

STATEMENT OF ENVIRONMENTAL EFFECTS

CUSTOMER CENTRE PLUS - 2015

58 Twin Creeks Drive, Luddenham– Proposed In ground swimming pool.

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INTRODUCTION

Introduction

SUBJECT SITE

The following Statement of Environmental Effects has been prepared in support of the Development Application for the proposed pool as per the submitted plans. The site of the proposed works is located at 58 Twin Creeks Drive, Luddenham and can be legally identified as Lot 282 DP 270417.

DESCRIPTION OF THE PROPOSED

The DA seeks development consent for the following:

The proposed pool as per the submitted plans reflected in Appendix 1.

The proposed pool is envisaged to be sited in the rear yard of the subject site.

The proposed pool is envisaged at a maximum capacity of 87,000 litres.

The proposed pool will be fenced in accordance with AS1926.1-2012

Consents is sought for the proposed through the Penrith Local Environment Plan 2010. The proposed pool is deemed permissible as a continuation of the existing approved primary dwelling.

INTRODUCTION

APPLICABLE STATUTORY & NON-STATUTORY PLANS/POLICIES

- Penrith Local Environmental Plan 2010
- Sydney regional environmental plan No. 9 – Extractive industry (No. 2)
- Sydney Regional Environmental Plan No. 20 Hawkesbury – Nepean River (No.2 – 1997)
- SEPP No1 - Development standards
- SEPP No.19 - Bushland In Urban Areas
- SEPP No.21 - Caravan Parks
- SEPP No.30 - Intensive Agriculture
- SEPP No.32 – Urban consolidation (redevelopment of urban land)
- SEPP No.33 - Hazardous And Offensive Development
- SEPP No.50 - Canal Estate Development
- SEPP No.55 - Remediation Of Land
- SEPP No.62 - Sustainable Aquaculture
- SEPP No.64 - Advertising And Signage
- SEPP No.65 - Design Quality Of Residential Flat Development
- SEPP No.70 - Affordable Housing (Revised Schemes)
- SEPP (Housing for seniors or people with a disability) 2004
- SEPP (Building Sustainability Index: Basix) 2004
- SEPP (Major Development) 2005
- SEPP (Mining, Petroleum Production And Extractive Industries) 2007
- SEPP (Miscellaneous Consent Provisions)2007
- SEPP (Infrastructure) 2007
- SEPP (Exempt and Complying Development Codes) 2008
- SEPP (Affordable Rental Housing) 2009
- SEPP (State and Regional Development) 2011
- Penrith Development Control Plan 2014

SITE ANALYSIS

Site Analysis

DESCRIPTION OF THE SUBJECT SITE

The subject site is located in Luddenham, approximately 2 kilometers North of Badgerys creek rubbish depot, and approximately 3.5 kilometers south west of Erskine Park rubbish depot.

ADJOINING LAND USE & LOCALITY CHARACTER

The locality is characterized by low density residential development within the environmental living context. The general nature of development consists of mid – large sized single residential dwelling lots.

SITE ANALYSIS

ZONING

The subject site is zoned E4 Environmental Living under the Penrith Local Environmental Plan 2010. The proposed works are permissible under this zoning and complimentary to the objectives of said zone.

The Penrith Local Environmental Plan 2010

Zone E4 Environmental Living

1 Objectives of zone

- To provide for low-impact residential development in areas with special ecological, scientific or aesthetic values.
- To ensure that residential development does not have an adverse effect on those values.
- To minimise conflict between land uses within the zone and land uses within adjoining zones.
- To ensure land uses are compatible with the available infrastructure, services and facilities and with the environmental capabilities of the land.
- To preserve and improve natural resources through appropriate land management practices.

2 Permitted without consent

Home occupations

3 Permitted with consent

Bed and breakfast accommodation; Building identification signs; Business identification signs; Child care centres; Community facilities; Dual occupancies; Dwelling houses; Environmental facilities; Environmental protection works; Flood mitigation works; Home-based child care; Home businesses; Home industries; Information and education facilities; Places of public worship; Recreation areas; Respite day care centres; Roads; Schools; Secondary dwellings

4 Prohibited

Industries; Service stations; Warehouse or distribution centres; Any other development not specified in item 2 or 3

MATTERS FOR CONSIDERATION

Matters for Consideration

This chapter contains the assessment of the environmental effects of the proposed development as required under Section 79C (1) of the EP & A Act. In determining a development application the consent authority has to take into account a range of matters relevant to the development including the provisions of environmental planning instruments, impacts to the built and natural environment, social and economic impacts of the development; the suitability of the site; and whether the public interest would be served by the development.

These matters for consideration are further discussed in the ensuing sections.

MATTERS FOR CONSIDERATION

COMPLIANCE WITH ANY APPLICABLE ENVIRONMENTAL PLANNING INSTRUMENTS OR DRAFT ENVIRONMENTAL PLANNING INSTRUMENTS

The proposed is deemed compliant with the applicable environmental planning instruments and no conflict with any draft environmental planning instruments has been identified. The applicable environmental planning instruments are noted in introduction of this document and are as advised from the councils supplied section 149 planning certificate.

COMPLIANCE WITH ANY APPLICABLE DEVELOPMENT CONTROL PLANS

A review of the proposed against the applicable development control plans as identified in preceding sections (Applicable statutory & non statutory plan/policies) indicates no notable non compliances.

CONTEXT AND SETTING

The proposed in its current form will bring development on site further in line with the context of existing development in the locality. It complements the existing and envisaged development patterns and imparts negligible effects on the locality character.

The proposed will act to enhance the socio-economic values of the locality whilst assisting the continued viability of the subject site by enabling responsible development thereof.

