

# 58 Twin Creeks Drive— Proposed In-ground swimming pool. Penrith council

COMPLIANCE TABLE

CUSTOMER CENTRE PLUS

DESKTOP ANALYSIS	
Criteria	Assessment
Lot size	Approx 4461m <sup>2</sup>
Distance from nearest waterway	Approx 574m (Cosgrove creek)
Distance from heavy rail facilities (train tracks/ stations)	NA
Agricultural use	NA
Distance from foreshore amenities	NA
LEP Map Check – i.e. Special Precinct, Heritage etc.	NA

Penrith Development control plan 2014 – Part D1: Rural Land Uses.

<https://www.penrithcity.nsw.gov.au/Documents/Building-and-Development/Penrith-DCP-2014-D1-Rural-Land-Uses/>

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### ***MATTERS FOR CONSIDERATION***

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- *Flooding, Drainage, Land slip, Soil Erosion, Mine Subsidence, Bush Fires and any other Risks*
- *Effect on Landscape, Streetscape or Scenic Quality of the Locality*
- *Impact on Existing and Future Amenity of the Locality*
- *Amount of Traffic Generated*
- *Car access, Parking and Availability of Public Transport*
- *Waste Disposal Arrangements*
- *Availability of Utility Services, Power, Telephone, Water/Sewer*
- *Social Effects and Economic Effects*
- *Anticipated Impact of Noise Levels to the Site Locality*
- *Effects on Historical and Archaeological Aspects*
- *Effects on Flora and Fauna*
- *Design and External Appearance Appropriateness to the Site*
- *How the Privacy, Daylight and Views of other Dwellings will be affected*
- *Access for the Disabled*
- *Any Special Circumstances*

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### ***CONCLUSION***

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COMPLIANCE TABLE		
Requirements	Proposed	Compliant
Dwellings and associated buildings should be sited to maximise the natural advantages of the land in terms of:  Protecting the privacy of proposed and existing buildings;	As required	Y
Providing flood-free access to the dwelling and a flood-free location for the dwelling itself;	As required	Y
Minimising risk from bush fire by considering slope, orientation and location of likely fire sources;	As required	Y
Retaining as much of the existing vegetation as possible; and	As required	Y
Minimising excavation, filling and high foundations by avoiding steep slopes (greater than 1 in 6)	As required	Y
Where practical, all buildings on a site, including dwellings and outbuildings, should be clustered to improve the visual appearance of the development in its landscape setting and reduce the need for additional access roads and services.	As required	Y
Setbacks from Roads a) A minimum setback of 15m from public roads is required for all dwellings and outbuildings. Formal parking areas are not permitted within the setback.	As required	Y
a) Dwellings on adjacent properties should be considered when determining the location of a proposed dwelling to ensure that separation distances are maximised as far as is reasonably possible to maintain amenity for each dwelling and minimise noise and privacy intrusions.	As required	Y
c) The minimum side setback for dwellings is 5m where the allotment is less than 2 hectares.	As required	Y

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