



**REDROAD**  
ENGINEERS

# **STATEMENT OF ENVIRONMENTAL EFFECTS**

**Proposed Development:**

Double Storey Dwelling

**Site:**

Lot 3 DP 1181666

No.148-150 West Wilchard Road

Castlereagh NSW 2749

**November 2016**

## Report Documentation Control

<i>Title</i>	Lot 3 DP 1181666 No.148-150 West Wilchard Road, CASTLEREAGH NSW 2749
<i>Date</i>	Date of Issue 10 November 2016
<i>Author(s)</i>	Red Road Engineers Pty Ltd
<i>The Client</i>	Unicus Homes
<i>Expiry</i>	10 November 2017 (The information in this report is valid for 12 months from the date of this report.)
<i>Job No.</i>	2016275
<i>Disclaimer</i>	Disclaimer – This information is believed to be true and correct at the date of this report, as influencing factors can change over time. It is based on information and data provided by the client and other relevant organisations during preparation. The information provided in this assessment is for the use of the client and shall not be used by other parties. People using the information should apply and rely on their own skills and judgement to a particular issue they are considering. No survey information was provided within or outside the subject site. This assessment does not guarantee that a Development Application or Complying Development Certificate if submitted to Council or Certifying Authority would be approved or the recommendations in this report adopted by the consent authority or any other parties. The author does not accept any contractual, tortious or other forms of liability for any consequences arising from its use.. The author is not liable to any person for any damage or loss what so ever which has occurred or may occur in relation to the person taking action or not taking action based on the recommendations of this report.
<i>Copyright</i>	The information and intellectual property contained in this document is confidential and is the proprietary to Red Road Engineers Pty Ltd. It is intended for use only by the person, company or organisation to whom it is provided and only for the stated purpose for which it is provided. It must not be used for any other purpose or by any other individual or organisation without the written consent of the author.

## **1.0 APPLICATION**

### **Builder**

Unicus Homes

PO BOX 21 Glenbrook NSW 2773

Ph: 1300 305 443

### **Subject Site**

Lot 3 DP 1181666 No.148-150 West Wilchard Road CASTLEREAGH NSW 2749

### **Proposal**

Development Type – New Double Storey Residential Dwelling

### **Project Brief**

Red Road Engineers has been engaged by the Unicus Homes to prepare a Statement of Environmental Effects for the subject site to accompany a Development Application. The following statement has been prepared in accordance with Penrith City Councils Interim Development Order No.93 and the Penrith City Councils LEP.

The Statement of Environmental Effects is to be read in conjunction with the accompanying plans and reports.

## 2.0 SUBJECT SITE

The subject site is known as Lot 3 DP 1181666 No.148-150 West Wilchard Road CASTLEREAGH NSW 2749.

The subject site is approximately 2.445 Ha in size. The site is an irregular shape with a narrow parcel fronting West Wilchard Road and then fanning out to the rear of the property. Refer to Figure 1 showing the location of the subject site and Figure 2 showing an aerial view of the subject site.



Figure 1 – Location Subject Site



Figure 2 – Aerial View Subject Site



### 3.0 PROPOSED DEVELOPMENT

The applicant is seeking Council approval for the construction of a new double storey residential dwelling on the narrow parcel at the front of the subject site fronting West Wilchard Road.

The proposal consists of a triple garage, five bedrooms, five bathrooms, an open style kitchen, living and dining, a theatre, study and a games room. The dwelling façade is proposed to be finished in a mix of materials but primarily rendered painted finish with a colorbond roof.

Refer Figure 3 for a detailed site plan of the proposed development.

