

# Statement of Environmental Effects Demolition DA

46-66 O'CONNELL STREET,  
CADDENS

20 MARCH 2020



## QUALITY ASSURANCE

<b>Project:</b>	<i>Demolition of Existing Structures</i>
<b>Address:</b>	<i>46-66 O'Connell Street, Caddens</i>
<b>Lot /DP:</b>	<i>Lot 3 in DP1103503</i>
<b>Council:</b>	<i>Penrith City</i>
<b>Author:</b>	<i>Think Planners Pty Ltd</i>

<b>Date</b>	<b>Purpose of Issue</b>	<b>Rev</b>	<b>Reviewed</b>	<b>Authorised</b>
<i>March 2020</i>	<i>Draft issue for Client</i>	<i>Draft</i>	<i>SK/JW</i>	<i>JW</i>
<i>March 2020</i>	<i>DA Issue</i>	<i>Final</i>	<i>JW</i>	<i>JW</i>

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## SUMMARY OF PROPOSAL

This Statement of Environmental Effects has been prepared in support of a Development Application in order to facilitate the demolition of existing structures on site at 46-66 O'Connell Street, Caddens.

The existing dwellings are not occupied and have been subject to damage by trespassers, so it is intended to demolish these structures and outbuildings. A future development application will be submitted for the development of the land in due course.

The subject site has subject to a split zoning with the majority of the site zoned R3 – Medium Density Residential and the western portion of the site fronting O'Connell Street zoned B2 – Local Centre under the Penrith Local Environmental Plan 2010 with '*Demolition*' being permissible with Council consent.

Having regard to the benefits of the proposal and taking into account the absence of adverse environmental, social or economic impacts, and that the proposal represents an appropriate use of well-located land, the application is submitted to Council for assessment. Think Planners Pty Ltd recommends the approval of the application, subject to necessary, relevant and appropriate conditions of consent.



## SITE AND CONTEXT

### SUBJECT SITE

The development site is located on the eastern side of O'Connell Street, approximately 450m south from the intersection of O'Connell Street and The Great Western Highway, Kingswood. The site itself is within close proximity to two large educational establishments with TAFE NSW Nepean Kingswood Campus to its northern boundary and O'Connell Street separating the site from The University of Western Sydney and grounds associated with the university to the west. The site is also near Caddes, a new estate currently undergoing extensive subdivision and redevelopment for residential dwelling on lots of varying sizes and shapes.

The development site can be described as a large regular shaped land parcel with a frontage to O'Connell Street. Lot 3 in DP1103503 is predominantly vacant and contains a dwelling house with direct vehicle access from O'Connell Street. The site is unkempt and represents an underutilisation of valuable land.

An aerial photograph and photograph of the subject site is provided below which shows the development site in its current context. There are 2 dwellings and a variety of outbuildings on the site.

