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July 2018

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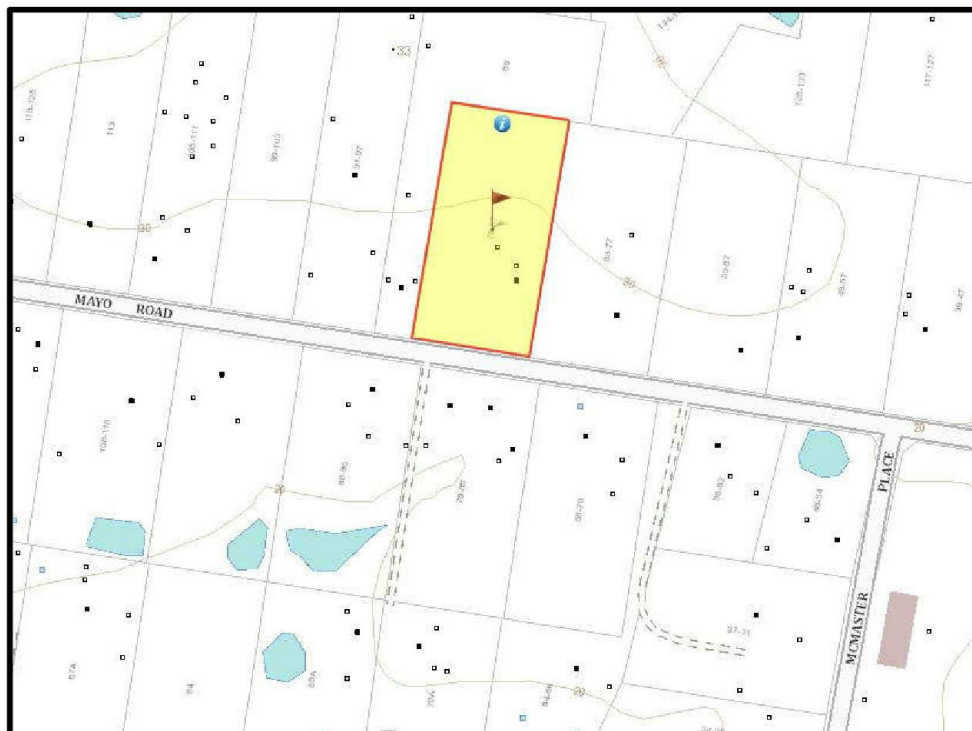
PENRITH NSW 2751

STATEMENT OF ENVIRONMENTAL EFFECTS

Proposed Relocated Dwelling and Additions / Dual Occupancy

79 Mayo Road, Llandilo

Lot 1 DP 545845



Contents

1. INTRODUCTION	2
2. DETAILS OF LAND	2
2.1 Title and Existing Uses	2
2.2 Zoning and Planning Instruments.....	3
2.2.1 Penrith Local Environmental Plan 2010 (PLEP).....	3
2.2. Penrith Development Control Plan 2014 (PDCP).....	4
2.3 LOCALITY SKETCH.....	9
3. STATEMENT OF ENVIRONMENTAL EFFECTS.....	9
3.1 Flooding, Drainage, Landslip and Soil Erosion.....	9
3.2 Bushfire Risk.....	10
3.3 Flora and Fauna	11
3.4 Lot Shape and Size.....	13
3.5 Impact on adjacent properties	13
3.6 Impact on existing and future amenity of the locality	16
3.7 Traffic Considerations	16
3.7.1 Traffic Generation	16
3.7.2 Road Network.....	17
3.7.3 Parking	17
3.7.4 Road Works Engineering Design	17
3.8 Methods of Sewerage Effluent Disposal.....	17
3.9 Availability of Utility Services, Power, Telephone, Water, Sewer.....	17
3.10 Social and Economic Effects.....	17
3.11 Anticipated Impact of Noise Levels to the site and the locality	17
3.12 Archaeological/Heritage Items	17
4 CONCLUSION.....	18
5 ATTACHMENTS.....	18
ATTACHMENT 5.1 –Bushfire Assessment – Penrith City Council.....	19
ATTACHMENT 5.2 – AHIMS Search.....	20
ATTACHMENT 5.3 – Architectural Plans.....	21

1. INTRODUCTION

This report has been prepared by Casson Planning & Development Services to support the proposed relocation of a dwelling on, Lot 1 DP 54845, 79 Mayo Road, Llandilo. In addition, there will be a verandah to the dwelling and a new garage constructed.

The subject land has an area of 2.023ha with frontage to Mayo Road. There is an existing dwelling and several outbuildings on the subject land. The proposal is therefore for a dual occupancy development.



Figure 1 Aerial view (Source SIX Maps 2016)

2. DETAILS OF LAND

2.1 Title and Existing Uses

Description: Lot 1 DP 545845, 79-87 Mayo Road, Llandilo

Owner: D & K Panopoulos

2.2 Zoning and Planning Instruments

2.2.1 Penrith Local Environmental Plan 2010 (PLEP)

The Penrith LEP 2010 is the relevant environmental planning instrument. The zoning of the subject land is RU4 - Primary Production Small Lots, in the PLEP as shown in figure 3 below:



Figure 2 PLEP – RU4 Primary Production Small Lots (Source PLEP Map LZN_17)

The objectives of the zone are:

Zone RU4 Primary Production Small Lots

1 Objectives of zone

- To enable sustainable primary industry and other compatible land uses.
- To encourage and promote diversity and employment opportunities in relation to primary industry enterprises, particularly those that require smaller lots or that are more intensive in nature.
- To minimise conflict between land uses within this zone and land uses within adjoining zones.
- To ensure land uses are of a scale and nature that is compatible with the environmental capabilities of the land.
- To preserve and improve natural resources through appropriate land management practices.
- To maintain the rural landscape character of the land.
- To ensure that development does not unreasonably increase the demand for public services or facilities.