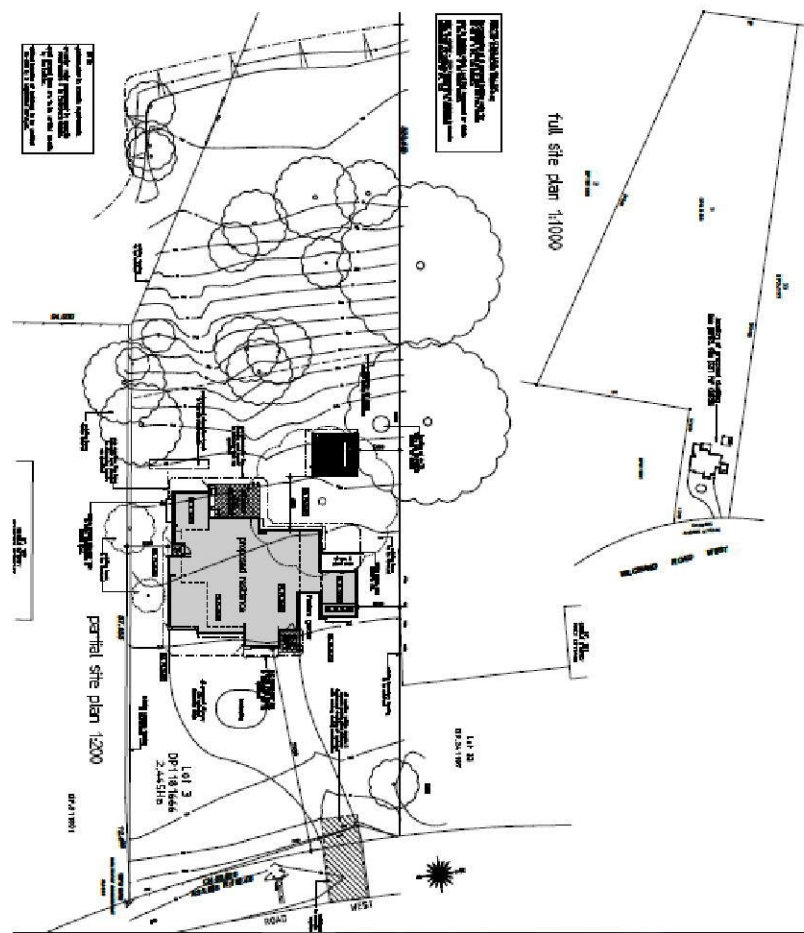


Figure 3 – Proposed Site Plan

## 4.0 PERMISSIBILITY OF DWELLING

### Zoning

The site is zoned No. 1 Rural 1(a2) subject to the provisions of Interim Development Order (IDO) No. 93 – Penrith.

The Interim Development Order (IDO) No. 93 identifies ‘*dwelling houses*’ as a land use for which development may be carried out with council consent. Refer Figure 4 for an extract of the IDO.

Clause 6(1)(b) of the IDO states that a ‘*dwelling house*’ may be constructed on an allotment of land within land zoned 1(a2) where the area of the allotment is not less than 2 hectares refer Figure 4. The subject site is 2.445 Ha in size and as such complies with the minimum lot size required to construct a dwelling under the IDO.

TABLE		
Column I	Column II	Column III
Zone and colour or indication on I.D.C. Map	Purposes for which interim development may be carried out without the consent of the council	Purposes for which interim development may be carried out only with the consent of the council
1. RURAL: (a1) Rural "A1". Light brown	Agriculture (other than pig keeping or poultry farming establishments); forestry.	Advertising structures; amusement parks; animal boarding, breeding and training establishments; car repair stations; caravan parks; cemeteries; clubs; development referred to in Schedule 3; drive-in theatres; dwelling-houses; educational establishments; extractive industries; home industries; home occupations; institutions; offensive or hazardous industries; open space; places of assembly; places of public worship; pig keeping establishments; plant nurseries; poultry farming establishments; recreation establishments; research establishments; roads; rural industries; stables; stock and saleyards; utility installations; veterinary establishments; waste disposal.
(a2) Rural "A2". Light brown with dark red edging and lettered 1 (a2).	Agriculture (other than pig keeping or poultry farming establishments).	Advertising structures; dwelling-houses; educational establishments; extractive industries; home occupations; open space; roads; sand and gravel processing; utility installations.
(d) Rural "D". (Future Urban). Light brown with dark red edging and lettered 1 (d).		Agriculture (other than pig keeping or poultry farming establishments); advertising structures; dwelling-houses; educational establishments; home occupations; open space; roads; utility installations.

