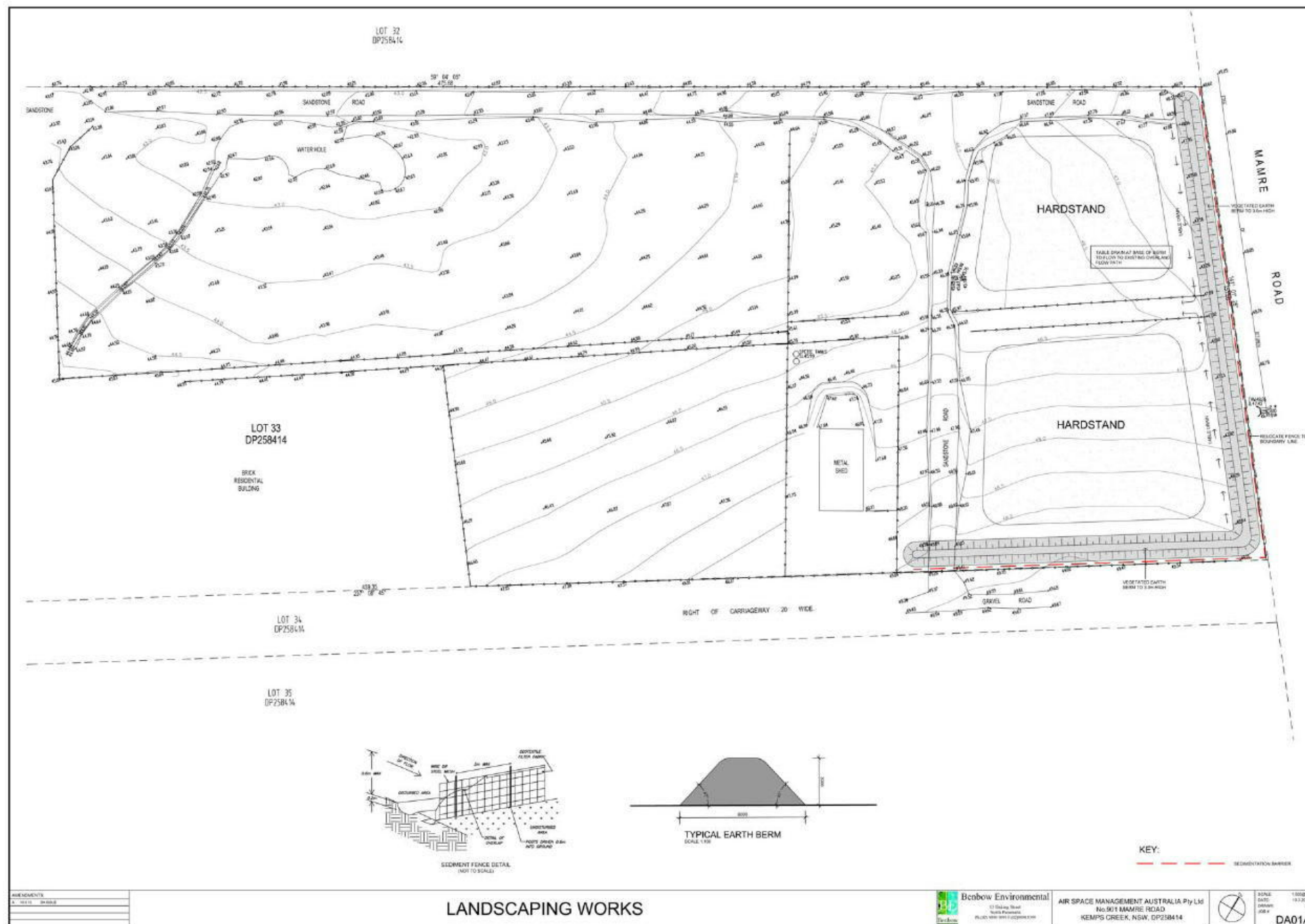
Source: NSW Dept of Lands SIX maps

Figure 2-3 shows a survey plan of the site. This shows the presence of the residence and sheds. It shows the overland flow path that services the spillway of a farm dam on the far side of Mamre Road and directs flow across the subject, eventually dispersing to Kemps Creek at the south-west of the subject site. This existing flow pattern will not be affected by the proposed works.

The plan shows the proposed location of the vegetated earth berm. Existing water flow through the berm would be engineered. The plan also shows the individual private roadways that have been constructed due to the restriction on use of the site due to the site being partly used to facilitate the passage of water from Mamre Road across the site.

A hardstand area is proposed to be constructed for the future use of the site for farm-related machinery. This area would also be used for a future rural supplies business. This business would initially specialise in road-making materials and general farm construction materials eg. sand, composts, land enhancement materials, lines suited for use in road making or drainage. Quantity stored would vary significantly from time to time but may reach 5000 tonne on the hardstand area.

Figure 2-3: Site Plan



### 3. STATUTORY PLANNING DOCUMENTS

#### 3.1 ENVIRONMENT PROTECTION AUTHORITY

Since the material used for the berms is to meet the Classification Guidelines as Virgin Excavated Natural Material (VENM) and/or Excavated Natural Material (ENM), there are no other relevant EPA statutory requirements.