2 Permitted without consent

Extensive agriculture; Home occupations

3 Permitted with consent

*Agricultural produce industries; Agriculture; Animal boarding or training establishments; Building identification signs; Business identification signs; Cellar door premises; Cemeteries; Community facilities; Crematoria; **Dual occupancies**; Dwelling houses; Environmental facilities; Environmental protection works; Farm buildings; Flood mitigation works; Home-based child care; Home businesses; Home industries; Intensive plant agriculture; Information and education facilities; Places of public worship; Plant nurseries; Recreation areas; Recreation facilities (outdoor); Roads; Roadside stalls; Rural supplies; Schools; Secondary dwellings; Tourist and visitor accommodation; Veterinary hospitals*

4 Prohibited

Dairies (restricted); Feedlots; Hotel or motel accommodation; Serviced apartments; Any other development not specified in item 2 or 3

The relocation of the proposed dwelling to the subject land as a dual occupancy:

- Is permissible within the zone,
- Is consistent with the established development in the area, and
- Satisfies the objectives of the zone.

2.2. Penrith Development Control Plan 2014 (PDCP)

Section D1 of the PDCP refers to Rural Land Uses with section 1.2.5 specifically referring to dual occupancy dwellings.

The objective of the section is permit dual occupancy development which:

- a) is in close proximity to and associated with the existing dwelling on the site, and
- b) adopts a similar or sympathetic design to the existing dwelling on the site

The Controls which apply to the dual occupancies include:

Design

- a) dual occupancies should be designed in accordance with the policies in this DCP for dwellings and rural design
 - a. comment the dual occupancy building is being relocated however it is considered to be appropriate for the locality.
- b) the second dwelling should take into account the principles in the section on 'site planning and design principles', 'vegetation management' and landscape design' (with particular attention to protecting existing trees and vegetation on the site) of the DCP
 - b. comment the second dwelling is located in a position which avoids removal of trees. The existing dwelling will screen the second building to a significant extent from Mayo Road. The location of the relocated dwelling combined with existing vegetation will limit the perception of two houses on the land.
- c) the second dwelling should be located within the curtilage (proximity) of the existing dwelling house on the same lot (and preferably within its garden area)
 - c. comment The proposed relocated dwelling is approximately 13.3m to the rear of the existing dwelling. The siting of the proposed dwelling provides an appropriate separation distance for privacy of both occupancies while satisfying the DCP guideline.
- d) the second dwelling must be located behind the building of the existing dwelling house
 - d. comment design criteria satisfied - The existing dwelling on site is located approximately 50m from the Mayo Road frontage. The relocated dwelling will be over 80m from the front boundary.
- e) the preference is for the second dwelling to be detached from the first dwelling with a minimum separation of 10m
 - e. comment design criteria satisfied
- f) the dwellings are attached then the second dwelling should be located behind the existing dwelling and should adopt an 'L' shape
 - f. comment not applicable
- g) the second dwelling must be significantly smaller than the existing dwelling (approximately 50% in floor area). Consideration however will be given to varying this control where the existing house has a floor area less than 200m².
 - g. Comment the dwelling to be relocated has an area of approximately 160m². The attached plan shows the intention to construct additions to the original

building, being a double garage and family room, adding approximately 56m². A new covered entertainment area at the rear adds a further 41m².

The existing dwelling is a substantial, two storey construction which has an approximate area under the main roof of 300m². The particular circumstances of this application will ensure that the dual occupancy in no way dominates the landscape. The location of the proposed dual occupancy is very effectively screened from Mayo Road by the existing dwelling and also existing vegetation ensuring that the rural residential amenity of the area is maintained.

h) The development should be designed so that the dwellings complement each other and the rural character. External finishes should be similar or compatible.

h. Comment: A photo of the existing dwelling is shown below. The additions which are proposed at the front of the dwelling will be brick veneer which provides a consistency with the existing dwelling on the land. The new roof will be of matching terra cotta tiles.

It is suggested that the combination of brickwork and timber cladding will be appropriate for the circumstances. In reality, there will be little of the relocated dwelling visible from the road which also negates any concerns about compatibility of materials.



Figure 3 DA plan - site plan

*Proposed relocated dwelling (dual occupancy), additions and rear deck
Lot 1 DP 545845, 79 Mayo Road, Llandilo*



