

Statement of Environmental Effects

Development Application for Proposed Veterinary Clinic and Club Administration Offices



Prepared by

Urban City Planning
PO Box 1201 Windsor NSW 2756
T. 4587 7000 | E. info@urbancityconsulting.com.au

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312 Londonderry Rd Londonderry

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1.0 INTRODUCTION

This report constitutes a Statement of Environmental Effects and accompanies the submission of a Development Application seeking approval to alterations to an existing building to be used for a veterinary practice and for club administration offices

1.1 Scope

The purpose of this report to address the following matters:

1. The environmental impacts of the proposed dwelling;
2. How the environmental impacts of the development have been identified;
and
3. The steps to be taken to protect the environment or to lessen the expected harm to the environment.

The following matters will be addressed and discussed;

1. The subject site and existing development;
2. Describe the locality in which the proposed development is to be situated;
3. Discuss Statutory Controls such as the Environmental Planning & Assessment Act 1979 and Regulation 2000, Environmental Planning Instruments (EPI's) and or Development Control Plans (DCP's).

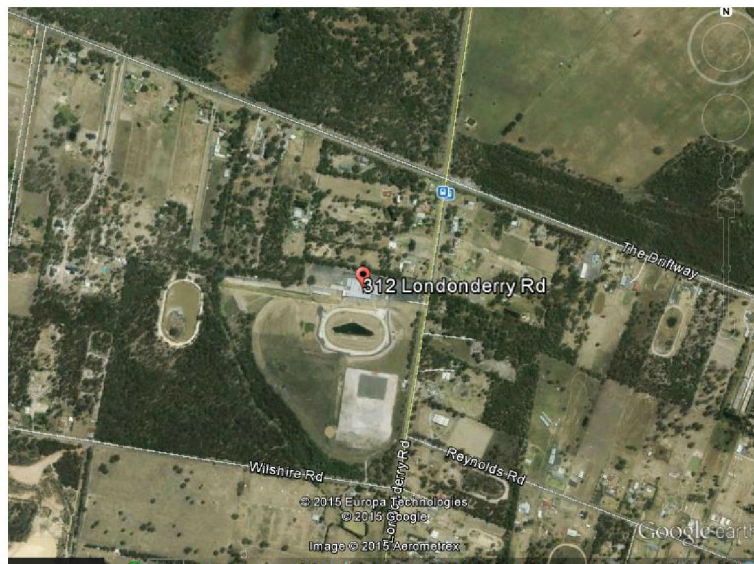
2.0 DESCRIPTION

2.1 Legal Description

The site is legally described as Lot 1 DP1084891.

2.2 Site Location

The site is located on the western side of Londonderry Road south of The Driftway-see aerial photo under

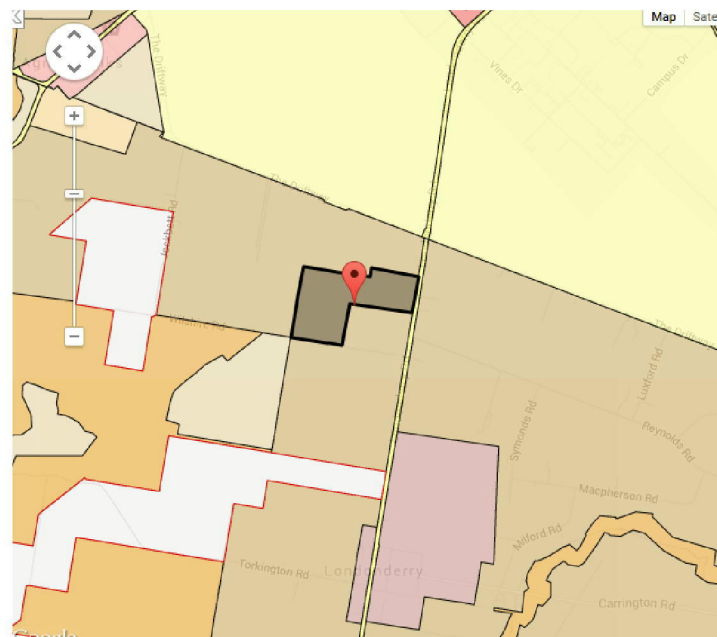


Subject site



2.3 Zoning

The site is zoned RU4 Primary Production Small Lots in Penrith Local Environmental Plan 2010(LEP).



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2.4 Description of Site and Existing Development

The site is "L" shaped with an area of 29.82 ha. The site is oriented east/west and is generally level.

The site contains an established race track for greyhound racing with various buildings associated with the use including the subject building shown under

The site also contains the kennels, parking areas and small ancillary buildings. The development is accessed from Londonderry Rd

The photos below indicate the existing development on the land.