#### 3.2 PENRITH CITY COUNCIL

The relevant Penrith City Council planning documents are described hereunder.

##### 3.2.1 Penrith City Council LEP 2010

The land is zoned part RU2 Rural Landscape and part E2 Environmental Conservation in Penrith Local Environment Plan 2010 (PLEP2010). The section of the land where the proposed activity is to occur is entirely within the RU2 zone. The zone allows for the following activities:

##### ***Zone RU2 Rural Landscape***

##### ***1 Objectives of zone***

- *To encourage sustainable primary industry production by maintaining and enhancing the natural resource base.*
- *To maintain the rural landscape character of the land.*
- *To provide for a range of compatible land uses, including extensive agriculture.*
- *To minimise conflict between land uses within the zone and land uses within adjoining zones.*
- *To preserve and improve natural resources through appropriate land management practices.*
- *To ensure development is compatible with the environmental capabilities of the land and does not unreasonably increase the demand for public services or public facilities.*

##### ***2 Permitted without consent***

*Extensive agriculture; Home occupations*

##### ***3 Permitted with consent***

*Agricultural produce industries; Agriculture; Animal boarding or training establishments; Building identification signs; Business identification signs; Cellar door premises; Cemeteries; Community facilities; Crematoria; Dual occupancies; Dwelling houses; Environmental facilities; Environmental protection works; Farm buildings; Flood mitigation works; Forestry; Funeral homes; Helipads; Home-based child care; Home businesses; Home industries; Information and education facilities; Places of public worship; Public administration buildings; Recreation areas; Recreation facilities (outdoor); Roads; Roadside stalls; Rural supplies; Schools; Secondary dwellings; Stock and sale yards; Tourist and visitor accommodation; Veterinary hospitals*

##### ***4 Prohibited***

*Hotel or motel accommodation; Serviced apartments; Any other development not specified in item 2 or 3*

The proposal is for the installation of hardstand to rural land, and the erection of earth berms as landscaping. The proposal is an allowable activity and thus permissible with Consent.

The land is rural land; the application does not include any activity to be conducted upon the land except for that as described in this document.

The land is also mapped for *Scenic Character and Landscape Values*. This is in the following terms:

#### **6.5 Protection of scenic character and landscape values**

*(1) The objectives of this clause are as follows:*

- (a) to identify areas that have particular scenic value either from major roads, identified heritage items or other public places,*
- (b) to ensure development in these areas is located and designed to minimise its visual impact.*
- (2) This clause applies to land identified as “Land with scenic and landscape values” on the Scenic and Landscape Values Map.*
- (3) Development consent must not be granted for any development on land to which this clause applies unless the consent authority is satisfied that measures will be taken, including in relation to the location and design of the proposed development, to minimise the visual impact of the development from major roads, identified heritage items and other public places.*

The erection of an earth berm satisfies the objectives of the Clause as follows:

- The vegetated earth berm is visually inoffensive when viewed from Mamre Road, its scale and appearance being both sympathetic to and in context with the rural locality.
- The proposed hardstand and internal road is located behind the berm and thus cannot be seen from the public realm.
- The earth berm provides for visual amelioration for any future rural activity that may be conducted upon the premises (subject to a future application).

## **4. OTHER RELEVANT MATTERS**

### **4.1 CONSTRUCTION**

The earth berm, road and hardstand will be constructed by heavy earthmoving plant that is currently located at the site.

All operations including the receipt of materials, will be conducted during normal business hours, Monday to Friday 7.00 am to 6.00 pm, and Saturday 7.00 am to 1.00 pm. No works on Sundays or Public Holidays.

Sedimentation and erosion control will be installed to the downslope of the hardstand area and berms prior to the works proceeding.

## 5. SUMMARY

The proposal is to install hardstand, an internal road, and erect an earth berm to allow for the site to be used for a future rural supplies business and also affords the occupant's increased privacy and traffic noise reduction.

The earth berm would be landscaped so that the site would be beautified on three sides.

For security of the land use, internal private roads are constructed from sandstone and fines that are approved for this use.

Environmental control of dust and sediment are to be installed.

The opportunity to assist other rural land owners with supplies of road maintenance materials has been recognised and will form part of a future development application.

No deleterious environmental impacts would result as the proposed activities are very limited.

The proposal is consistent with the rural zoning and Council's relevant control policies. There are minimal works required to facilitate the proposed activity, limited to infrequent truck movements during specified business hours and earthmoving activity within the site.

As such we consider that there will be negligible additional social and environmental impacts resulting from the proposal and recommend approval.

Prepared by:



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## 6. LIMITATIONS

Our services for this project are carried out in accordance with our current professional standards for site assessment investigations. No guarantees are either expressed or implied.

This report has been prepared solely for the use of Air Space Management Australia Pty Ltd, as per our agreement for providing environmental services. Only Air Space Management Australia Pty Ltd is entitled to rely upon the findings in the report within the scope of work described in this report. Otherwise, no responsibility is accepted for the use of any part of the report by another in any other context or for any other purpose.

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