Figure 4 Building to be relocated at current location

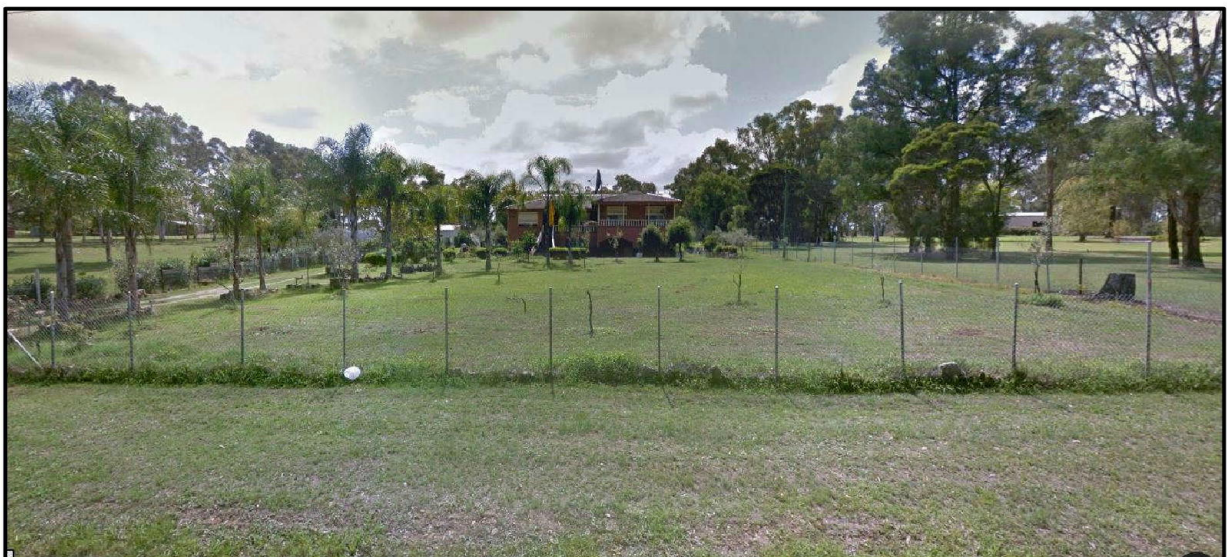


Photo 1 Streetscape view - existing dwelling from Mayo Road (Google Maps)

2.3 LOCALITY SKETCH

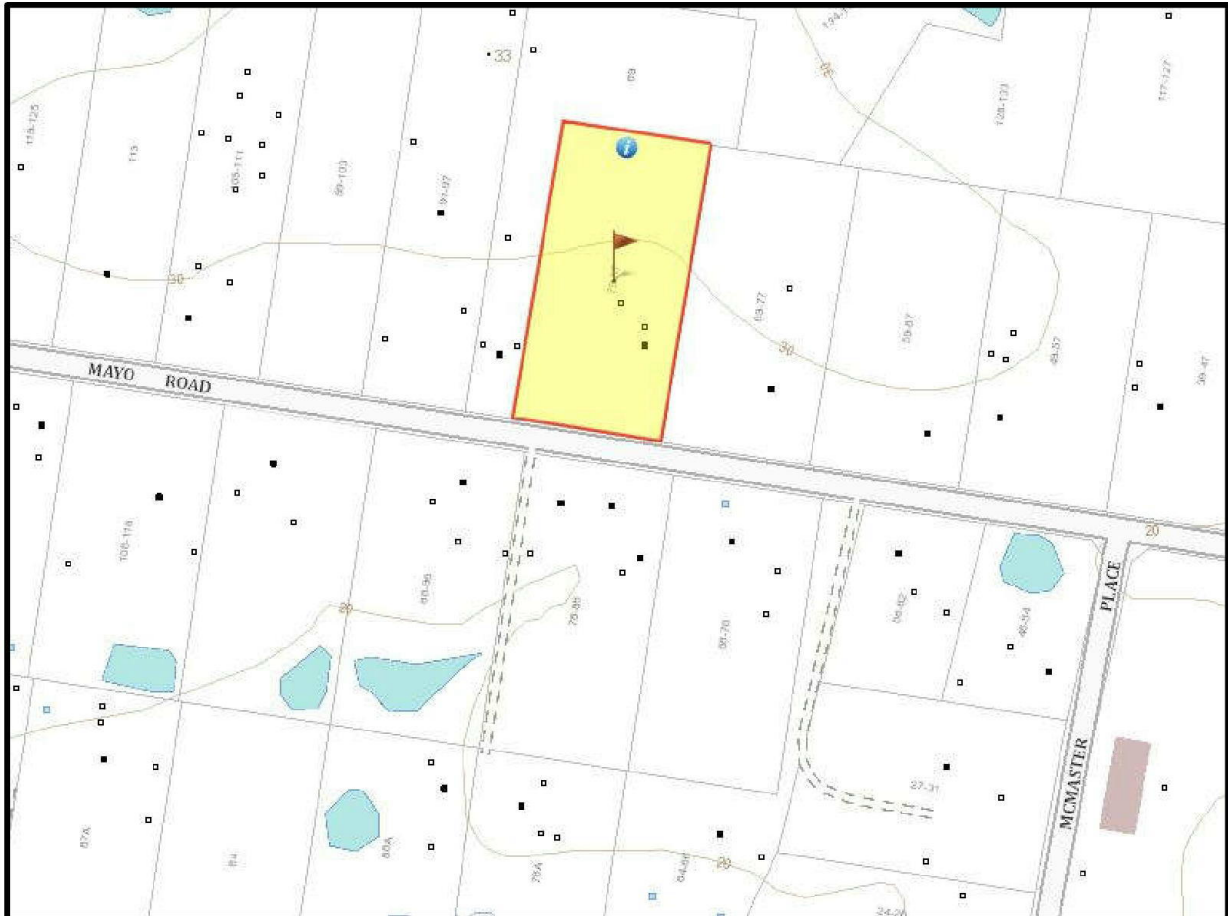


Figure 5 Locality Map (Source SIX Viewer 2018)

Other points under this plan will be discussed within the Statement of Environmental Effects.

