

# **STATEMENT OF ENVIRONMENTAL EFFECTS**

**for**

## **PROPOSED DEMOLITION OF EXISTING FIRE DAMAGED SCOUT HALL (1ST DUNDAS SCOUT HALL)**

**at**

**YATES AVE (CNR FULLFORD ST), DUNDAS VALLEY**

**for**

**ABRIL BUILDING SOLUTIONS PTY LTD**



**SG ARCHITECTURAL & HERITAGE  
AUGUST 2023**

## **Site Details**

The land is zoned RE1 – Public Recreation and W1 – Natural Waterways under the Parramatta LEP 2023.

The subject site is a large parcel of public land (Lot R, DP 36696) which is generally bound by Yates Ave, Fullford St and Quarry Rd. The site contains playing fields, parks, courts, playground, and amenities buildings. Adjacent to the intersection of Yates Avenue and Fullford Street is a fire damaged scout hall.

This application concerns the fire damaged scout hall, located wholly within the RE1 – Public Recreation zone.

## **The Proposal**

The proposal is for the complete demolition of the existing fire damaged scout hall including its porch and landing structures. The existing bitumen access paths are intended to remain.

At the completion of demolition work, the site will be left in a clean and safe state.

## **Setbacks**

The setbacks of the building from the Yates Ave and Fullford St boundaries are noted on the Demolition Site Plan for informational purposes.

## **Landscaping**

There are no trees to be removed as part of this application.

There are two trees located in close proximity to the proposed demolition works. One large tree (a Sydney Blue Gum?) with a trunk diameter of 1300mm, and one small tree (an Ironbark?) with a trunk diameter of 200mm. Both trees as shown on the Demolition Site Plan will be retained and protected to Council requirements.

Along the Fullford Street frontage against the scout building is a length of Murraya hedging that will likely require removal as part of the demolition works.

## **Watercourse**

To the north of the fire damaged scout building is an open watercourse containing trees and dense vegetation. This area will not be disturbed or encroached upon.

## **AS 2601-2001 The demolition of structures**

All demolition work will be carried out in accordance with AS 2601-2001 The demolition of structures.

## **Car Parking**

All vehicles associated with the demolition works will park along Yates Ave and Fullford St.

## **Sediment and Erosion Control**

Run-off and erosion controls will be installed to prevent soil erosion, water pollution and the discharge of loose sediment onto surrounding land and into the nearby watercourse.

## **Essential Services**

All essential services will be disconnected in accordance with the requirements of the relevant authority.

## **Waste Management**

Refer to the Waste Management Plan submitted with the application for details.