(i) the area of the allotment is not less than 40 hectares;

(ii) in the case of land not included in Schedule 1 or Schedule 2, the allotment was in existence as a separate allotment, lot or portion of land as at the appointed day;

(iii) in the case of land included in Schedule 1, the area of the allotment is not less than 2 hectares; or

(iv) in the case of land included in Schedule 2, the area of the allotment is not less than 10 hectares;

(b) within Zone No. 1 (a2) or 1 (d), where the area of the allotment is not less than 2 hectares.

(2) The council shall not grant consent to the erection of a dwelling-house on land included in Schedule 1 or Schedule 2 unless it imposes as a condition of its consent a requirement that the allotment of land upon which the dwelling-house is to be erected is a single allotment or shall be amalgamated into a single allotment.

(3) A second dwelling-house may be erected and used on any land within Zone No. 1 (a1) or 7 (d) where -

(a) the area of that land is not less than 10 hectares; and

(b) that dwelling-house will only be used to accommodate a person employed or engaged by the owner of that land in the use of that land or adjacent or adjoining land for the purposes of agriculture.

**Dual Occupancy**

6A. The council may grant consent to an application to erect a dual occupancy on an allotment of land within Zone No. 1 (a1), 1(a2) or 1(d) only if:

(a) development for the purpose of a dwelling-house may be carried out on that allotment in accordance with clause 6; and

(b) no more than two dwellings will be on that allotment as a result of the development being carried out.

Original Clause 6A added G.G. No. 193 of 18/12/61 and omitted G.G. No. 194 of 19/6/67. New Clause 6A added G.G. No. 25 of 20/2/99 (LEP 250).

6B. Nothing in this order prevents a person from carrying out development on that part of lot 6 in D.P. 242430 created as a separate allotment pursuant to a subdivision under clause 40, and having an area of approximately 2.023 hectares, so that there will exist on the land 2 dwelling-houses.

Clause 6B added G.G. No. 157 of 30/9/83 (LEP 87).

Figure 4 – Land Use (IDO No.93)

## 5.0 SITE ANALYSIS

### Site

The site is an irregular shape with a narrow parcel fronting West Wilchard Road and then fanning out to the rear of the property.

The subject site is approximately 2.445 Ha in size.

The subject site has a 33.8m wide frontage and a depth of 57.6m to the narrow parcel at the front of the lot and fans out to a width of 127.8m with a further 245m depth.

The subject site is relatively flat in the front narrow parcel and has a steep fall from front to rear in the middle of the subject site and flattens again at the rear. The land is zoned flood affected, with the area most at risk of flood is to the rear of the property. The proposed building area at the front of the property poses minimal flood risk.

### Flora and Fauna

The proposed development site is mostly cleared of vegetation. To the south and west is predominantly managed grass at the street frontage and unmanaged grass at the rear. To the north and east are pockets of large trees and further to the east a large dam. The vegetation is consistent with woodland vegetation found in the Castlereagh area.

The aerial view in Figure 2 shows the pockets of vegetation on the subject site. Figures 5, 6, 7 and 8 show images of the vegetation.



Figure 5



Figure 6



Figure 7

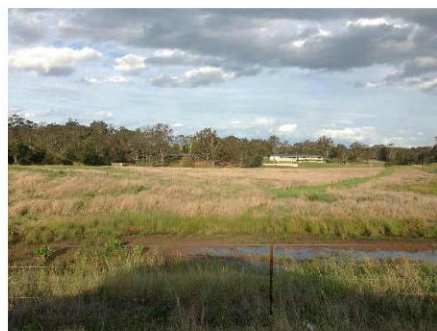


Figure 8



## Services and Infrastructure

The subject site is serviced by Sydney Water reticulated water but not sewer services.