3. STATEMENT OF ENVIRONMENTAL EFFECTS

3.1 Flooding, Drainage, Landslip and Soil Erosion

The land is not subject to flooding as indicated on figure 6 below.

*Proposed relocated dwelling (dual occupancy), additions and rear deck
Lot 1 DP 545845, 79 Mayo Road, Llandilo*

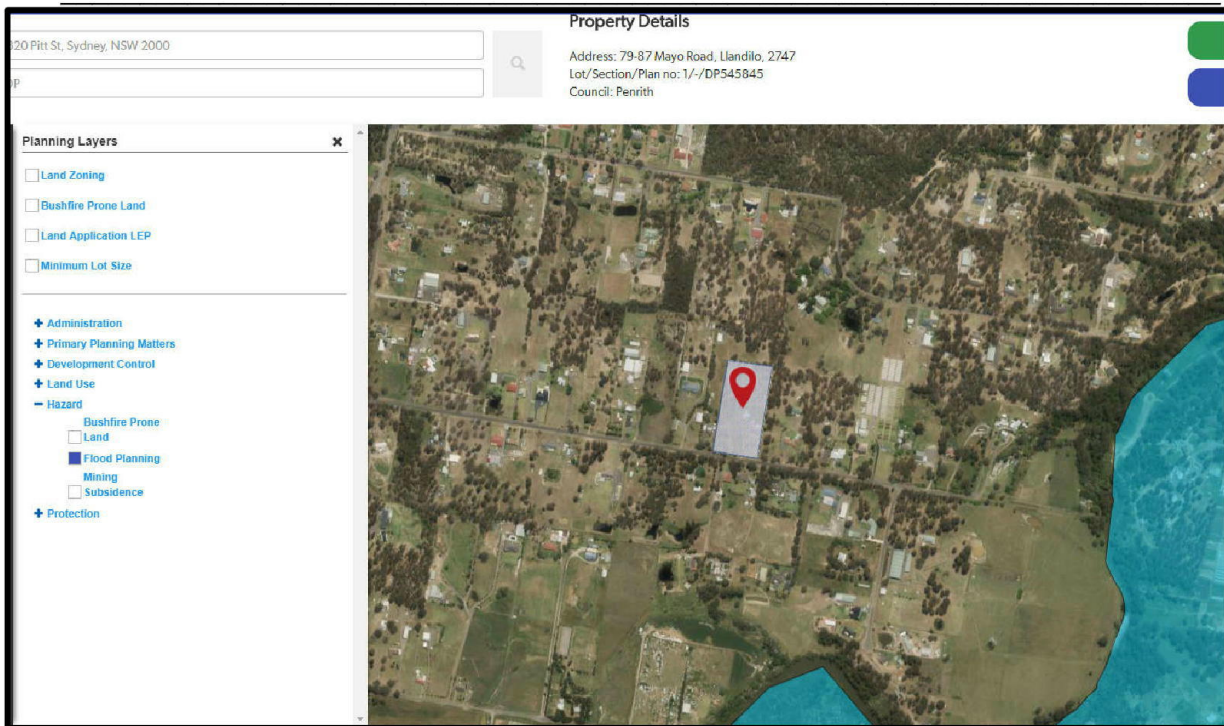


Figure 6 The subject land is not flood liable - Planning Portal 2018 Flood planning layer

The subject land has minimal grade towards Mayo Road. Drainage of any roof water overflow would be directed to the street frontage.

Any necessary clearing for relocation of the dwelling and erection of the garage will be undertaken with due regard to erosion and sedimentation control on the site.

3.2 Bushfire Risk

The subject land is mapped as containing Class 2 Vegetation on the NSW P & E Planning Portal as shown below. Penrith City Council have undertaken a Bushfire Assessment has been completed and is Attachment 5.1

Proposed relocated dwelling (dual occupancy), additions and rear deck
Lot 1 DP 545845, 79 Mayo Road, Llandilo

