



STATEMENT OF ENVIRONMENTAL EFFECTS

PROPERTY: 24-27 Lambridge Place, Penrith NSW 2750

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STATEMENT OF ENVIRONMENTAL EFFECTS.

To facilitate ease of understanding and appreciation of the merits of our proposal in the Penrith City Councils DCP relating to commercial and industrial buildings, the information contained herein is set out in point form.

1. BACKGROUND.

The subject property is a commercial cold storage and transport facility located at 24-27 Lambridge Place Penrith NSW 2750. A development application was approved on 30.01.2006, but has expired.

2. OBJECTIVE.

The objectives of the Statement of Environmental Effects are to ensure that minimum standards of design are met, to provide measures to protect the natural and built environments, to enhance the established character of the current commercial and industrial area, to ensure the alteration/extension relates to site conditions within the guidelines as indicated by Penrith City Council. A further objective is to obtain approval for the proposed extension to the current facility as per the attached plans and relevant documentation

3. BUILDING DESIGN AND STYLE.

The building design is consistent with and enhances the character as well as the amenity of the local area, with consideration given to environmental characteristics and energy efficiency. The materials selected enhance the local area characteristics as they will replicate the existing built environment, with further consideration being given to items such as roof pitch, landscaping, and scale of extension. The size of the extension does not exceed the roof coverage ratio. The works do not have any effect on flooding, or any other natural risk. The works do not adversely affect the scenic quality of the locality, and do not interrupt the views or outlook of any adjoining properties.

4. SOLAR ACCESS.

There will be no adverse effects on solar access to the site and/or adjoining properties.

5. PRIVACY AND OVERSHADOWING.

There is no adverse effect on privacy and overshadowing as the scale of the extension is minimal in relation to the existing building envelope. Consideration has been given to neighboring properties by eliminating any windows that look

directly onto adjoining properties. Screening plants are already established in the site which further confirms the proposed extension will not affect the current amenity of adjoining properties

6. FLOOR SPACE:

Total site area:	6314.14 m ²
Proposed Extension:	435.40 m ²
Built Upon Area(including extension):	2318.20 m ²
Landscaped Area:	556.56 m ²
Floor Space Ratio:	0.37:1

7. SETBACKS.

The setbacks are existing and within Penrith City Council guidelines as it is an existing commercial/industrial building. The addition/alteration follows the same parameters, complementing the existing built environment, and streetscape, with provision for landscaping and protection of privacy and sunlight to neighboring properties.

8. PARKING AND ACCESS.

The parking and access to the existing facility provides an excess of and convenient parking for staff and visitors whilst maintaining the amenity of adjoining properties and the efficiency of the road network. The access to the current facility provides vehicular access which is simple, safe and direct, whilst maintaining the amenity of existing properties. No additional road traffic will be generated by the construction of the addition/alteration. Existing off street parking will be will not be affected .

9. OPEN SPACE/LANDSCAPE REQUIREMENTS

Due to the land mass being adequately sized for the proposed works, the extension shall have no adverse effects on open space/landscaping requirements. Any additional landscaping proposed will enhance the streetscape and amenity of the local area. The construction of the works does not have any significant impact on trees, natural features, bush land, flora and fauna. Additional landscape works if required will meet the relevant Australian Standards and industry best practice.

10. NOISE.

There will be no additional effects to existing noise levels.

11. DRAINAGE.

The works result in an increase in total roof area with the run off and additional drainage and hydraulics to be connected to the existing storm water system in accordance with Sydney Water and local government regulations. There is sufficient capacity within the existing drainage infrastructure to accommodate the extension without any adverse effect. In addition there will be no adverse effect on the existing flood conveyance area. The stormwater run-off created from the extension will be directed to the existing stormwater system. Appropriate erosion and sediment control measures will be implemented during construction.

12. CONSTRUCTION STANDARDS.

All works will be carried out as per;

- Building Code of Australia;
- Relevant Australian Standards
- Penrith City Councils relevant DCP requirements

13. ADDITIONAL ITEMS

There are no adverse social or economic effects created by the works, and the amenity of the local area or neighboring properties will not be affected. Furthermore there is no effect on any archaeological or heritage aspects.

14. PROPOSED WASTE MANGEMENT PLAN DURING CONSTRUCTION

All excavated material and waste generated during the construction will be disposed of, recycled or re-used as per the waste management plan (submitted separately as part of this application)

15. CONCLUSION.

In conclusion, we reiterate that this proposal is in keeping with current built environment. It is our opinion that the proposed works have achieved this without having any adverse effects on adjoining properties, the external appearance of the current facility and/or the existing streetscape. Finally our proposal carries merit in satisfying the relevant controls and guidelines set by Penrith City Council and the Building Code of Australia.