

STATEMENT OF ENVIRONMENTAL EFFECTS

PROPOSED ALTERATIONS AND ADDITIONS TO EXISTING
RESIDENTIAL PREMISE

30 Alinta Promenade,

Jordan Springs, NSW 2747

Lot 2088 DP 1168991

Date: May 2021



ABN: 11 002 829 512
Builders Lic No. 41276



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1.0 INTRODUCTION

This Statement of Environmental Effects has been prepared to accompany a Development Application for the First floor Addition and Ground Floor extension & modifications to an existing detached residence at 30 Alinta Promenade, Jordan Springs.

The proposal has been designed with consideration to the Penrith DCP 2014, State Regional Environmental Plan No. 30 - St Marys, Development Control Strategy, St. Marys Western Precincts Plan and the and the National Construction Code of Australia (NCC).

2.0 SITE DESCRIPTION

2.1 Property description

The site is identified as 30 Alinta Promenade, Jordan Springs, being legally described as Lot 2088 DP 1168991.

2.2 Site suitability

- The site consists of a single storey brick cottage with a concrete tiled roof to the main build. The home is in a satisfactory condition structurally as per the Engineers certificate attached to this application. This proposal aims at enhancing the general condition, increase amenity and liveability of this building.
- The subject land is not subject to any flooding or ground water issues as evidenced by ground inspection and Engineer's certificate.
- It is zoned as Urban as per the State Regional Environmental Plan No. 30 - St Marys.
- The land is generally level as per survey plan attached
- The adjoining residences No. 28 and No. 32, consist of dwellings presenting to the street as Single and double storey cottages with tiled roofs.
- The site area is approx. 304.4 sq.m as per the attached Survey Plan
- All existing utility services on site (ie: water, sewerage, power, telephone) are currently connected. There are no issues with gaining access to these.
- The Location map below shows the proximity to transport services, shops, community and recreational facilities.



