

STATEMENT OF ENVIRONMENTAL EFFECTS



PROJECT INFORMATION:

Owner: Dr. Suleman Qurashi

Proposed Orthopaedic Healthcare Consultancy at LOT 14 DP35635 104 DERBY ST, PENRITH NSW 2750

DAYS OF OPERATION

The proposed orthopaedic consultancy will be in use 2-3 days a week by the consulting doctor and 5 days a week by a single receptionist taking calls and booking appointments and completing administration and filing on the days that the doctor is not in. The hours of operation of this facility will be 9am - 5pm, Monday to Friday. During the days that the doctor is not in, the receptionist will mainly use the dedicated staff office next to the kitchenette for filing and administration work.

A detailed summary of the proposed works includes the following:

- A complete revamp of the interior involving:
 - repairing existing hardwood floors
 - removing existing carpet floors
 - removal of interior cupboards and other fixed furniture within the dwelling including kitchen bench tops and cupboards
 - removal of interior structural or partition walls and addition of new walls with overhead beams for support (*confirmed by a certified structural engineer*)
 - replacing existing with new plasterboard walls & ceilings
 - rearrangement and replacement of all interior plumbing by licensed plumber
 - new location for a kitchenette accompanying office/staff space and filing area as an extension to the existing building
 - a disabled toilet to replace current bathroom & toilet
 - storage area to replace existing laundry
 - new disabled friendly doors to serve intended purpose for each space
- Some alterations and additions to the exterior involving:
 - addition of new exterior building cladding
 - addition of pavement for a new driveway and car parking
 - hydraulic engineer to design a storm water OSD system

- addition of new windows for the entire dwelling
- disabled access via a ramp connected to the main rear entrance
- removal of existing awning and addition of new extension to the dwelling at rear
- removal of existing timber deck, new concrete strip footings and addition of new timber decking for indoor purposes at rear.

SITE SUITABILITY

The Section 149 (2) Certificate, attached to this document, for this property excludes the following site restrictions:

Flooding - Not deemed flood prone land (page 7)

The Hydraulic Engineer has implemented an OSD system to avoid any excess runoff into the storm water system.

Bushfire Prone Land - Not deemed bushfire prone land (page 7)

Mine subsidence - No signs of mine subsidence or reference in Section 149 Certificate

Soil Erosion - No soil erosion can be seen on site

The Hydraulic Engineer has provided a Sediment Control Plan for the paving and construction works to be completed on site. (Refer to attachment A3-E1-E3-DA ISSUE A)

Landslip - There are no signs of landslip on site

Bushfire - As per Penrith City LEP 1998, the proposed lot does not fall within bushfire prone land.

Drainage - New reinforced concrete pavement and parking to be installed with On-Site Detention designed by a Hydraulic Engineer located at the front boundary as per Council's advice. Existing gutters and storm water connections to remain.

ACCESS & TRAFFIC

Driveway Access, Maneuverability & Pedestrian Safety

Access to parking is via the existing driveway facing North on Derby Street. Within the property boundary there will be a new reinforced concrete, 3.5m wide driveway to allow access to parking at rear. This driveway width is compliant with AS2890.1 for off-street parking. All parking spaces have been drawn up to standard and maximum allowable pavement has been

used to assist with maneuverability for visiting patients. Please refer to drawings DA -21 to DA - 23 for car parking entry and exit maneuvers as per AS2890.1.

To provide for pedestrian safety, new see through fencing will be constructed at the front of the property boundary so that pedestrians can see any cars coming out from the property. Colorbond fencing along the Western boundary will be at 1500mm height for the first 6 metres into the property to assist pedestrians in hearing and seeing outgoing cars.

Suitability of the existing road network

The existing road network is sufficient to allow staff and patients to enter the driveway with a car. The driveway has been designed to allow 2 cars at the same time, one entering and the other exiting in a front facing direction so to avoid any blocking of traffic on Derby street.