Londonderry Rd entry



Subject building

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3.0 SURROUNDING DEVELOPMENT

The surrounding development consists of a variety of rural residential uses as evidenced in the previous aerial photo.

4.0 PROPOSED DEVELOPMENT

The application seeks Consent to the use of the building previously operated as a restaurant associated with the existing club, for the following:

- Alterations to and use of part of the building as a veterinary hospital. The proposal will comprise a waiting room, consulting rooms, surgeries, kennels, x-ray room and various ancillary areas and amenities.
- Alterations to and use of part of the building as administration offices for the existing raceway development on site. The proposal will comprise reception area, various offices, conference room, and amenities

The clinic's primary function will be to service the raceway's participants but will also offer a full range of medical and surgical services to small animal pet owners in the neighbourhood.

Hours of business will be - Monday-Friday -8.30am to 7pm
- Saturday -8.30am to 1pm(closed Sunday)

Staff will comprise as follows:-

Veterinary hospital-two (2) veterinarians and two (2) support staff

Administration offices-sixteen (16) staff

Plans of the proposal are submitted with the application. The client has also prepared a Business Plan for the veterinary clinic which is submitted with this application



Subject building-north elevation



Subject building-south elevation

5.0 DEVELOPMENT CONTROLS

The following development controls apply to the subject site;

- 5.1 Penrith Local Environmental Plan No. 2010(LEP)
- 5.2 Penrith Development Control Plan. (DCP) 2010.
- 5.3 Sydney Regional Environmental Plan No. 20 (Hawkesbury Nepean River).
- 5.4 Environmental Planning & Assessment Act.1979 & Regulation 2000.

5.1 Penrith Local Environmental Plan No.2010

The land is zoned RU4 Primary Production Small Lots under this LEP and the following provisions of the Plan apply with appropriate Comments.

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Zone RU4 **Primary Production Small Lots**

1 Objectives of zone

- *To enable sustainable primary industry and other compatible land uses.*

Comment: not applicable. Existing race course.

- *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.*

Comment: existing race course. Primary industry is not proposed but no conflict arises.

- *To minimise conflict between land uses within this zone and land uses within adjoining zones.*

Comment: the proposed uses will not conflict with any adjoining zones.

- *To ensure land uses are of a scale and nature that is compatible with the environmental capabilities of the land.*

Comment: the scale of buildings will not change as the uses are contained within an existing building. The uses are either permissible in the zone ie a veterinary hospital, or permissible by virtue of the proposal being ancillary to the existing use on the land and will have minimal impact on the environmental capability of the land due to its large area (29.2ha) and services currently provided to the existing development.

- *To preserve and improve natural resources through appropriate land management practices.*

Comment: there are no natural resource issues applicable to the subject land.

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

Comment: the proposal comprises two (2) separate developments ie a veterinary hospital and also administration offices ancillary to the existing race course

A veterinary hospital is defined in the LEP as follows:

veterinary hospital means a building or place used for diagnosing or surgically or medically treating animals, whether or not animals are kept on the premises for the purpose of treatment.

As can be seen in the detail of the submitted plans and operational details of the premises described in this Statement, the proposed veterinary hospital meets this definition and accordingly is a permissible development in this zone.

The proposed administration offices are to be ancillary to the existing racecourse on the site.

The offices will comprise an extension to an “existing use” as the existing race course falls within the following definition in the LEP *ie recreation facility (major) means a building or place used for large-scale sporting or recreation activities that are attended by large numbers of people whether regularly or periodically, and includes theme parks, sports stadiums, showgrounds, racecourses and motor racing tracks.*

A “recreation facility (major)” is not listed as permitted with consent in this zone. However, Council records confirm that previous approvals have been issued for this property as under:

- 121/74 (1974) *Improvement to existing racecourse buildings*
- 326/79 (1980) *Extension to grandstand and lounge*
- 278/80 (1980) *Extension to grandstand and lounge*
- 307/81 (1981) *Additions to office*
- 211/91 (1991) *Greyhound trial track*
- DA05/1994 (2006) *Upgrade of on-site wastewater management system*
- DA06/1023 (2006) *Lift for disability access*
- DA07/0383 (2007) *Internal refurbishments of race club*
- DA09/0962 (2009) *Childrens playground and soft fall area*
- DA13/0715 (2013) *New commercial kitchen*

As a number of these approvals were issued prior to the coming into effect of the current LEP, the development constitutes an “existing use” and the proposal constitutes an extension to this “existing use”