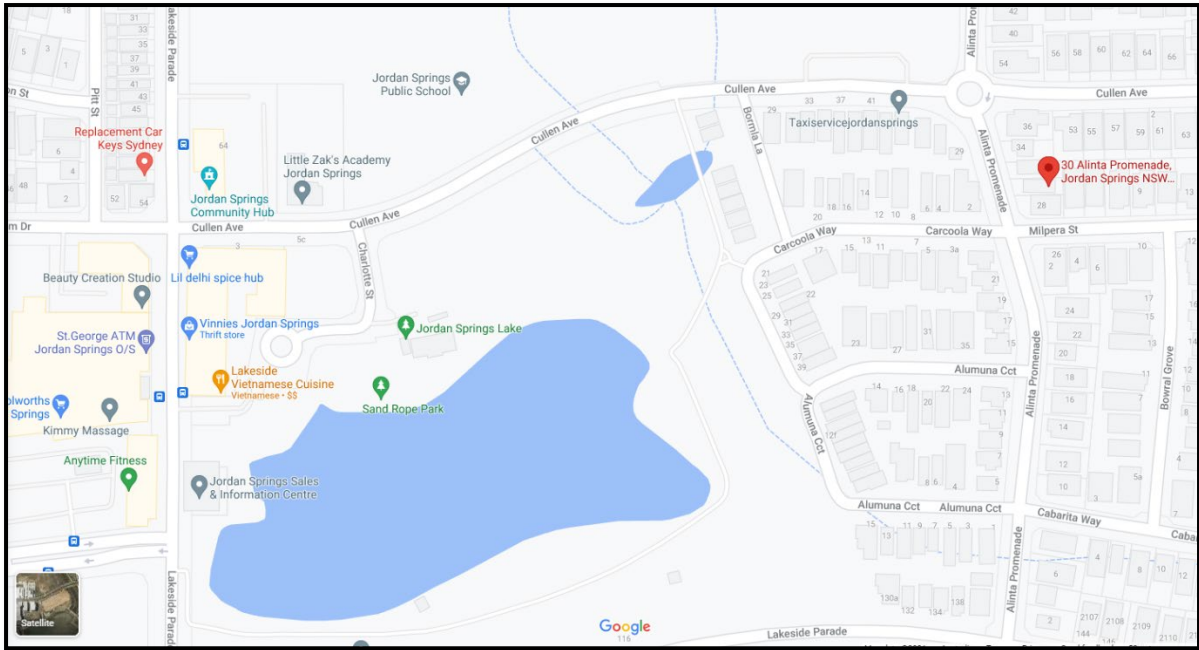


Figure 1: Location Plan. Source: Google Maps

3.0 PRESENT AND PREVIOUS USES

- The present and previous use of the site is for residential purposes. The proposed first floor addition will not alter this use.
- The present use of the adjoining land on all sides is for residential living.
- The aerial and street image below shows the sites' existing features;



Figure 2: Aerial view. Source: six maps



Figure 3: Street view. Source: Google maps



4.0 DESIGN GUIDELINES

4.1 External Built Form and Materials

- The proposal is a First floor addition to the top of an existing dwelling. The construction of the addition, in consideration to the design guidelines for dwelling house developments (Development Control Strategy for the Western Precinct) responds positively to the street amenity and streetscape by merging seamlessly in material and character.
- The additions and modifications will be complimentary to the existing streetscape and existing building typology.
- The proposed addition will result in a maximum of two storeys high at the rear which conforms to the controls
- The proposed works will greatly improve the amenity and liveability of the dwelling and retains useable external spaces.
- The landscaping which exists on the street frontage is also retained to further accentuate the visual presentation of the frontage as well as reduces the visual and acoustic impacts of pedestrian and vehicular traffic.
- The house will retain the landscaped setting which includes significant deep soil areas at the front and adequate provision is maintained at the rear.
- The First Floor extension allows for the sharing of views and preserves privacy and sunlight for neighbouring properties as shown in the Site plan and shadow diagrams.
- Roof: The proposed hipped roof merges with the existing roof typologies in the street and is similar to the existing roof form.

4.2 Topography and excavation

The site is generally level as per the levels in the Survey Plan provided. There is no excavation works proposed.

4.3 Site Coverage of all buildings

The ground coverage of the development is retained as existing with the overall bulk restrained to conform to the general housing bulk of the neighbourhood.

4.4 Building Height

- Maximum number of storeys is 2. Allowable is 2.
- Ceiling Height of the proposed first floor addition is 2.45 m complying to Clause 2.8.2.2, NCC 2016 Building Code of Australia - Volume Two



4.5 Setbacks

The proposed First Floor addition has no encroachment to the already existing setbacks. The front setback to garage and front is retained as existing as per the attached site plan. This conforms to the minimum 5.5m for garage and 4.5m front setback as provided in the Residential Development Controls for the Western Precinct.

The Side and rear setbacks of the new addition conform to the Development Control Strategy for the Western Precinct guidelines as per Table 4, Summary of development controls for dwelling types.

A summary of the setbacks against the controls is summarised in section 10: checklist of numerical standards at the end of this report.

4.6 Car Parking

The current car parking arrangements will not change due to the proposed addition

4.7 Stormwater

Stormwater will be routed via the existing stormwater system as there is no change to the expected outflows with no additional roof area proposed. See Stormwater inspection report for existing as attached in this application. The existing easements for drainage are undisturbed.

4.8 Private Open Space and Landscaping

Private open space for this property is provided at the rear. This is not affected by the proposed First floor addition and remains as-is.

5.0 PRIVACY, VIEWS AND OVERSHADOWING

5.1 Visual Privacy

The private spaces for the neighbouring properties are shielded from any visual intrusion.

There are no direct views from any living area of the proposed addition to the adjoining properties as per the Site and survey plans provided.