For sewer treatment an Aerated Wastewater Treatment System has been recommended in a report prepared by Envirotech Environmental and Engineering Consultancy services 'On-Site Wastewater Management Report' 12 October 2016

The subject site has power and communication services.

## Adjacent Development

The subject site is surrounded to the north, south and east by existing dwellings. To the west is Penrith Lakes Scheme. The rural size lots along West Wilchard Road and the surrounding area are all of a similar scale and type as the proposed development. The allotments along West Wilchard Road are all generally developed with residential dwellings.

## Hazards

The subject site is identified as flood prone land.

The subject site has been identified as Bushfire Prone Land by Penrith City Council. Refer Figure 9 Penrith City Council Bushfire Prone Land Map.

A Bushfire Threat Assessment has been prepared by Bushfire Management Consultants.



Figure 9 – Bushfire Prone Land Map



### **Waste Management**

A waste management plan has been prepared by Red Road Engineers for both the construction stage and the on-going management of the property and are included as part of the application.

### **Energy Assessment**

An energy assessment including both a NatHERS and BASIX assessment have been prepared by Red Road Engineers for the proposed development and are included as part of the application.

### **Access/Parking and Traffic**

The proposed development will have minimal impact on West Wilchard Road and the intersection of West Wilchard Road and Castlereagh Road. The proposed development will provide adequate on site parking.

## 6.0 PLANNING ASSESSMENT

### SEPP No 55 – REMEDIATION OF LAND

The object of this policy is to provide for a statewide planning approach to the remediation of contaminated land. In particular this policy aims to promote the remediation of contaminated land for the purpose of reducing the risk of harm to human health or any other aspect of the environment.

- a) by specifying when consent is required, and when it is not required, for a remediation work, and
- b) by specifying certain considerations that are relevant in rezoning land and in determining development applications in general and development applications for consent to carry out a remediation work in particular, and
- c) by requiring that a remediation work meet certain standards and notification requirements

No evidence has been provided that the land is contaminated.

### SEPP (STATE AND REGIONAL DEVELOPMENT) 2011 –SCHEDULE 2

Schedule 2 identifies State significant development-identified sites, Penrith Lakes Scheme is identified as one of these sites. The relevant clause is extracted below.

#### 8 Development at Penrith Lakes Site

**Development on land identified as being within the Penrith Lakes Site on the *State Significant Development Sites Map* if the development is for the purposes of extraction, rehabilitation or lake formation (including for the purposes of associated infrastructure on land located within or outside that Site).**

The proposed development site is within the Penrith Lakes area however the proposed development is not for *extraction, rehabilitation or lake formation*, therefore the SEPP does not apply to this development

### INTERIM DEVELOPMENT ORDER NO.93

Additional IDO clauses:

#### Setbacks

**9. A building shall not be erected on any land having a frontage to a designated road if the distance between that building and the nearest alignment of that road is less than 30 meters.**

The proposed development site has a street frontage to West Wilchard Road and is proposed 25 meters from West Wilchard Road with a setback of over 250m from

Castlereagh Road, therefore the proposed development complies with development control.

### **Consent**

**16. In respect of any application for the consent of the council to the carrying out of the following development, namely –**

**a) any development in view of any waterway, or adjacent to a designated road the council shall take into consideration the probable aesthetic appearance of the land or of the proposed purpose and viewed from the waterway or road;**

The proposed development site has a street frontage to West Wilchard Road and is proposed closest to West Wilchard Road over 250m from Castlereagh Road and further to the Penrith Lakes.

Although the proposed development will have views of Penrith Lakes these will be obstructed by vegetation currently on the subject site which will ensure limited visibility from Castlereagh Road and Penrith Lakes.

## **7.0 CONCLUSION**

The proposed development is permissible in the zone and is compatible with the adjoining land use to the North, South and East.