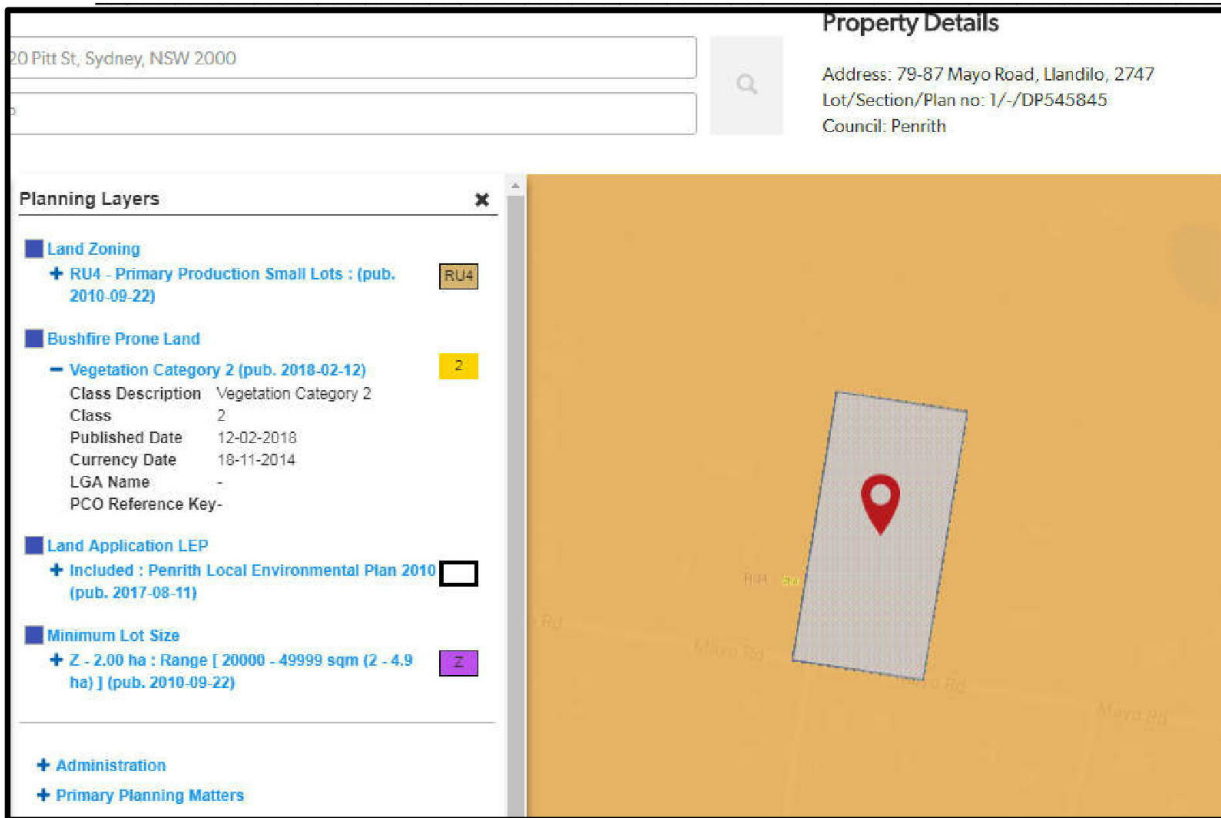


Figure 7 Vegetation Category 2 (NSW) Planning Portal

3.3 Flora and Fauna

The siting for the proposed dual occupancy and additions has ensured that there will be no removal of substantial trees. Minor clearing of other vegetation / grass will be required in the building footprint and is not expected to have any significant impacts on either flora or fauna.

The effluent irrigation area is proposed as shown below in figure 8. The secondary treatment of the waste and subsequent irrigation on restricted turfed areas as detailed in the Envirotech report should have minimal if any impacts

Proposed relocated dwelling (dual occupancy), additions and rear deck
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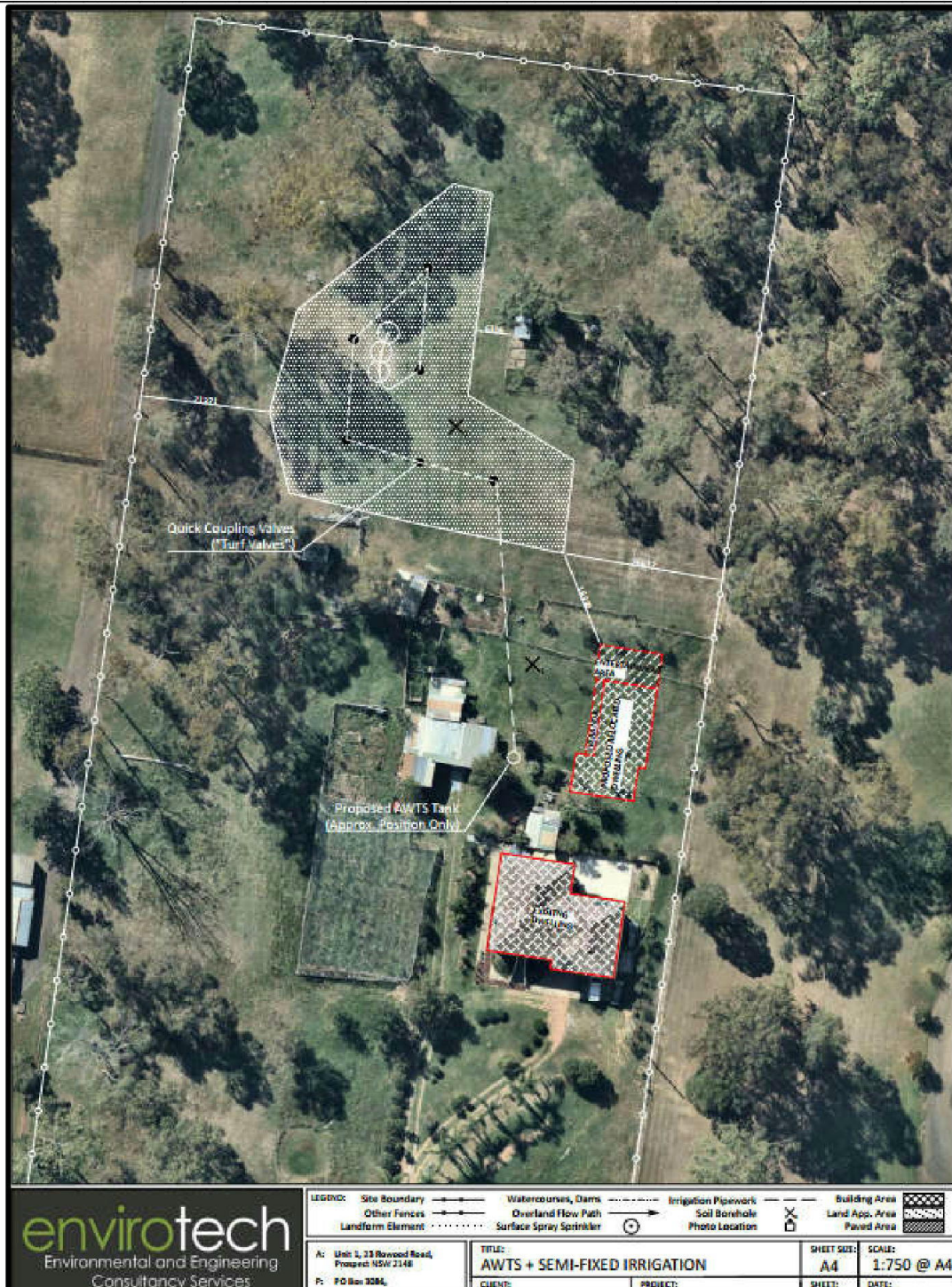


