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R/MGT

- 6 AUG 2013

PENRITH CITY COUNCIL

## STATEMENT OF ENVIRONMENTAL EFFECTS

This statement of Environmental Effects has been prepared to indentify the subject site, consider the effects on the surrounding environment, streetscape and adjoining properties. Councils DCP has been taken into account in the preparation of the report.

### Property

The subject property is known as Emu Plains Sports & Recreation Club, Lot No 110 DP 1135581, No 1 LEONAY PDE, LEONAY NSW 2750. The subject property is located with in the Local Government Area of "Penrith Council". The subject property allotment size is 22.23 Hectares, therefore being capable of sustaining the proposed development.

### Proposal

The proposal consists of the construction of a Rear Flat Colorbond Steel Awning over a new Merbau Timber Deck & Stairs 2.0 meter wide, with a 1.0m high perimeter Merbau Timber Handrails, and we are also using colours that will complement the existing dwelling. The total area of the proposal is 116.24m<sup>2</sup>.

### Existing Infrastructure

Given to nature of the proposal, we do not believe the proposed additions will not affect the existing infrastructure services related to the site in any way.

### Environmental Issues

The property in question does not appear to have any environmental constraints. The property does not appear to be in a mine – subsidence area, but is in bushfire prone land. Note the club building is located well clear of relevant trees and vegetation that would cause concern in the event of a bushfire and in my opinion the new proposed structures will also have no reason for concern from any bush fire threat.

### Vegetation

The proposal will have a minor effect on some of the existing Club Garden areas with minor alterations with some garden plants to be removed and relocated for this proposal to proceed in this location. There is no other effects to existing vegetation on the subject property, or the adjoining properties.

### Storm Water

The effect of the proposal on the existing stormwater run-off will be minimal. The total amount of hard surfaces has increased by 116.24m<sup>2</sup> and still leaving a sufficient landscaped area for natural absorption of rainwater. All new storm water shall be connected to existing systems on site or the natural slope of this land will allow the ground Storm Water to run to existing site drainage systems.

### Streetscape

The proposal has been designed in such a way that will harmonise with the existing dwelling and surrounding properties. Shape and colour selection will ensure that the proposal will compliment the existing dwelling and streetscape.

### Setbacks

As the existing Club and the proposed addition are on land Size 22.23 Hectares – well clear of any boundary lines – the council set back are well with councils DCP requirements.

**Privacy & Noise**

The proposal will have no effect on the privacy of the adjoining and surrounding properties. The proposal will also not generate additional noise, which would affect the adjoining properties or neighbourhood due to the proposed addition being on the rear side of the club..

**Waste Management**

All off cuts of materials used on site will be removed by Site Installer and placed in companies Metal Merchants recycling bin for disposal.

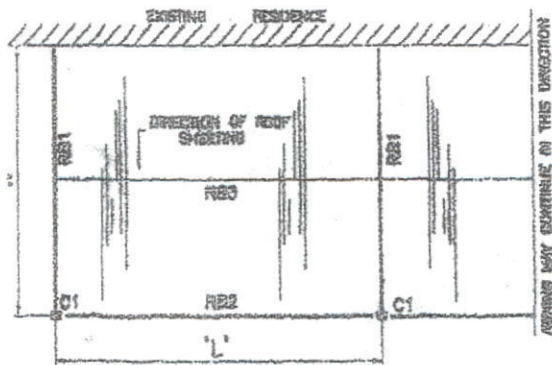
**Conclusion**

Our investigation of the property in question and the surrounding area concludes that the proposal will have minimal impact on the adjoining dwelling and neighbourhood. The proposal will complement the existing dwelling and streetscape.

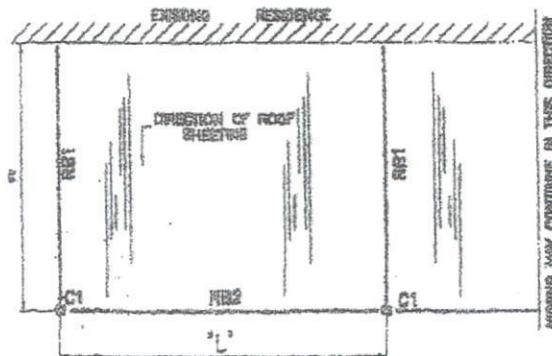
We seek council to view this application favourably

Regards  
Peter Dunn  
Patioman





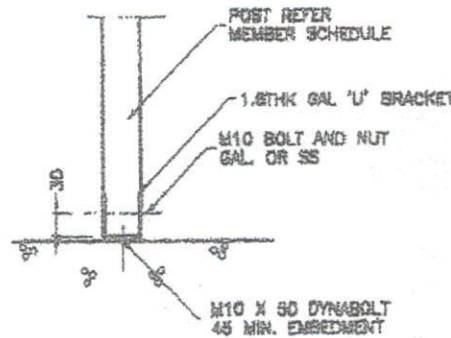
MEMBER SCHEDULE		
	W	L
70 X 50 X 1.2 RHS	3200	2100
100 X 50 X 2.0 RHS	4400	2800
150 X 50 X 2.0 RHS	5000	3900
200 X 50 X 2.0 RHS	6000	3700



