



Date, 22/01/2022 Delivery = Email Pages = 1-2.
To, PENRITH CITY COUNCIL At, THE TOWN CLERK
From, Ivan J. Zuanovic REF: SoEE-220122
Re, STATEMENT OF ENVIRONMENTAL EFFECT

T: 0400815 775

T: +612 400 815 775

PROPOSED ALTERATIONS & ADDITIONS TO FORM A GRANNY FLAT (SECONDARY DWELLING)
WITHIN THE EXISTING LOWER GROUND FLOOR (Existing Brick and Concrete Floors House).

E: admeco@live.com.au

AT; # 5 Burrawang Close KINGSWOOD NSW 2474

City of PENRITH

The proposal Granny Flat is considered should have similar environmental effect / impact to that of some existing & or a new built Granny Flat that is within an existing house / an attached build.

- a/ Located within an existing established area, streetscape, locality and within the community of Kingswood.
- b/ The proposed Granny Flat is wholly contained within an Existing Dwelling House & it's existing built footprint.
- c/ The proposed Granny Flat is within the Existing Lower Ground Floor part of the house, to the North-West side of the Existing House (with ample solar & daylight) this located at the back of the Existing Brick & Concrete build House with direct access to a Patio, side drive access, a large back yard with lawn.

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The proposed is considered to be minor works, the following;

- 1.0 **EXISTING DWELLING HOUSE / SITE & ESTABLISHED LOCALITY / COMMUNITY OF KINGSWOOD.**
- 1.1 **Existing house & site** is located within a more recent established subdivision area within Kingswood & is near adjacent to a newer Caddens community.
- 1.2 **The Existing Established Lot & Recent Built New House** have a Westerly Frontage in Burrawang Close.
- 1.3 **The Existing is located within walking distance** to bus stop, local parks, schools etc. with some 30min walking distance to Kingswood Railway Station, the local Community Centre, Shops etc.
- 1.4 **Existing Variety in housing types & styles**, single, two storey, duplex homes are located within the street & nearby. And within Burrawang Close & the immediate surrounding streets there is more recent new built homes. To the Northerly side of the Burrawang Close, the surrounds area & towards Kingswood Station is an original older established area of the Kingswood community, generally single & two storey homes. Opposite the Kingswood station are community facilities, local shops, & the surrounding streets include Town Houses & Flats. And more recent close to the railway station on the Great Western Highway are newly built Hi-Rise Apartments with shops etc. And some 30min walk to the West is Nepean Hospital etc.
- 2.0 **THE PROPOSED GRANNY FLAT WITHIN THE EXISTING HOUSE / AN ESTABLISHED LOT.**
- 2.1 **The Existing Established Lot is large**, it is some 1659m2 in area, with a natural fall to the North-East the back Yard & a cross fall to the North-West. There is an Existing Side Driveway Access along the North-West side to the back yard & a Side Access along the South-East side with 4m side setback lawn.
- 2.2 **There is Existing Services**, power, water, sewer, stormwater drainage etc.
- 2.3 **The Existing House has a Two Storey part** at the South-West Frontage, it sits on Upper Ground that is at street level. With a Double Driveway Access, a Double Garage with 2x Open Parking spaces in front, an Entry Veranda. This part of the house has is slab on ground with fill and not usable low sub-floor area.
- 2.4 **There is an Existing Side Drive that falls to the back yard**, the Existing House steps down to the back about half way along it's length this is some 2.7m in height 1x floor level. The front first floor level looks over the roof of the back part of house to the back yard.
- 2.5 **The existing back part of the house has a Living Room, Family Room, Kitchen, Laundry, Bathroom & a Large Back Veranda** (this being the first floor at the back to the North-West side only, other side is single level) with access to the back yard ground at the high side of the cross fall. Please see Plans & site photo-s.

Continued;

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- 2.6 The Existing House has an Existing Lower Ground floor area to the North-West side, this is on natural ground with direct access to a Patio, with a side drive & the back yard lawn area.
- 2.7 This Existing Lower Ground area (storage un-used) has brick walls & concrete floor & slab ceiling over with Existing Windows, a Back Doorway, along the two perimeter walls.
- 2.8 The Existing Lower Ground floor area is proposed to be Fitted-Out to form a Granny Flat some 60m2. The balance of the existing space main house separate by FRL & STC wall & door, the Games Room where Existing Steps in the corner provide access.
- 2.9 The Proposed Granny Flat is a 1x Bedroom, Bathroom, Lounge / Dining, a Kitchen that includes a Laundry Tub, a washing machine & dryer facility at one end.
- 2.10 The Proposed Works are considered minor, to form a Granny Flat, are interior Fit-Out type works.
- 2.11 The Existing Floor Slab height to the underside the Ceiling Slab (some 200 thick slab) is some 2.7m high.
- 2.12 The Existing Exist. R/C Slab Floor areas to be waterproofed to suit & new Anti-Slip Tiles or Vinyl Flooring to comply for NCC & to suit.
- 2.13 The Existing Brick perimeter walls skin, proposed is to add steel stud walls with wall-wrap, insulation & flush-set plasterboard to inside to comply for Basix & NCC. The Bathroom in Villaboard walls waterproof & Tile to suit.
- 2.14 Install a New Suspend FRL Insulated Ceiling in flush set plasterboard to Basix, the NCC & to suit.
- 2.15 Install Electrical Sub-DB, Electrical Wiring, NBN-Data, Smoke Detector Alarm-s, LED Lighting & Switches, GPO outlets, Plumbing for HWS & Taps to Basix, the NCC & etc. to suit the proposed.
- 2.16 Make Good the Existing where required to suit the proposed to comply for the Basix Certificate & or the NCC.

3.0 SOLAR ACCESS, DAYLIGHT & NATURAL VENTILATION

- 3.1 The Existing Windows to the North-West perimeter provide for ample solar, daylight & natural ventilation via the Windows & the Back Doorway to the proposed.

4.0 SEPARATION & PRIVACY

- 4.1 The proposed provides for visual, FRL & STC separation from the existing house, with own Entry / Exit & access via the existing side drive to the Granny Flat & the back yard space via a Patio. And well away from the adjacent lot-s, is FRL & STC separated from the Existing House.

5.0 THE BASIX & THE NCC

- 5.1 It is considered that the proposed is able to meet the Basix Certificate & the NCC / Australian Standards build requirements.

6.0 ECONOMICAL, PRACTICAL & FUNCTIONAL USE OF AVAILABLE SPACE WITHIN THE EXISTING HOUSE FOOTPRINT/ SITE.

- 6.1 It is considered the proposed make for an economical, practical, functional use of existing available space for a Granny Flat (Secondary Dwelling) type use.

7.0 CONCLUSION, A SENSIBLE SOLUTION TO AFFORDABLE HOUSING

- 7.1 The proposed is contained within the existing house footprint, therefore not reducing the back yard lawn etc. area, no increase in site cover. And having nil or minimal impact if any on the adjacent lots etc.
- 7.2 The proposed should not have an adverse affect on the subject lot, the adjacent lots, the area & the environment. The proposed is considered compatible & provides for a variety in housing type, affordable, suitable & well located.
- 7.3 The proposed is considered to be suitable, in keeping with the DCP, LEP & the Affordable Housing incentive for a variety in house types accommodation for NSW. It is suitable for older, young family or student use.
- 7.4 Therefore it is envisaged that the proposed is acceptable for Councils DA consent.

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