

# PENRITH CITY COUNCIL

## FAST TRACK ASSESSMENT REPORT

<b>Application number:</b>	DA13/1240.01
<b>Proposed development:</b>	Residential-Single New Dwelling Modification to Roof
<b>Property address:</b>	7 Ghera Road, CADDENS NSW 2747
<b>Property description:</b>	Lot 62 DP 1166546
<b>Date received:</b>	30 January 2014
<b>Assessing officer</b>	Alicia Hunter
<b>Zoning:</b>	ZONE R1 GENERAL RESIDENTIAL LEP 2009 (CADDENS)
<b>Class of building:</b>	Class 1a
<b>Recommendations:</b>	Approve

### Executive Summary

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Council is in receipt of a development application for the subject development on the subject site and the proposal is a permissible land use with Council consent.

### Site & Surrounds

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The subject site is situated on the western side of Ghera Road Caddens. It is 500m<sup>2</sup> in area, is orientated in a western direction and falls to the rear.

An inspection of the site was undertaken on 4 November 2013 and the site is currently vacant.

The surrounding area is characterised by residential development.

### Proposal

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The proposed development involves:

- Construction of a single new dwelling including parking, landscaping and associated drainage works

### Plans that apply

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- Penrith Local Environmental Plan 2009 (Caddens)
- Sydney Regional Environmental Plan No.20 - Hawkesbury Nepean River

## **Planning Assessment**

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- **Section 96(1) - Modifications involving minor error, misdescription or miscalculation**

The development has been assessed in accordance with the matters for consideration under Section 79C and Section 96 of the Environmental Planning and Assessment Act 1979, and having regard to those matters, the following issues have been identified for further consideration

### **Section 79C(1)(a)(i) The provisions of any environmental planning instrument**

#### **Penrith Local Environmental Plan 2009 (Caddens)**

Provision	Compliance
Detailed Assessment - Appendix - Variation to Development Standard (This text will show in Appendix of your report)	
Schedule 1 Additional permitted uses	Complies
Clause 1.2 Aims of Plan	Complies
Clause 2.2 Zoning of land to which Plan applies	Complies
Clause 2.3 Zone of objectives and land use table	Complies
Clause 2.5 Additional permitted uses for particular land	N/A
Clause 2.6 Subdivision - consent requirements	N/A
Clause 2.6A Demolition requires consent	N/A
Clause 2.6B Temporary use of land	N/A
Clause 4.1 Minimum subdivision lot size	Complies
Clause 4.3 Height of buildings	Complies
Clause 4.6 Exceptions to development standards	Complies
Clause 5.1 Relevant acquisition authority	N/A
Clause 5.10 Heritage conservation	N/A
Clause 5.11 Bush fire hazard reduction	Complies
Clause 5.12 Infrastructure development and use of existing buildings of the Crown	N/A
Clause 5.2 Classification and reclassification of public land	N/A
Clause 5.3 Development near zone boundaries	N/A
Clause 5.4 Controls relating to miscellaneous permissible uses	N/A
Clause 5.8 Conversion of fire alarms	N/A
Clause 5.9 Preservation of trees or vegetation	Complies
Clause 6.1 Arrangements for designated State public infrastructure	N/A
Clause 6.2 Public utility infrastructure	N/A
Clause 6.3 Development control plan	Complies
Clause 6.4 Relationship between Part and remainder of Plan	Complies
Clause 7.1 Sustainable development	Complies
Clause 7.2 Flood planning land	N/A
Clause 7.3 Zone B2 Local Centre - floor area restrictions	N/A
Clause 7.4 Exhibition homes limited to 2 years	N/A

### **Sydney Regional Environmental Plan No.20 - Hawkesbury Nepean River**

An assessment has been undertaken of the application against relevant criteria with Sydney Regional Environmental Plan No 20—Hawkesbury-Nepean River (No 2—1997) and the application is satisfactory subject to recommended conditions of consent.