Number of vehicle movements entering and exiting the site, including delivery trucks

Depending on the amount of appointments there can be 1 patient car per hour to a maximum of 3 patients per hour plus 2 staff vehicles for the consulting doctor and the receptionist. The driveway is wide enough to allow a small delivery truck or an ambulance. Delivery trucks would be visiting infrequently due to the small size of this consulting practice. Most supplies would be bought, ordered and collected by staff.

Number & Location of parking spaces

There will be 5 parking spaces provided on the pavement. One disabled parking will be provided closest to the rear of the building entrance to allow for wheelchair access. Refer to drawings DA - 21 to DA - 23 for car park arrangements.

STREETSCAPE & DESIGN

The timber frame structure and roofing of the dwelling will be kept to maintain existing streetscape and setback alignment with other properties. The existing aluminium weatherboard is dilapidated and needs to be removed. It will be replaced with blueboard and CSR Cemintel render board, with flush finish painted light grey. A lighter colour has been chosen to match the light shades of white to yellow and orange brick that the existing streetscape possesses. The location and sizes of most windows will be kept the same and will have Western Red Cedar framing to retain the cottage style appearance of the residence. The colour chosen for these windows and the louvers are of a natural timber finish to maintain the existing light and natural tones of the street. At the front boundary, there will be a small brick retaining wall recommended by the Hydraulic Engineer to form part of the above ground On-Site Detention system for storm water. The client wishes to place a see-through fence on top for pedestrian safety and security of the property. *(Please refer to DA - 12 - Visual Impact Study)*

The brick foundation wall at the front of the property has been severely cracked due to the trees located in front of each window and has been recommended for replacement by a structural engineer. New reinforced concrete strip footing is to be installed with a new brick foundation wall built on top to support the weight of the house. The colour of this brick wall is to remain of a similar earthy brown tone to match other brick piers and foundation walls that exist on site. *(Please refer to Engineers Report 1)*

SERVICES

Existing power and lighting do exist on the property and will be used to add additional lighting, a centrally ducted air conditioning system and other appliances. Electrical wiring has been noted to run through the ceiling during a site inspection.

There is an existing water supply and sewer connections on the property. A licensed plumber will be consulted to replace any old leaking pipes and make the new adjustments to the proposed bathroom sink within the consulting room and kitchenette. All existing downpipes are connected to the stormwater system and a new OSD pit will be installed for stormwater runoff from the new paved driveway and carpark. *(Refer to Hydraulic Engineers drawings)*

Telephone services do exist on the property and will be improved or repaired as well as a new CAT - 5 connection in the office and consulting room will be installed through the telecommunication provider.

PRIVACY, VIEWS AND OVERSHADOWING

Shadow diagrams are not required as it is an existing building and is single storey.

Removal of some trees on the property will allow more sunlight to neighboring properties and the proposed 1800mm high colorbond steel fence will reduce any impact on breaching privacy. Some additional noise will occur from patient cars coming and going, but the fence will assist in keeping the noise down.

SOCIAL AND ECONOMIC EFFECTS

The proposed development will have a positive effect both socially and economically on the Penrith area. The reasons are outlined below :

Nepean Hospital is planned to be upgraded to a higher level Trauma centre and will be responsible for managing major trauma and accidents. Dr Qurashi is one of two Pelvic Trauma surgeons in the Nepean area and his skills are essential for this impending service.

Nepean hospital is also a major tertiary referral centre and as such services the Nepean and blue mountains area as well as The Hawkesbury for major services like Joint replacement surgery. The public waiting lists are significantly long and the system over burdened. As a result, wait lists have been in the past transferred to other hospitals out of the area making it very inconvenient for patients (almost exclusively elderly people) to travel and be managed in the city. Over the last 2 years, Dr Qurashi has been consistently assisting with this problem operating on long wait patients in order to avoid this inconvenience to the senior population.

Further, Dr Qurashi has been the most frequently participating surgeon on the general trauma roster providing injury treatment to patients in the area that need following up locally. He therefore also needs to be in close proximity to the hospital as he is frequently asked by the Hospital to provide specialist surgical care at short notice.

Dr Qurashi also employs local staff. This keeps the service and employment opportunities in the area and like many other healthcare consultancies on Derby Street, it is in close vicinity to Nepean Hospital making the area part of a network of medical facilities.