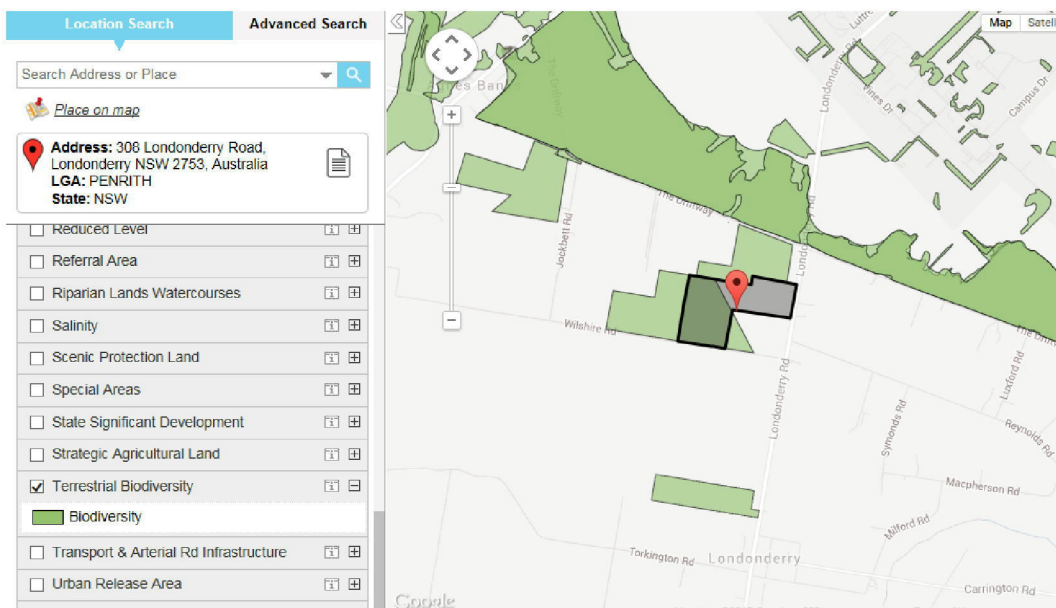
This issue is further addressed under Sec 5.4 Environmental Planning and Assessment Act 1979 in this Statement

4.3 Height of buildings

Comment: no height control plan applies to this land in the LEP. The alterations are within the existing single storey building.

6.4 Development on natural resources sensitive land

The subject land is identified on the LEP Natural Resources Sensitivity Land Map however the proposal is for use of the building and internal works only and the building is well clear of that part of the site containing the Significant Vegetation.



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5.2 Penrith Development Control Plan 2010

The following sections are applicable to the proposed development:

Penrith DCP 2010 - General

DCP Requirements	Comments
<i>Erosion and Sediment Control</i>	Erosion and sediment control measures are not required due to the work being internal.
<i>Landscape Design</i>	<p>The proposal will retain the natural vegetation at the rear of the site and no tree removal is proposed.</p> <p>No other landscape work is required or proposed.</p>
<i>Waste Planning</i>	A waste management plan is attached.
<i>Carparking and Traffic</i>	The site contains an existing public carpark for 250 cars and a trainer's carpark for 100 cars. Existing driveway to Londonderry Rd will be utilized. See

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DCP Requirements	Comments
	Carparking/Traffic as addressed hereunder.
<i>Preservation of Trees and Vegetation.</i>	No trees are proposed to be removed

Carparking/Traffic

As advised above, the existing development has provided an existing carpark for 250 cars for the public and 100 cars for trainers as shown on the submitted plans. These provisions serve the existing race meetings which are conducted twice weekly ie Wednesday afternoon and Saturday evenings with average attendances of approximately 100 persons on Wednesdays and 250 persons on Saturdays.

Based on this minimal usage of the carpark, adequate parking will be available both for staff and clients of both proposed uses.

In addition, specific parking spaces are proposed to be allocated and marked adjacent to the northern side boundary of the site in close proximity to the veterinary hospital for client use.

The traffic flows associated with the proposed uses of the building will be insignificant in the context of the existing development on site. The administration office employee numbers may increase incrementally from the current number to a maximum of sixteen (16) however these movements will generally be only a single entry and exit for each staff member per day.

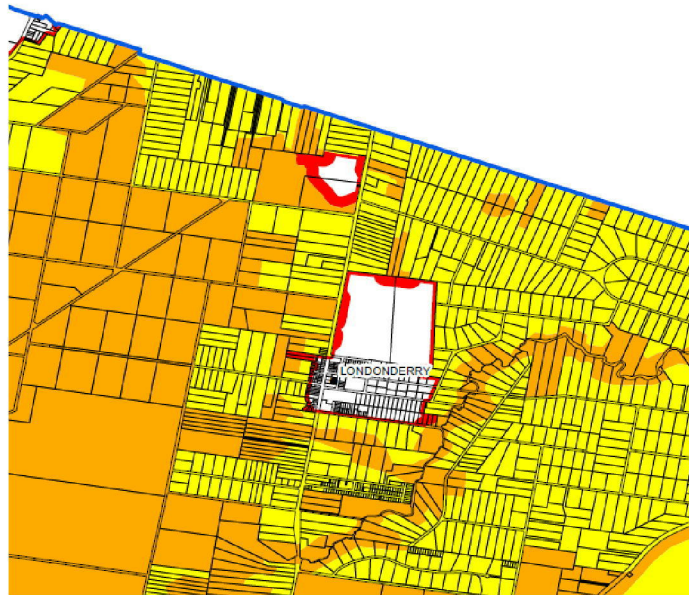
Similarly the staff movements associated with the veterinary practice will generally only be a single entry and exit for each staff member per day with ad hoc movements where the veterinarian is required to attend a client off site