MEMBER SCHEDULE		
	W	L
70 X 50 X 1.2 RHS	3700	4300
100 X 50 X 2.0 RHS	4500	6000
150 X 50 X 2.0 RHS	5000	8000
200 X 50 X 2.0 RHS	7000	9000

### ROOF-BEAM MARKING PLAN

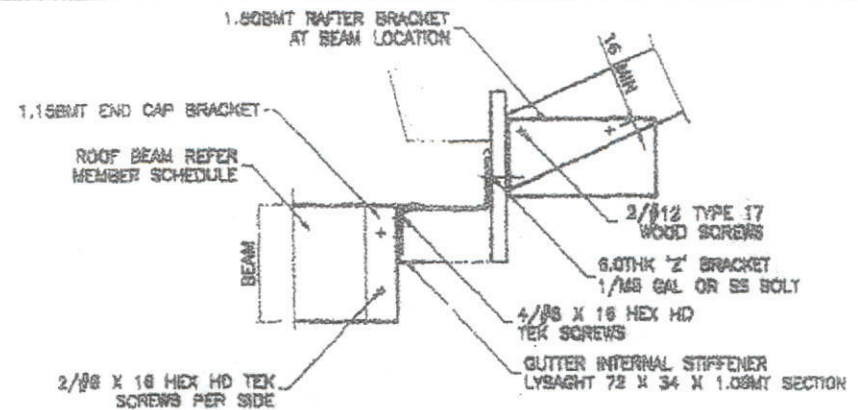
ROOF SHEETING:	SPAN
0.48BMT SUPERDECK	2300
0.42BMT PRO-DEK	3700
0.48BMT PRO-DEK	4500



TYPICAL POST FIXING DETAIL  
SCALE 1:10

### GENERAL NOTES:

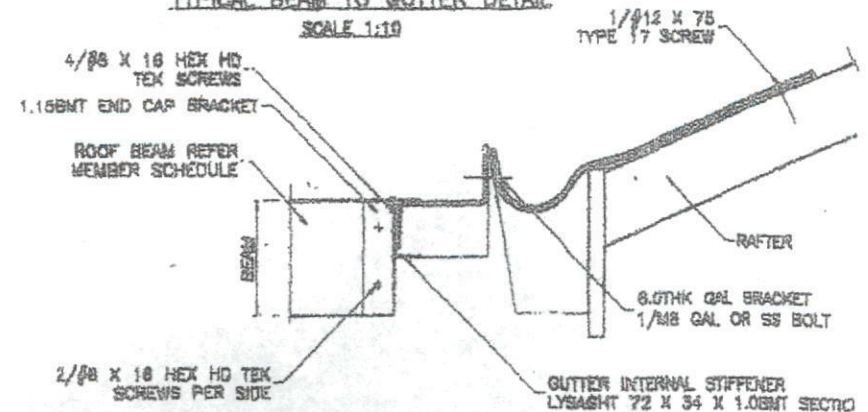
1. THE ABOVE TABLE IS VALID FOR WIND CLASSIFICATIONS AS DEFINED IN AS4055, UP TO N2.
2. ALL HOLLOW SECTIONS SHALL BE C350L0, IN ACCORDANCE WITH AS1163.
3. ALTERNATIVE ROOF SHEETING SHALL BE SELECTED IN ACCORDANCE WITH THE MANUFACTURERS SPECIFICATION.
4. UNSPECIFIED FASTENER EDGE DISTANCES SHALL BE 5 TIMES THE FASTENER DIAMETER.
5. AWNINGS ARE NON-TRAFFICABLE, AND LOADING IS IN ACCORDANCE WITH AS1170.1 C4.B.1.1.



NOTE: ROOF SHEETING DELETED FOR CLARITY

### TYPICAL BEAM TO GUTTER DETAIL

SCALE 1:10



NOTE: ROOF SHEETING DELETED FOR CLARITY

### TYPICAL BEAM TO FASCIA GUTTER DETAIL

SCALE 1:10

WE HEREBY CERTIFY THAT THE PLANS HAVE BEEN PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE RELEVANT AUSTRALIAN STANDARDS, AS FOLLOWS:

WIND LOADING UP TO N2 (W33) - AS4055  
LIVE LOADING - AS1170.1

CRAIG MATTHEW KEEN  
B.E. STRUCT (HONS) M.E. AUST 2110730

<b>PATROMAN</b>		LIC. No. B2918C
12 ALMA CRESCENT, EMU HEIGHTS N.S.W. 2750		
	CONSULTING PTY LTD	PROJECT: <b>UNENCLOSED AWNING WORKING DRAWING</b>
	ASB. 25 080 072 240 8 CALAIS PLACE EMERALD PARK N.S.W. 2760 PH: 9824 1373 FAX: 9876 1801	DATE: NTS DRAWING No. <b>02046</b>