The 18M lot width is requirement is acknowledged.

FLORA AND FAUNA

Whilst some trees will be removed for regulatory compliance with driveway access and parking, considerable efforts have been made to maintain the larger trees at the rear boundary and maximum allowable site coverage has been aimed to 40% as per Penrith LEP for Zone 2C property, but due to additional paving for the entrance of the driveway we reached 39%.

An Arborist has been consulted to provide a report for the removal of specific trees in relation to the development and a Landscape Architect has provided Landscape Concept Plan to introduce new planting and mitigate the effects of new construction.

Native Vegetation is not mentioned in the Section 149 Certificate - Property Vegetation Plans (page 7). *Please also refer to Arborist Report by Arboreport and Landscape Concept Plan drawn by Ecodesign who are both Council approved consultants as per advice from Pre DA lodgement.*

PLANNING POLICIES AND CONTROLS

SECTION 79C of the Environmental Planning and Assessment Act 1979 has been referred to with the below policies and controls from the Building Codes of Australia, Australian Standards, Penrith City Council LEP 1998, Penrith LEP 2010, Penrith DCP 2006 & Penrith DCP 2010.

BUILDING CODES OF AUSTRALIA

CLASSIFICATION:

Class 1a - single detached dwelling

Class 9a - health-care building

ACCESS & EGRESS

Since the building is class 9a, we have provided two entry and exit points for all visiting patients and staff. This is compliant with BCA - Section D, Part D1-Provision for Escape, D1.2.

A Smoke alarm is to be installed in each enclosed room and in the corridor space as per BCA - Section E- Services & Equipment, Specification E2.2a, Smoke Detection and Alarm Systems,3(d). Each smoke alarm is to be complying with AS3786 and located in compliance with the requirements of AS1670.1.

Two Emergency Exit signs to be installed above each exit door as per BCA - Section E- Services & Equipment, Part E4-Emergency Lighting, Exit Signs & Warning Systems, E4.2-Emergency Lighting Requirements, (g) & E4.5 Exit Signs. Fire Exit signs will comply and be installed as per AS2293.1.

FIRE RESISTANCE

The Entire Eastern wall is within 3m of the neighbouring property so it has been designed with CSR Fire rated "Fyrecheck" plasterboard and "Fyrecheck MR" exterior lining. Please refer to DA - 17. Please also refer to CSR The Red Book - Fire & Accoustic Design - page C24 for Fire-rating information. *(The CSR Red Book is available online for free)*

There are 3 openings on this wall and each will be installed by a specialist contractor from Smoke Control. They supply Automatic Closing Autofire windows which satisfy provisions of C3.2 in accordance with C3.4 of the BCA.

AUSTRALIAN STANDARDS

ACCESSIBILITY - a disabled parking space (AS2890.6 - 2009) has been provided with an accessible step ramp at rear to be used as main entrance and allows for wheelchair access. The patient bathroom is AS1428.1 compliant. (Please refer to DA - 19). Tactile Ground Surface Indicators (TGSi) compliant with AS1428.4.1 are to be installed on the steps at the front of the property and the ramp at the rear of the property. (Please refer to DA - 15 & 16)

CAR PARKING - 5 parking spaces have been provided as per Penrith City Council DCP - Part B - Section 2.11 & 3.4 - Car Parking requirements for Health Consulting Rooms. The driveway is 3.5m wide as per AS2890.2. The entry is at least 5.5m wide and 5.5m deep within property boundary to allow 2 car access as per AS2890.1.

PENRITH DEVELOPMENT CONTROL PLAN

SECTION 2.2 - CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED)

1) SURVEILLANCE

- A see-through fence will be installed at the front boundary and along the front lawn on the eastern boundary to maintain clear sightlines between public and private space.
- Motion detected spotlights will be installed along the driveway and at the front and rear entrances.
- New landscaping and small trees will be used at the front lawn of the site to make the development more integrated to the streetscape.

2) ACCESS CONTROL

- A physical barrier in the form of a see-through fence will be installed at the front boundary and along the eastern boundary for security. The fence will be left open during trading hours and will be locked in the evenings when the rooms are closed.