**Figure 1: Aerial Map Extract of the Subject Site (Source: Six Maps 2019)**

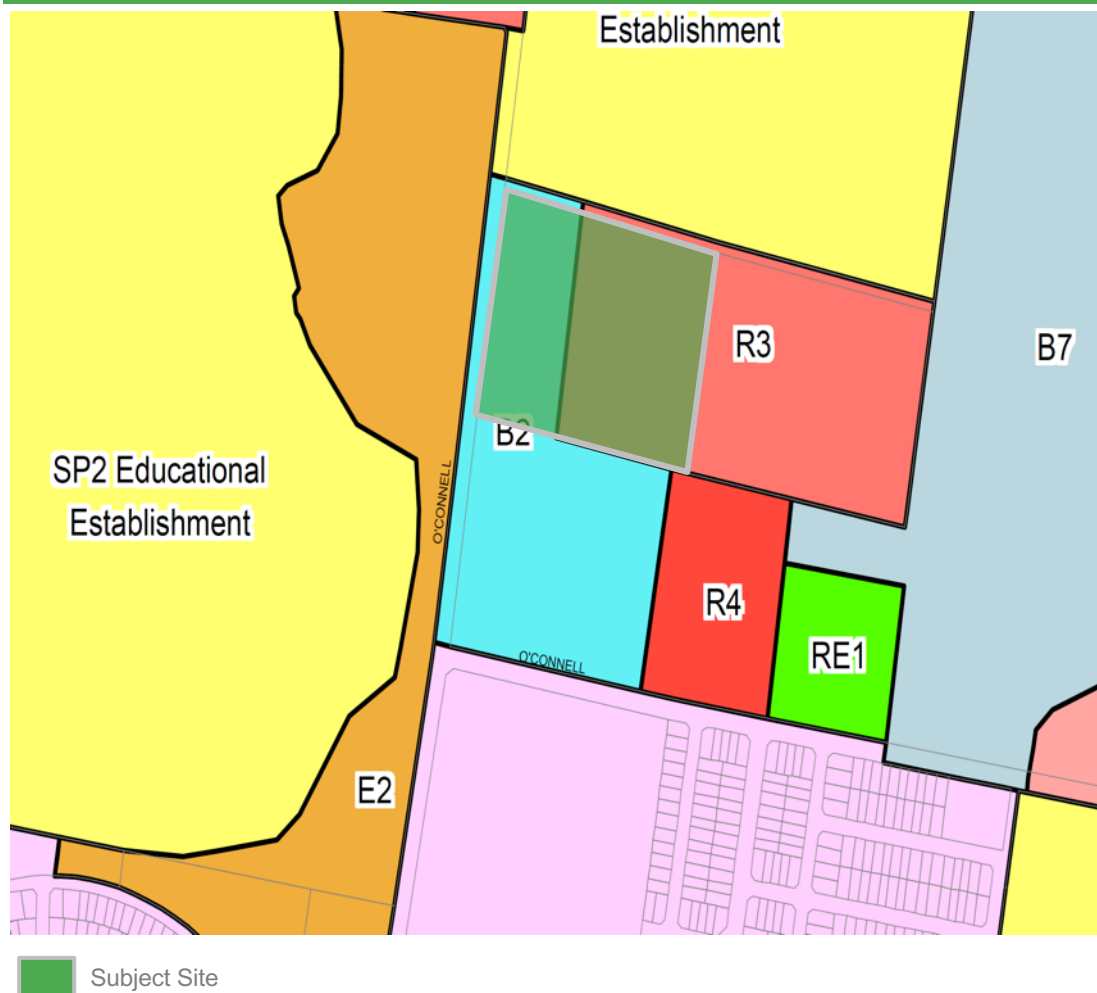


## ZONING

As evident in the zoning map extract below, the subject site is subject to a split zoning with the majority of the site zoned R3 – Medium Density Residential and the western portion of the site fronting O’Connell Street zoned B2 – Local Centre under the Penrith Local Environmental Plan 2010.

Clause 2.7 of the LEP permits demolition with Council consent within the Penrith Local Government Area.

Figure 2: Zoning Map Sheet LZN\_013 Extract (Source: Penrith LEP 2010)



The development is proposed to facilitate future development of the large predominantly vacant allotment. Photographs are provided within the following pages that give context to the locality and also the relationship of the development site with adjoining developments.

**Photograph 1: Shows an existing dwelling house within the subject site as viewed from O'Connell Street looking eastwards**



**Photograph 2: Also shows the subject site along O'Connell Street, illustrating its unkempt status that is detracting from the streetscape.**



Photograph 3: Shows the existing streetscape along O'Connell St looking northwards



Photograph 4: Shows the existing streetscape along O'Connell St looking southwards





## HERITAGE

The site is not identified as a heritage item, it is not located within a heritage conservation area, however there are several local heritage items located within close proximity to the development site as illustrated by the heritage extract map below.

Figure 3: Heritage Map Sheet HER\_013 Extract (Source: Penrith LEP 2010)



The development proposes to undertake demolition of structures on the site.

Therefore, the proposal will not impact on the significance of the item and the proposal will not have any adverse heritage impacts.

## PLANNING CONTROLS

### STATUTORY CONTROLS

The relevant Statutory Planning Controls include: -

- State Environmental Planning Policy No. 55 – Contaminated Land;
- State Environmental Planning Policy – (Vegetation in Non-Rural Areas) 2017;
- State Environmental Planning Policy (Infrastructure) 2007;
- Penrith Local Environmental Plan 2010.

### POLICY CONTROLS

The applicable policy control documents are: -

- Penrith Development Control Plan 2014;



## CONSIDERATION OF PLANNING CONTROLS

A summary of the compliance of the proposal with the relevant planning controls is provided below.

### STATE ENVIRONMENTAL PLANNING POLICY NO. 55 – CONTAMINATED LAND

Appropriate reports as per SEPP 55 will be provided at DA Stage for the subdivision.

### STATE ENVIRONMENTAL PLANNING POLICY (INFRASTRUCTURE) 2007

The development does not trigger any provisions of the SEPP given the nature of the