Figure 8 AWTS and Irrigation Area - Envirotech Report

3.4 Lot Shape and Size

The relocation of the dwelling is on an existing lot and will not impact on lot shape or size.

3.5 Impact on adjacent properties

The proposed relocated dwelling will be over 80m from Mayo Road frontage and minimum 9m from the closest eastern boundary.

The area is characterised by a mix of residential and rural residential development. Other properties with similar duplex developments are in close proximity.

The dwelling on the adjoining allotment to the east is approximately 50m from the boundary. The two dwellings on the western adjoining lot are approximately 38-50m away from the shared boundary.

The minimum setbacks to the boundaries are satisfied and it is therefore suggested there will be no adverse impact on adjacent properties.

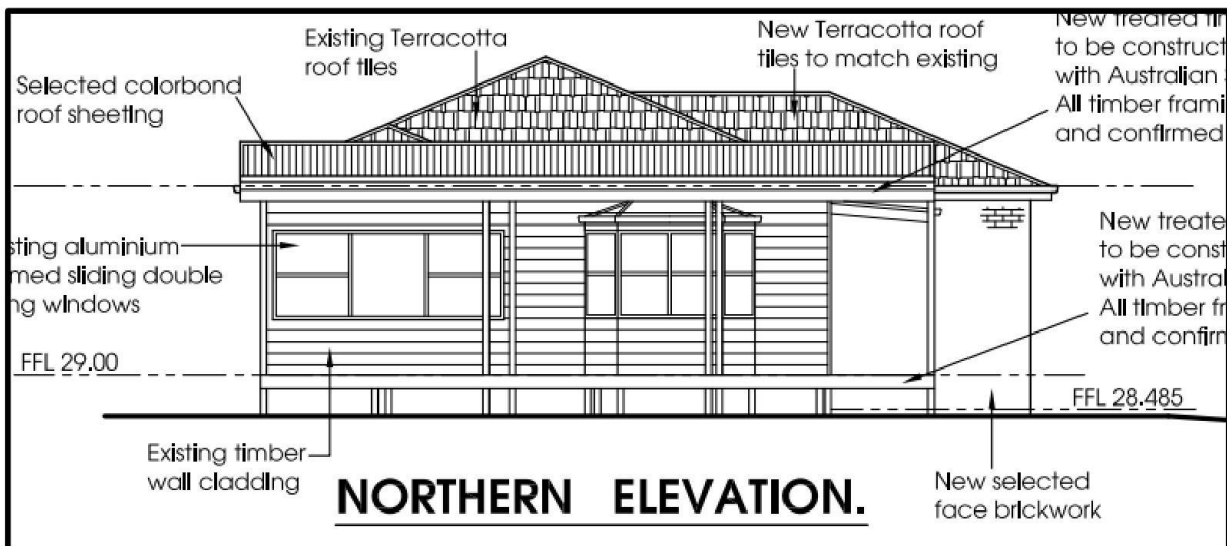


Figure 9 DA plan - northern elevation

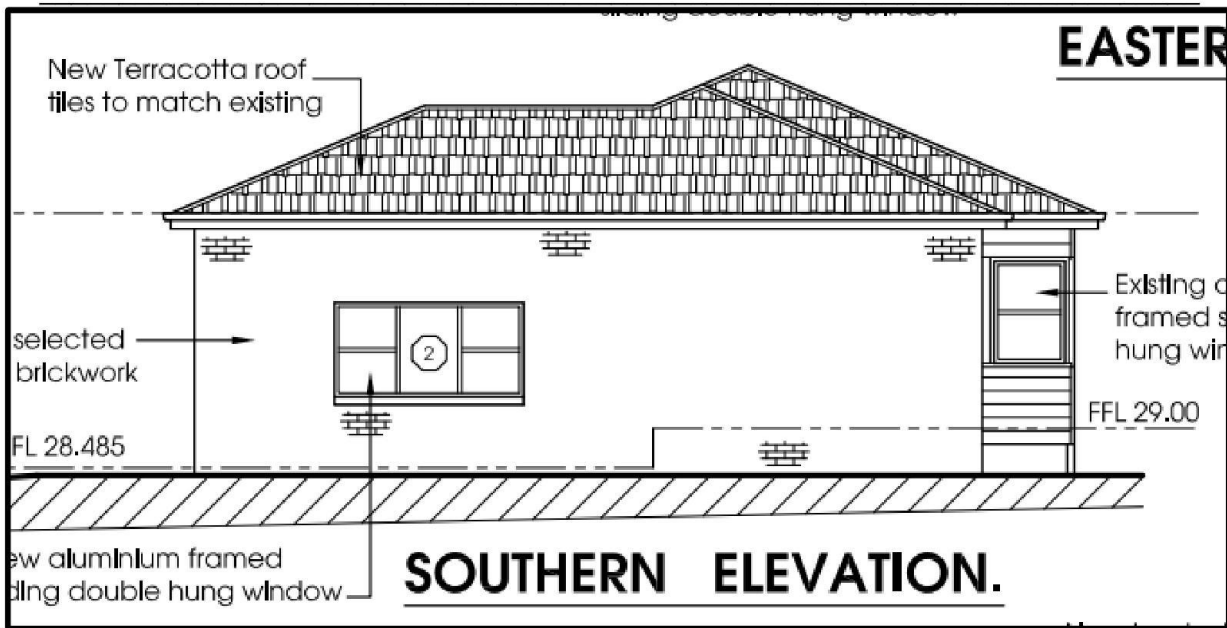


Figure 10 DA plan – southern elevation

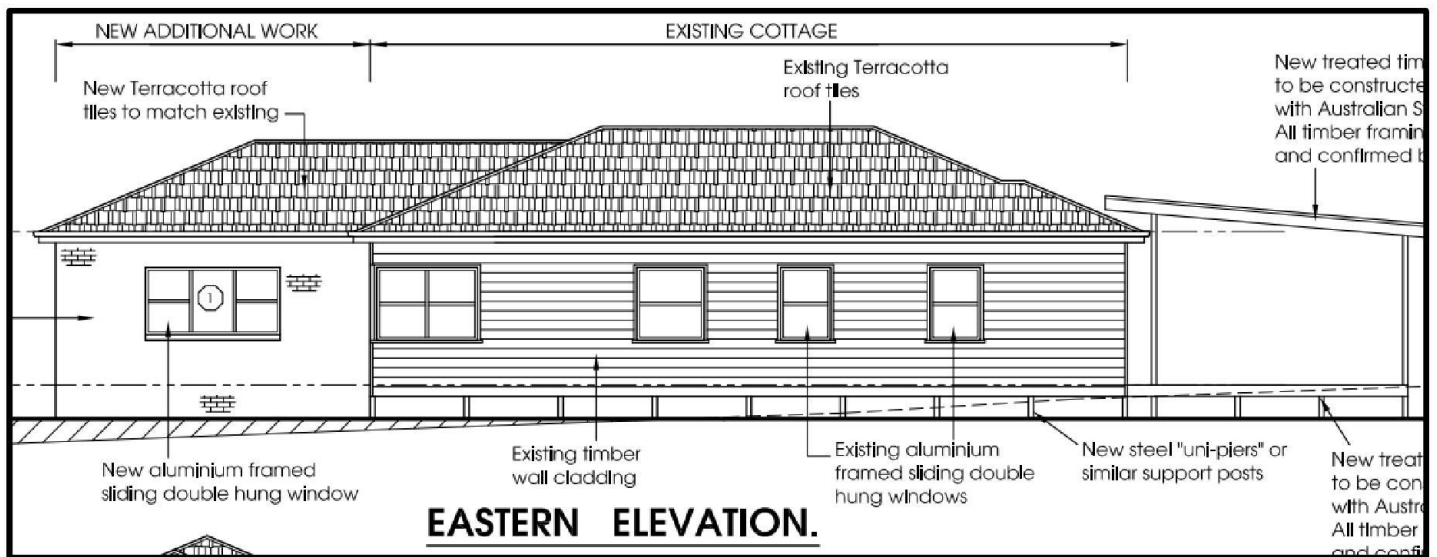


Figure 11 DA plan - eastern elevation

Proposed relocated dwelling (dual occupancy), additions and rear deck
 Lot 1 DP 545845, 79 Mayo Road, Llandilo