3) TERRITORIAL REINFORCEMENT

The front gate when locked (afterhours) cannot be accessed by vehicles and will provide security at night.

4) SPACE MANAGEMENT

New building cladding, an open character within the car park and car park lighting will ensure better safety, surveillance and security. There will also be the removal of the dilapidated car port, awning and timber deck to make it a safer site for its intended use.

SECTION 2.3 - ENGINEERING WORKS

Consulting engineers have been made aware that they should refer to Guidelines for Engineering Works for Subdivisions and Developments - Part 1 - Design and Guidelines for Engineering Works for Subdivisions and Developments - Part 2 - Construction. A licensed structural engineer has been consulted throughout the process as well as a hydraulic engineer to provide the necessary drawings needed for DA approval.

SECTION 2.4 - EROSION AND SEDIMENT CONTROL

The hydraulic engineer has provided drawings for all earthworks that relate to the design and construction of the parking and driveway pavement. The landscape architect/arborist has also added input on the given strategies.

SECTION 2.6 - LANDSCAPE

A landscape concept plan and arborist report for each tree to be removed on site has been provided in conjunction with the Development Application. Mr Pukar Pradhan had advised that only the trees to be removed need to be in the report and only a landscape concept plan needs to be provided for DA approval. These requirements have been satisfied.

SECTION 2.9 - WASTE PLANNING

Please refer to Waste Management Plan attached to this DA.

SECTION 2.11 - CAR PARKING (HEALTHCARE CONSULTING ROOMS)

5 car spaces including 1 disabled parking has been provided meeting the guidelines for health consulting rooms.

SECTION 3.4 HEALTH CARE CONSULTING ROOMS

- **SUB-SECTION 6.2** – Lot sizes of Derby St residences are elongated, specifically with length 42.67m for property numbers: 102,104,106,108,110; of which 2 are also health consulting practices. Based on the precedence that 2 of the neighbouring properties(one directly adjacent) are successfully trading as healthcare practices with the same or similar lot width and length as 104 Derby Street. (Please refer to DA -01 Location Plan for reference of lot sizes) and considering the factors outlined in the Social and Economic effects, we believe that the overall benefits of this development outweigh the limitations placed by the frontage width dimensions.

CONTAMINATION

Contamination was raised as an issue of concern after a Pre DA meeting. To reduce any further impact on the environment we propose to correctly dispose of all the existing building materials and rubbish from beneath the house. Any further contaminants will be dealt with in accordance with the relevant standards.

NON COMPLIANCE WITH DEVELOPMENT CONTROLS

Site Coverage - Penrith LEP for Zone 2C states that minimum 40% site coverage should be maintained but we are in breach by 1% due to additional paving as a result of a driveway entry to cater for 2 cars as per Pre-DA lodgment meeting advice.

PRE DA LODGMENT COMPLIANCE

SREP 20 - Hawkesbury Nepean

The client believes that for the use and purposes of the proposed healthcare consultancy at this particular site has no major effect on the Hawkesbury Nepean system. To reduce any impact the development may have, we've implemented an OSD system for storm water and a Sediment Control Plan has been professionally drawn up by a Hydraulic Engineer for site works.

SEPP 55 - Remediation of Land

The client has acknowledged that the site may be contaminated and considerable efforts will be made to remove any major contamination on site.

SEPP 65 - Design Quality of Residential Flat Development & Residential Flat Design Code

The client believes that this SEPP is not relevant to our development. Sustainable principles have been included in the design with new double glazed windows on the northern and western boundaries as well as insulated walls and ceilings.

SEPP BSI: BASIX 2004

A BASIX certificate has been deemed not relevant for this development type though sustainable solutions and practices have been extracted from running an interim BASIX check on our proposed development. Double glazed windows, insulated walls and ceilings will be implemented to save energy and reduce any further harm to the environment.

PENRITH LEP 2010, PENRITH URBAN LAND LEP 1988, PENRITH DCP 2006 & 2010

The above documents were the primary planning controls that the client has addressed in this DA submission. Each clause that applies to our development has been noted or referenced in the above statement.