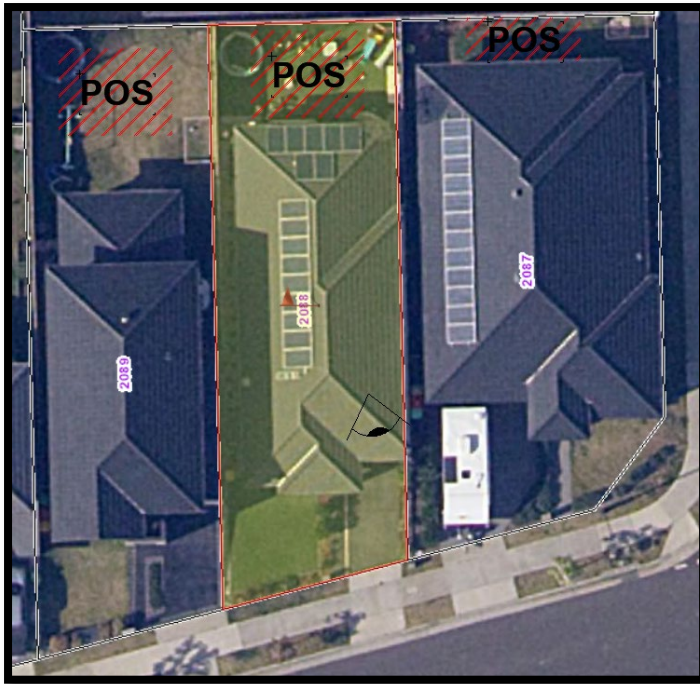


Figure 5: Neighbours & POS

- Views to between living rooms are non-existent.
- Headlight glare and light spillage will not affect any neighbours.

5.2 Acoustic Privacy

- Neighbouring dwellings will not be affected by any reduction of their acoustic privacy as there are no proposed outdoor areas or changes to the existing outdoor areas proposed.
- Parking on these premises will not increase with the proposed addition.
- The existing driveway will remain unchanged.
- External noise sources eg. air conditioners, exhaust systems or pool pumps are not proposed with this development.
- Low noise local traffic will be maintained at the current level.

5.3 Views

- The views from the neighbouring dwellings will not be affected.
- There will be no significant views from the proposed first floor addition except to the street.

5.4 Solar access & Overshadowing

- Please refer to the attached shadow diagrams on Sheet No. 11.
- The proposed second storey addition has no significant change on the shadowing of the subject site private open space as there is no increase of shadowing to any Private open space

- Any additional shadowing to the neighbouring properties, only No. 28 is at a minimum and conforms to provisions of Clause 2.1.6B to have minimum 3 hours of sunlight between 9:00am and 3:00pm on 21 June. The increase in shadowing is predominantly on the roof only and not on the POS.

6.0 AIR AND NOISE

6.1 Air

This proposal will not affect the air quality in the area. This proposal is only for residential purposes. No oil or wood burning stoves or heaters with flues or chimneys are proposed.

Being an existing residential property, the location of waste storage and composting will continue as per Penrith Council directives. Pick up of bins remains as per existing Council pickup. Waste and composting is kept in Council bins. The amount of waste will remain as per the status quo.

6.2 Noise

- Being an Existing residential home, on-site and nearby noise will remain as per the status quo.
- There are no proposed air conditioning units or pool pumps to increase noise on-site or nearby.
- Construction Noise. Our hours of operation will be within the council guidelines set in the DA conditions. Standard hand Power tools such as drills and power saws will only be used within these hours.
- Material deliveries will be kept within councils' hours of operation stated in the DA conditions.
- As a general guide, hours of operation would be: Mon-Fri 7am – 6pm. Sat 8am – 1pm. Sundays and Public holidays no operation.

7.0 CONSERVATION & HERITAGE

- The land does not contain an item of environmental heritage under the protection of Penrith Local Environmental Plan as per the attached planning certificate.
- The land is not within a conservation area.