Customers/clients visiting the practice are estimated at approximately twenty one (21) per day which is insignificant in traffic terms given the nature of the adjacent road and existing access arrangements to the overall development-see previous photo of existing access off Londonderry Rd



Public carpark

Bushfire



Section of the land is bushfire prone however as disclosed on the above Penrith Council Bush Fire Map, the area of the site which contains the subject building is not bush fire prone.

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Reference to the aerial photo in this report confirms the absence of vegetation on the subject area of the site with the nearest vegetation being approximately 82m from the location of the extension.

Wastewater

The attached Wastewater Management Assessment has been prepared which confirms that the existing On-Site Wastewater Management System has adequate capacity for the proposed additional development

5.3 Sydney Regional Environmental Plan 20 (Hawkesbury Nepean)

The aim of the SREP 20 is to protect the environment of the Hawkesbury-Nepean River system by ensuring that the impacts of the future land uses are considered in a regional context. No earth works are proposed for the building and it is considered to have no impact on the Hawkesbury Nepean River system.

5.4 Environmental Planning & Assessment Act. 1979

The likely impacts of the development as per Section 4 of the Act are considered here.

<i>Primary Matters</i>	<i>Comment</i>
<i>Context & Setting</i>	<p>The impact of the proposal on the surrounding natural and built environment, being use of an existing building will be minimal. The uses are within the envelope of the existing building and will not be visually apparent.</p> <p>The development will have no impact on the existing streetscape.</p>
<i>Character, location, siting, bulk, scale, shape, size, height, density, design or external appearance of the development</i>	<p>See above. Existing building is unaltered externally. The character of the development ie the uses of the building, is consistent with the existing racecourse.</p>
<i>Access, Transport and Traffic</i>	<p>The proposal will not adversely affect the surrounding road network and</p>

	existing traffic conditions. The proposal will generate additional traffic volumes which can be comfortably accommodated by the existing access arrangements and carparking on site
<i>Landscaping</i>	None required or proposed
<i>Acoustic Impacts</i>	The proposed uses are consistent with the existing development on site and are well removed from property Boundaries. The proposal will not have any acoustic impact due to it's internal nature and the significant separation from adjoining properties.
<i>Other amenity impacts</i>	There will be no loss of privacy of local properties due to the size of the land and setbacks from the side property boundaries. .
<i>Storm water, drainage, construction, and utilities</i>	The proposed development will not increase demand on the existing utilities .

The suitability of the site for the development is considered here:

<i>Primary Matters</i>	<i>Comment</i>
<i>Does the proposal fit into the locality?</i>	The proposed development is an existing use which is well established and accepted in the locality
<i>Are the site attributes conducive to development?</i>	The extension is within the existing building envelope on site and the site attributes are not relevant in this instance

Environmental Planning and Assessment Regulation 2000

The following provision applies:

42 Development consent required for enlargement, expansion and intensification of existing uses

(cf clause 40 of EP&A Regulation 1994)

- (1) Development consent is required for any enlargement, expansion or intensification of an existing use.*
- (2) The enlargement, expansion or intensification:*
 - (a) must be for the existing use and for no other use, and*
 - (b) must be carried out only on the land on which the existing use was carried out immediately before the relevant date.*

Comment: in relation to-

- (a) -the use and internal alterations to the existing building are for administration purposes ancillary to the racecourse which is an approved existing use on this land.*
- (b) -the use and alterations to the existing building are to be carried out on the same land as the existing use.*

Accordingly, the proposal complies with these provisions.

6.0 CONCLUSION

The aim of this report has been:

- ❑ To describe the proposal
- ❑ To discuss compliance of the proposed development with relevant statutory considerations; and
- ❑ To provide an assessment of the likely environmental effects of the proposal
- ❑ Provide additional information to permit Council to undertake an assessment under S79C of the EPA Act.

The proposal is consistent with the provisions of the Environmental Planning and Assessment Act and Regulation and Penrith LEP 2010. An assessment of the proposals against Councils DCP is included in this report.

The extension has little environmental impact as it is within the envelope of the existing building, will not create any significant traffic impact and carparking demand can be met by the existing facilities on site.

The veterinary hospital will serve both as a facility for the greyhound racing industry and for the general local community

The proposal is submitted for Council approval.

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