### **Section 79C(1)(a)(ii) The provisions of any draft environmental planning instrument**

The following draft Environmental Planning Instruments (EPI's) apply to the site:

**Penrith Local Environmental Plan 2010 - Stage 2**

The proposed development complies with the Draft Environmental Planning Instrument

**Section 79C(1)(a)(iii) The provisions of any development control plan**

**Development Control Plan 2006**

<b>Provision</b>	<b>Compliance</b>
Chapter 2.1 - Contaminated land	
Chapter 2.2 - Crime prevention through environmental design	
Chapter 2.3 - Engineering works	
Chapter 2.4 - Erosion and sediment control	
Chapter 2.5 - Heritage management	
Chapter 2.6 - Landscape	
Chapter 2.7 - Notification and advertising	
Chapter 2.8 - Significant trees and gardens	
Chapter 2.9 - Waste planning	
Chapter 2.10 - Flood liable land	
Chapter 2.11 - Car parking	
Chapter 2.12 - On-site sewage management	
Chapter 2.13 - Tree preservation	

**Section 79C(1)(a)(iiia) The provisions of any planning agreement**

There are no planning agreements applying to this application.

**Section 79C(1)(a)(iv) The provisions of the regulations**

The proposed development complies with the requirements of the Regulations.

**Section 79C(1)(b) The likely impacts of the development**

Likely impacts of the proposed development as identified throughout the assessment process include:

**Impact raised in submissions**

N/A or comment

**Impacts raised in referral comments**

N/A or comment

Other impacts identified in assessment

**(i) Context and Setting (environmental impacts and impacts on built environment)**

The proposal is consistent with the bulk, scale, colour and design of other development in the locality.

The development will have only minor impact on the amenity of the area and the streetscape.

The development is compatible with the surrounding and adjacent land uses.

It is considered the development will have no / or minimal impact on the amenity of the area in terms of Sunlight Access (overshadowing) / visual and acoustic privacy / views or vistas

The development will have no impacts on natural environment.

**(ii) Access and transport**

The development will have no or minimal impact on the local road system.

The existing / proposed access arrangements and car parking on site will be adequate for the development.

**(iii) Heritage**

The property is not subject to any Heritage Order or identified as a heritage item under a planning instrument.

**(iv) Soil**

The proposed development will have no impact on soil erosion and sedimentation:

Adequate sedimentation and erosion controls are proposed as part of the development.

**(v) Natural and Technological Hazards**

The development is not subject to flooding, subsidence or slip.

**(vi) Site Design**

The proposed development is sensitive to environmental conditions and site attributes:

The proposed development safeguards the health and safety of the occupants:

**Section 79C(1)(c)The suitability of the site for the development**

The site is suitable for the following reasons:

- The site is zoned to permit the proposed use
- The use is compatible with surrounding/adjoining land uses

**Referrals**

The application was referred to the following stakeholders and their comments have formed part of the assessment:

Referral Body	Comments Received
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**Section 79C(1)(e)The public interest**

The proposed development will not generate any significant issues of public interest.

## **Conclusion**

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The site is suitable for the proposed development, the proposal is in the public interest, and there is unlikely to be negative impacts arising from the proposed development.

Therefore, the application is worthy of support, subject to recommended conditions.

## **Recommendation**

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1. That DA13/1240.01 for Residential - Single Dwelling (Modification to Roof) at Lot 62 DP 1166545 7 Ghera Road CADDENS be approved subject to the attached conditions (Development Assessment Report Part B)

# CONDITIONS

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## General

### 1 [A001 - Approved plans that are architecturally drawn](#)

The development must be implemented substantially in accordance with the plans numbered #2006233 - Issue 11 drawn by Masterton Homes Pty Ltd and dated 21/01/2014 and stamped approved by Council, the application form and any supporting information received with the application, except as may be amended in red on the attached plans and by the following conditions.