

Statement of Environmental Effects

PROPOSED WAREHOUSE

6A ROBERTSON PLACE, JAMISONTOWN NSW, 2750



1/291 Forbes St
Darlinghurst
NSW 2010

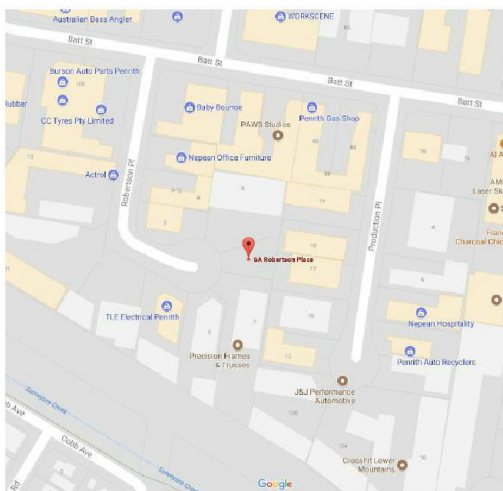
1. INTRODUCTION

This report concerns a Statement of Environmental Effects and accompanies the submission of a Development application seeking approval for the construction of a proposed 3-unit warehouse at 6A Robertson Place, Jamisontown.

2. DESCRIPTION

2.1 Site

The subject site is a large irregular shaped parcel of land located in the cul de sac of Robertson Place. The site has a total area of 1000m². It has a frontage of 13.66m² to Robertson Pl and a depth of 29.70m² along the western and eastern boundary.



Subject Site

2.2 Zoning

The subject property is zoned B5 Business Development under Penrith Local Environmental Plan 2010.

2.3 Physical Description

2.4.1 The site is moderate in slope and has its highest point in its frontage.

2.4.2 The site is approximately 523 meters away to the east of 7-Eleven of Jamisontown.

- 2.4 Flooding, Bushfire and Hazard
 - 2.4.1 The site is not identified as a bushfire prone land within 912m radius approximately and flood prone on relevant Council Maps.
 - 2.4.2 The site is also not exposed the any possible hazard.

3. EXISTING DEVELOPMENT

- 3.1 On the site

The site currently is an empty lot. It is used as a parking for the client's existing development right behind it.
- 3.2 Neighborhood Character

The site is in the midst of mixed-use development like business industries, commercial and residential developments.

4. PROPOSED DEVELOPMENT

- 4.1 Gross Floor Area

The proposed development has a GFA of 599.98m². The proposed development complies with the minimum 9m front setback according to the DCP.
- 4.2 Zoning

The proposed development is permissible within the B5 Business Development zone and will be below the maximum permissible height of 12 meters according to the LEP 2010.

5. BUILT IMPACT

- 5.1 Site Suitability
 - 5.1.1 The subject site is surrounded with the same development type as the proposed development.
 - 5.1.2 The site is serviced to the main stormwater drainage.
 - 5.1.3 The site and surrounding locality do not present any significant physical, ecological, heritage, technological or social constraints on the propose development.
- 5.2 Access and Traffic
 - 5.2.1 The site can be accessed by 8.8m rigid truck and is pedestrian friendly provided with parking.
 - 5.2.2 The development is provided with 6 car parking space with a shared area for disabled parking. Based on the DCP, it is 1 car space per 100m² of GFA, therefore, the proposed number of parking space complies the requirement.

- 5.3 Streetscape and Design
 - 5.3.1 The surrounding neighbourhoods are mostly industrial in use, therefore, the proposed façade design relates to their materials like concrete panels and modern design.
 - 5.3.2 The colours used are dark blue and grey to be supplied by Dulux.
 - 5.3.3 The site already has utility services such as power, water, sewer and telephone.
 - 5.3.4 The method of stormwater disposal is the use of the slope of the land directing toward the entrance edge of the site boundary, in which the main sewer drainage is located.
 - 5.3.5 The site does not dominate the skyline and does not interfere with the viewing rights of other advertisers.
 - 5.3.6 The development provides landscape located at the frontage of the site to improve the visual quality of the site.
- 5.4 Privacy Views and Overshadowing
 - 5.4.1 The proposed development has 6.4 meters height and does not have an impact on adjoining and neighbouring land in terms of visual bulk and overshadowing.
- 5.5 Social and Economic Effects
 - 5.5.1 The development simply seeks to retain an existing land use on site. The proposal is a type that could give a positive impact on both social and economy on the locality.

6. ENVIRONMENTAL IMPACT

- 6.1 Flora and Fauna
 - 6.1.1 The development will not have any impact on local flora and fauna.
 - 6.1.2 There are no threatened or endangered species at the subject site.
- 6.2 Noise and Acoustic impact
 - 6.2.1 The existing development around the site operates from 8:00 am to 5:00 pm daily. The proposed development will follow the same operating schedule; therefore, the development will not cause significantly adverse impact upon the amenity of the local area.
- 6.3 Water and Air Quality
 - 6.3.1 The proposal will have no significant impact on air and water quality in the locality

7. CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN

7.1 Passive Surveillance

7.1.1 Passive surveillance will be increased throughout the day as a result of increased presence within the premises and views over the street from the unit entrances and unit 1 offices (mezzanine). This passive surveillance is considered to form a beneficial prevention in crime to local businesses as well as local residents.

7.2 Property Damage

7.2.1 In the event of property damage, the owner/operator will have the damage assessed and contained within a 24-hour period to ensure the safety of the public and staff. Upon assessment, immediate actions will take to engage the services of the suitable person to address the situation.

8. Conclusion

The overall development is a permissible use in the B5 Business development. It complies with all council controls while having a minimal impact on neighbors and surroundings, and consistent with the future desired character and objective of the area. It does not present any significant adverse impacts on the amenity of the adjoining, adjacent or properties in terms of solar access, visual bulk and privacy.

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