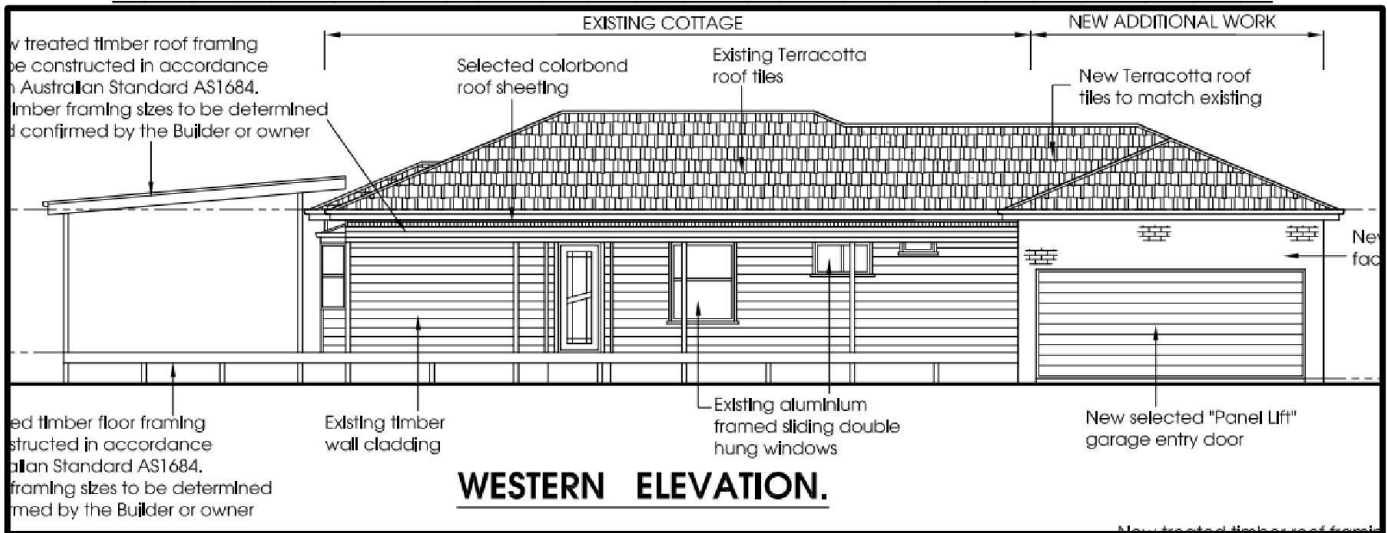


Figure 12 DA plan - western elevation



Figure 13 Site plan for relocated dwelling and additions



Figure 14 Location of existing dwellings / development on nearby properties (SIX Maps 2018)

3.6 Impact on existing and future amenity of the locality

There will no adverse impact attributable to the placement of the relocated dwelling and additions on existing or future amenity of the locality. The relocated dwelling will be over 80m from the front boundary and 'obscured' by the existing dwelling. The closest dwelling on the adjoining property to the east is some 50m from the side boundary. The existing vegetation also provides screening to the dwelling on site and therefore the development is consistent with adjoining and nearby lands which is essentially rural residential. It is considered that there are no adverse impacts on the amenity of the locality.

3.7 Traffic Considerations

3.7.1 Traffic Generation

The development will have minimal if any effect on the traffic in the area with all roads infrastructure already in place.

3.7.2 Road Network

There is an existing access to the Mayo Road frontage which will likely be shared with the existing dwelling on the land, avoiding a second entrance.

3.7.3 Parking

The land has ample room for off street parking on the subject land. The proposed additions include a double garage for the relocated dwelling, as per the attached plans.

3.7.4 Road Works Engineering Design

There is no proposed public work for this development.

3.8 Methods of Sewerage Effluent Disposal

A new on-site sewerage system for the relocated dwelling will be installed on site following relevant approvals. A report has been prepared by Envirotech Environmental and Engineering Consultancy Services which is attached to this document and will be submitted with the separate application for On Site Sewerage Management System.

3.9 Availability of Utility Services, Power, Telephone, Water, Sewer

All utility services are available to the development.

3.10 Social and Economic Effects

This relocation of a dwelling and will have minimal if any impact in respect of social or economic effects within the locality.

3.11 Anticipated Impact of Noise Levels to the site and the locality

The development will not create adverse noise levels to the site or locality.

3.12 Archaeological/Heritage Items

An AHIMS search has been undertaken in respect of the subject land and is attachment 5.2 to this document. There were no Aboriginal sites or placed recorded or declared within 200m.

4 CONCLUSION

In support of this application we highlight the following points covered within this report:

- The subject land is within an RU4 Primary Production Small Lots zone and the erection of a duplex dwelling and additions is permissible and consistent with the objectives of the zone..
- The subject land has an existing dwelling and ancillary buildings.
- The existing dwelling is located some 50m from the front setback – the proposed relocated dwelling will be over 80m with 13m separation from the existing dwelling and 9m from the closest boundary.
- The existing dwelling will provide an effective screen for the relocated dwelling with minimal view from Mayo Road.
- Care has been taken in respect of location of relocated dwelling and future effluent irrigation area to avoid removal of any trees wherever possible.

It is considered that this application complies with council's overall objectives for development within the zone and for the reasons abovementioned and detailed in this report should be approved.

Yours faithfully,



*David Casson
Planning and Development Advisor*

5 ATTACHMENTS

- 5.1 Bush Fire Assessment – Penrith City Council**
- 5.2 AHIMS Search**
- 5.3 Architectural Plans**
- 5.4 Envirotech On Site Waste Management Report**

ATTACHMENT 5.1 –Bushfire Assessment – Penrith City Council

Proposed relocated dwelling (dual occupancy), additions and rear deck
Lot 1 DP 545845, 79 Mayo Road, Llandilo

ATTACHMENT 5.2 – AHIMS Search



AHIMS Web Services (AWS) Search Result

Purchase Order/Reference : Zanillo

Client Service ID : 349047

David Casson
5 Stanstead Close
SCONE New South Wales 2337
Attention: David Casson
Email: cassonpds@gmail.com

Date: 04 June 2018

Dear Sir or Madam:

AHIMS Web Service search for the following area at Lot : 1, DP:DP545845 with a Buffer of 200 meters, conducted by David Casson on 04 June 2018.

The context area of your search is shown in the map below. Please note that the map does not accurately display the exact boundaries of the search as defined in the paragraph above. The map is to be used for general reference purposes only.



A search of the Office of the Environment and Heritage AHIMS Web Services (Aboriginal Heritage Information Management System) has shown that:

0	Aboriginal sites are recorded in or near the above location.
0	Aboriginal places have been declared in or near the above location. *

*Proposed relocated dwelling (dual occupancy), additions and rear deck
Lot 1 DP 545845, 79 Mayo Road, Llandilo*

ATTACHMENT 5.3 – Architectural Plans

*Proposed relocated dwelling (dual occupancy), additions and rear deck
Lot 1 DP 545845, 79 Mayo Road, Llandilo*

ATTACHMENT 5.4 – Envirotech - On Site Waste Management Report