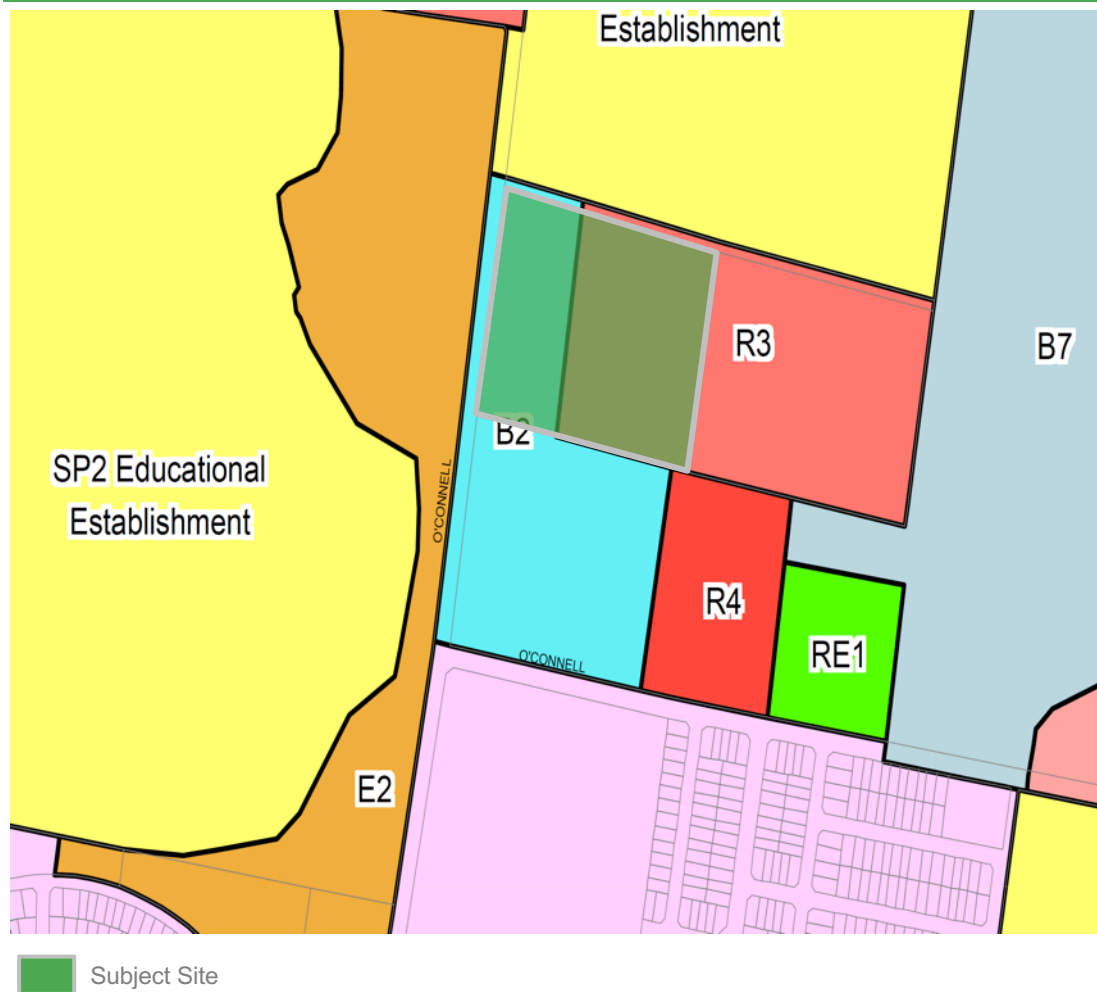
### PENRITH LOCAL ENVIRONMENTAL PLAN 2010

As evident in the zoning map extract overleaf, the development site is subject to a split zoning with the majority of the site zoned R3 – Medium Density Residential and the western portion of the site fronting O’Connell Street zoned B2 – Local Centre under the Penrith Local Environmental Plan 2010.

Clause 2.7 of the LEP permits demolition with Council consent within the Penrith Local Government Area.



Figure 5: Zoning Map Sheet LZN\_013 Extract (Source: Penrith LEP 2010)



The proposed demolition will facilitate future residential development within the subject site whilst permitting orderly development.

The table in the following page provides details on the development standards relevant to the current proposal as well as other relevant LEP provisions.

Penrith Local Environmental Plan 2010– Compliance Table			
Clause	Controls	Comment	Complies
Part 2 Permitted or Prohibited Development			
2.6	Subdivision – Consent Requirements	Not applicable to demolition proposal	N/A
2.7	Demolition Requires Consent	Council consent is sought for the demolition of all structures on site.	Yes

Part 4 Principal Development Standards			
4.1	Minimum Subdivision Lot Size – 400m <sup>2</sup>  <i>(2) This clause applies to a subdivision of any land shown on the Lot Size Map that requires development consent and that is carried out after the commencement of this Plan.</i>	Not applicable to demolition proposal	N/A
4.3	Height of Buildings: 9m	Not applicable to demolition proposal	N/A
4.4	Floor Space Ratio:	Not applicable to demolition proposal	N/A
Part 7 Additional Local provisions			
7.2	Flood Planning	Not applicable to demolition proposal	N/A
7.7	Servicing	Not applicable to demolition proposal	N/A

## PENRITH DEVELOPMENT CONTROL PLAN 2014

Given the nature of the proposal a detailed address of the DCP is not provided with only a summary of key controls which are limited to waste management.

Penrith Development Control Plan 2014 Compliance Table			
Clause	Controls	Comments	Complies
C5 Waste Management			
5.1	Waste Management Plan	The proposal is for demolition of the existing structures and a WMP has been prepared for the demolition works proposed.	Yes

## CONCLUSION

Following a review of the relevant planning controls, it is concluded that the proposed development is consistent with the objectives, planning strategies and detailed controls of these planning documents.

Consideration has been given to the potential environmental and amenity impacts that are relevant to the proposed development and this report addresses these impacts.

Having regard to the benefits of the proposal and taking into account the absence of adverse environmental, social or economic impacts, the application is submitted to Council for assessment and granting of development consent. Think Planners Pty Ltd recommends the approval of the application, subject to necessary, relevant and appropriate conditions of consent.