8.0 BUSY ROAD AND RAIL CORRIDORS

8.1 Pedestrian and Vehicle safety

There are no proposed changes to the existing driveway and footpaths.

8.2 Busy Road

Material deliveries will be via the existing driveway deemed wide enough for all delivery trucks into the premises.

8.2 Rail Corridors

This development is not affected by any rail corridors.

9.0 ADDITIONAL INFORMATION

9.1 Contaminated Land

This site has been the subject of contamination studies and remediation work has been undertaken as per Historical Report - St Marys Property, ADI Limited, 1996; ADI Site, St Marys - Stage 2, Decontamination Audit, Woodward - Clyde, November 1996.

9.2 Acid Sulfate Soils

Our visual inspection of brickwork, concrete and render shows no indication of acid sulphate leaching.

9.3 Tree Preservation

No trees are proposed to be cut for this addition to be undertaken.

9.4 Bushfire

The property is clear of any bush fire prone land as per the attached planning certificate.

9.5 Mines Subsidence

The subject land has not been proclaimed to be a mine subsidence district within the meaning of Section 15 of the Mine Subsidence Compensation Act 1961.

9.6 Erosion and Sediment Controls

The project will have no earthworks to generate any erosion or sediment..



9.7 Waste Management

Waste from new materials is to be kept to a minimum both for economical and environmental purposes and is to be disposed of in such a manner e.g. timber for chipping, steel to recyclers, concrete for recycling, bricks & tiles etc. as to benefit the environment.

New materials will be stored until ready for use in an orderly manner off street until such time as required during construction with any waste material to be kept in a suitable receptacle in the same area.

The site is to be kept clean and tidy and free from waste material as much as possible, which is to be managed by collection within the site and removal for recycling to a reputable recycling vendor. If recycling is not an option, such materials will need to be disposed of in an appropriate manner.

Refer also to our waste management plan attached to this application.

9.8 Traffic and Parking

The existing development currently provides off-street car accommodation, including undercover provision. Access to the street is in the forward/reverse direction, which is the only direction currently available. The traffic in the area is of low volume and has clear visibility for access to the street and therefore will not cause a hazard.

9.9 Flooding

There are currently no mainstream or backwater flood-related development controls adopted by Council that apply to the land subject to this site.

9.10 Effect on Flora and Fauna

Environmentally this development will not cause any impact as there are no trees being removed and the present land use is not changing so there will be little if any effect on flora and fauna.



10. DEVELOPMENT SUMMARY CHECKLIST

As per Table 4 – Residential Development Controls, St. Marys Western Precincts, Development Control Strategy

DEVELOPMENT CONTROL	DESIGN REQUIREMENT	DEMONSTRATION OF COMPLIANCE	COMPLIANCE (Y-Yes, N-No, N/A- Not Applicable)
Allotment Type	DETACHED	DETACHED	Y
Allotment Size (m ²)	270-500	304.4	Y
Frontage (m)	9-20	10.3	Y
Depth (m)	25-30	29.2	Y
Setbacks (m)			
Primary			
• Building Frontage	4.5	5.8	Y
• Garage Frontage	5.5	6.3	NA
• Articulation	3.5	4.6	4.6
Side	Zero/0.9	1.5/1.4	Y
Rear	3	13.9	Y
Zero Lot Line (m)	13	none	NA
Maximum storeys	2	2	Y
Open Space (m ²)	20%	61.2 (Remains unaffected)	Y
Car parking spaces	1-2	2 (Remains unaffected)	Y(



11. CONCLUSION

The proposal complies with the DCP's in all respects and our considered view is that the proposal does not/ has minimal impact on environmental considerations or on planning constraints. The property is appropriately zoned and contributes positively to the developmental character of this area.

The application is therefore submitted for your consideration and approval.

Yours Sincerely,

Jeff Klomp

Apex Alterations and Additions

