

STATEMENT OF ENVIRONMENTAL EFFECTS

PROPOSED NEW LIFT AND ENTRANCE LOBBY

36 WOODRIFF STREET
PENRITH NSW

PROJECT NO. 16/144

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1. INTRODUCTION

1.1 Background & Project Objectives

This Statement of Environmental Effects (S.E.E) assesses the impacts of the proposal to provide a new lift and entrance lobby to an existing commercial building at 36 Woodriff Street, Penrith.

2. STATUTORY CONSIDERATIONS

The following is an overview of environmental planning instruments and legislation applicable to this proposal.

2.1 Environmental Planning Instruments

The proposed site is situated within the Penrith City Council Local Government Area on land zoned Zone B4 – Mixed Use.

The Environmental Planning Instrument applicable to this site is the Penrith Development Control Plan 2014.

3. EXISTING BUILDING AND SCOPE OF WORKS

3.1 Existing Building

The existing building on the site is on two levels. The ground floor comprises two office suites and carparking. The upper floor comprises three office suites. The upper level is currently served by two internal stairs.

3.2 Scope of Work

The scope of work consists of the creation of a new common entry foyer on the ground floor and the provision of a passenger lift, which will discharge into the existing common corridor on the first floor. The lift will comply with AS 1428.1 and AS 1735.12.

4. ENVIRONMENTAL ASSESSMENT

4.1 Introduction

This section addresses the potential impacts of the proposal and mitigation measures to ensure conformity with the Penrith Development Control Plan 2014.

4.1.1 DCP C1 – Site Planning and Design Principles

The proposed lift is to be inserted into an existing building. The building has a gross floor area of 1126m², on a site area of 935.55m², producing an FSR of 1.2, in an area where the allowable FSR is in the range of 3-3.49. The only external alteration to the building will be a small lift over-run projecting approximately 1m above the existing roof. It will not be visible from the street.

4.1.2 DCP C2 – Vegetation Management

There is no vegetation on the site.

4.1.3 DCP C3 – Water Management

The proposal will result in no alteration to the existing stormwater management or drainage.

4.1.4 DCP C4 – Land Management

The proposed works are contained within an existing building envelope.

4.1.5 DCP C5 – Waste Management

The proposal will generate approximately 4m³ of excavated spoil and approximately 1.5m³ of demolished concrete. The spoil will be transported to an approved disposal site and the concrete will be crushed at a waste disposal site, to be re-used as road base. The existing waste storage and disposal arrangements for the building will be unaffected.

4.1.6 DCP C6 – Landscape Design

The site has no potential for landscaping.

4.1.7 DCP C7 – Culture and Heritage

The site is not heritage listed and there are no heritage items on the site.

4.1.8 DCP C8 – Public Domain

There will be no impact on the public domain resulting from the proposal.

4.1.9 DCP C9 – Advertising and Signage

The proposal will not include additional signage.

4.1.10 DCP C10 – Transport, Access and Parking

The proposed development includes the creation of a new entry foyer on the ground floor, resulting in the reduction of the number of on-site car parking spaces from 23 to 18. The building has a gross floor area of 1126 m², which generates a requirement for 12 car spaces at the rate of 1 space per 100m² of GFA applicable to the City Centre. The building has a surplus of car spaces both prior to and after implementation of the proposal.

Implementation of the proposal will provide enhanced disabled access to the upper floor of the building.

4.1.11 DCP C11 – Sub-divisions

No sub-division of land is proposed.

4.1.12 DCP C12 – Noise and Vibration

The proposal will not generate additional noise or vibration.

4.1.13 Infrastructure and Services

Electrical and telecommunication services required for the proposal are available from existing on site sources without augmentation.

5. CONCLUSIONS AND RECOMMENDATIONS

Conclusion

Based on this S.E.E. for the proposed new passenger lift at 36 Woodriff Street, Penrith, the following conclusions are made:

Environmental impacts associated with this proposal are considered to be nil. Specific reference is made to the following:

- The proposal will provide enhanced disabled access to the building,
- Alteration to the building is minimal,
- The building will have a surplus of onsite car parking spaces on completion of the works.

Recommendation

It is recommended that the proposal at 36 Woodriff Street Penrith be approved.

ALLEANZA ARCHITECTURE



Louis Borg
Architect