

12 MAY 2020

Doc Set ID

GA Ref

Years

STATEMENT OF ENVIRONMENTAL EFFECTS

1. Property Details: Lots 9, 10, 11 in Section 2 of DP 2308: 206 Mort Street Lithgow

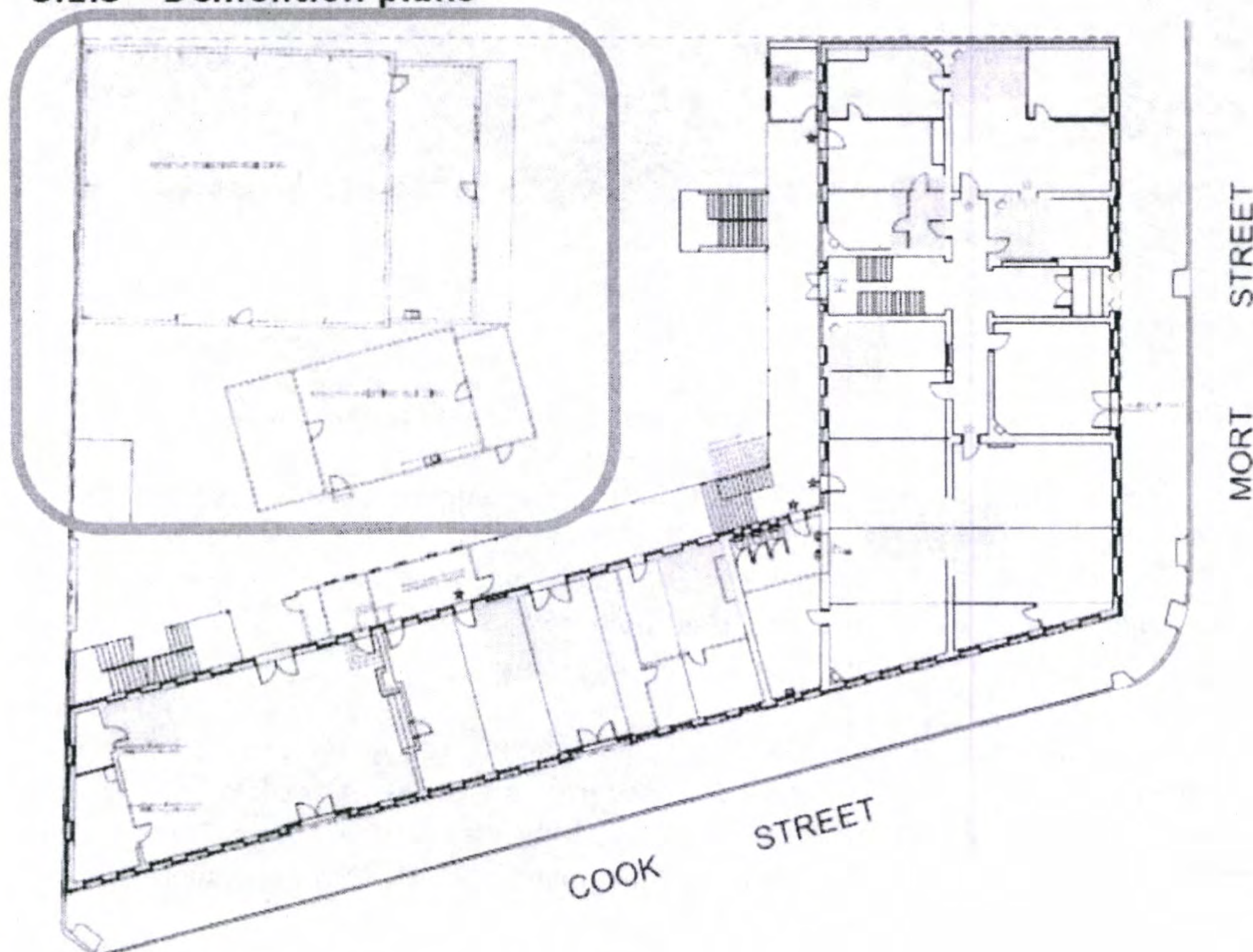
2. Ownership Details: Michael Wallace, Paula Wallace, Laurent Wallace, Jessica Wallace.

3. Detailed Description of the Proposal:

Demolition of Orange steel and brick shed – Referred to as “Drain laying yard building” on Page 49 of attached SEE

Demolition of Fibro Cottage – Referred to as “Classroom” on Page 50 of attached SEE.

The SEE refers to the below demolition plans as they relate to the redevelopment of the whole site. This application only relates to the two builds shown in green below.

3.1.3 Demolition plans



4. Description of the existing environment: See SEE for whole site by Ian Rufus

5. The likely impacts of the development on the environment: From page 13 of Ian Rufus' SEE May 2020

"the original main brick building holds the major significance for the site. The later buildings being the fibro clad classroom and the large brick and metal shed have little significance to the site at all."

6. What steps will be taken to protect the environment or to lessen the expected harm to the environment, including sedimentation control measures: A professional demolition company will be used. They will first remove the fibro from the building. The fibro will be removed and treated appropriately as possibly being asbestos containing material prior to the demolition of the main structures.

Metal from the shed will be taken to scrap metal recyclers. see attached demolition quote.

Noisy work will be restricted to council's standards of from 7am - 8pm weekdays and Saturday. Sunday work may be conducted from 8am-8pm. Protection of the Environment Operations (Noise control) Regulation 2017

Demolition Waste Management Plan:

All of the below work is to be done by qualified personnel.

Remove Fibro and dispose of.

Take down steel shed piece by piece. This reduces noise and increases safety.

Metal taken to metal recyclers.

Demolish timber frame of Fibro Cottage and truck to local tip.

Access to the site will be by Burns Lane.

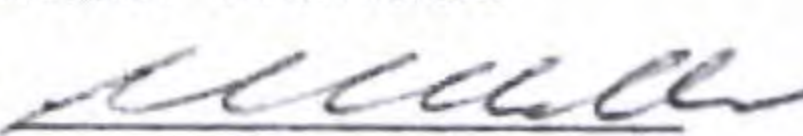
The Site will be secured with site fencing that will initially sit on the curb of Burns Lane and be moved on the property when the shed is removed.

When working near the boundary spotters will be used to ensure pedestrians and passing cars are kept safe.

7. Will the development have any amenity impacts on others? (For example, noise, dust, traffic generation or overshadowing). If the answer is **Yes**, please describe those impacts and measures to be undertaken that will mitigate those impacts.

The development will result in improved amenity and a reduction in overshadowing.

Applicant's Name: Michael Wallace

Applicant's Signature:  **Date:** 7/5/20

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