ACCESS TRAFFIC & UTILITIES

The subject site and proposed is not envisaged to impart any notable impacts on traffic conditions for the locality. All required utilities are provided to the site and the proposed is again envisaged to impart negligible impacts or increased strain on these services.

ENVIRONMENTAL IMPACTS

No significant environmental constraints have been identified on the subject site, though regardless no adverse effects are envisaged in this regard.

MATTERS FOR CONSIDERATION

FLORA AND FAUNA IMPACTS

No significant ecological communities or species have been identified on the subject site and minimal disturbance to any existing flora or fauna is envisaged.

NATURAL & TECHNOLOGICAL HAZARDS

A preliminary assessment of the available information has not identified the site as having any such potential in the context of the proposed development.

WASTE MANAGEMENT

All construction waste is to be appropriately removed from site as per the submitted waste management plan. Ongoing waste generated through occupation of the site is to be disposed of as per councils waste management regulations and services.

SOCIAL & ECONOMIC IMPACTS

The proposed development will result in beneficial social and economic effects being imparted not only on the site but also on the surrounding locality.

ACOUSTIC IMPACTS

It is anticipated that nil to negligible adverse impacts will be incurred pertaining to noise levels at the site locality. The proposed development does not envisage any adverse acoustic impacts as a result of the proposal obtaining consent.

HISTORICAL & ARCHEOLOGICAL ASPECTS

Consideration to the sites historical and archeological aspects are not deemed applicable as no such aspects have been identified on the obtained planning documentation.

MATTERS FOR CONSIDERATION

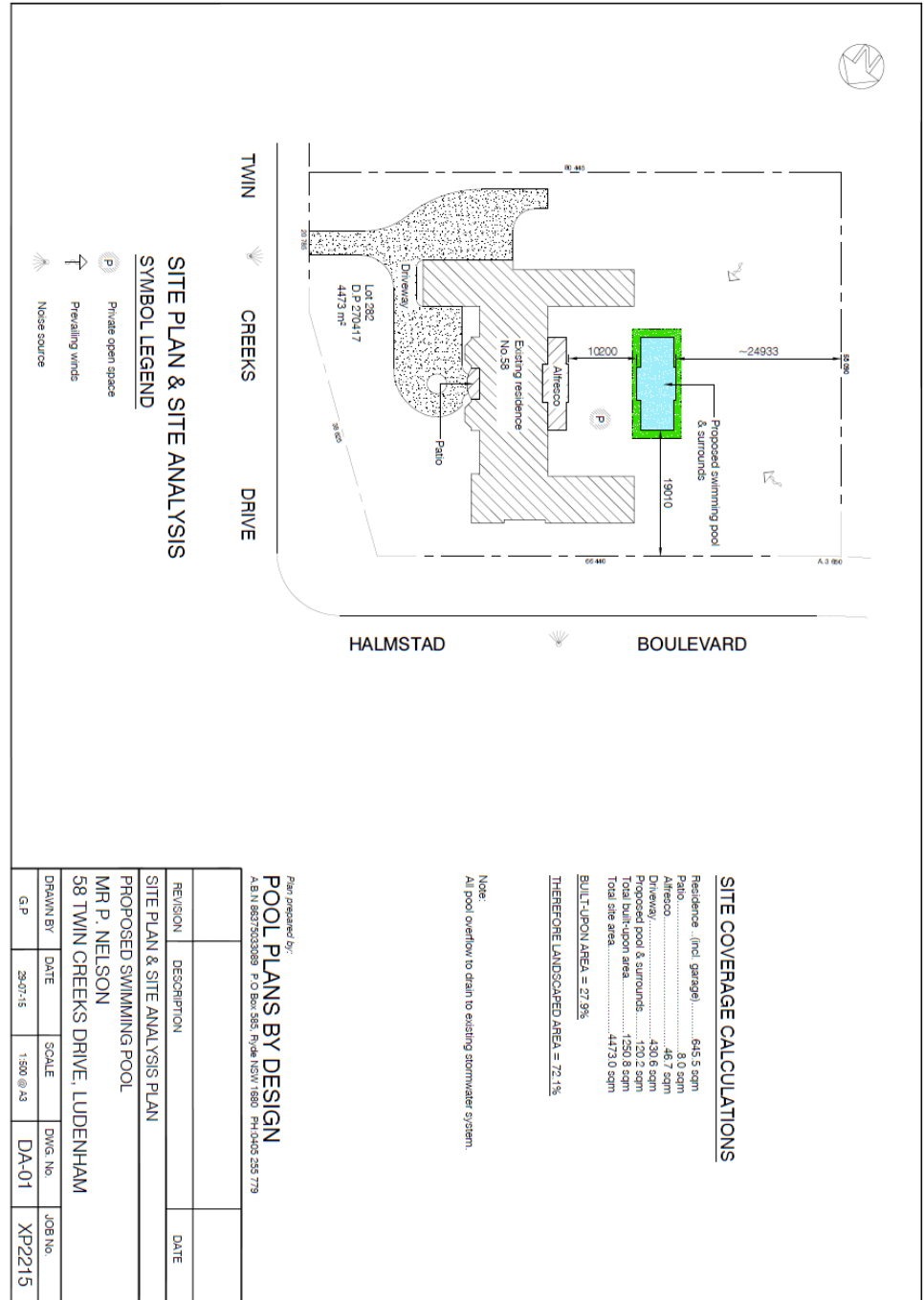
PUBLIC INTEREST

The scope of the proposed is arguably not significant enough to engage public interest considerations. With that said the proposed is envisaged to impart enhanced socio-economic amenity to the immediate locality. Support for the proposed is deemed to be in the public interest through the continuation of viable development in the area, allowing adaptation to the transforming fabric of development inherent to built form frameworks.

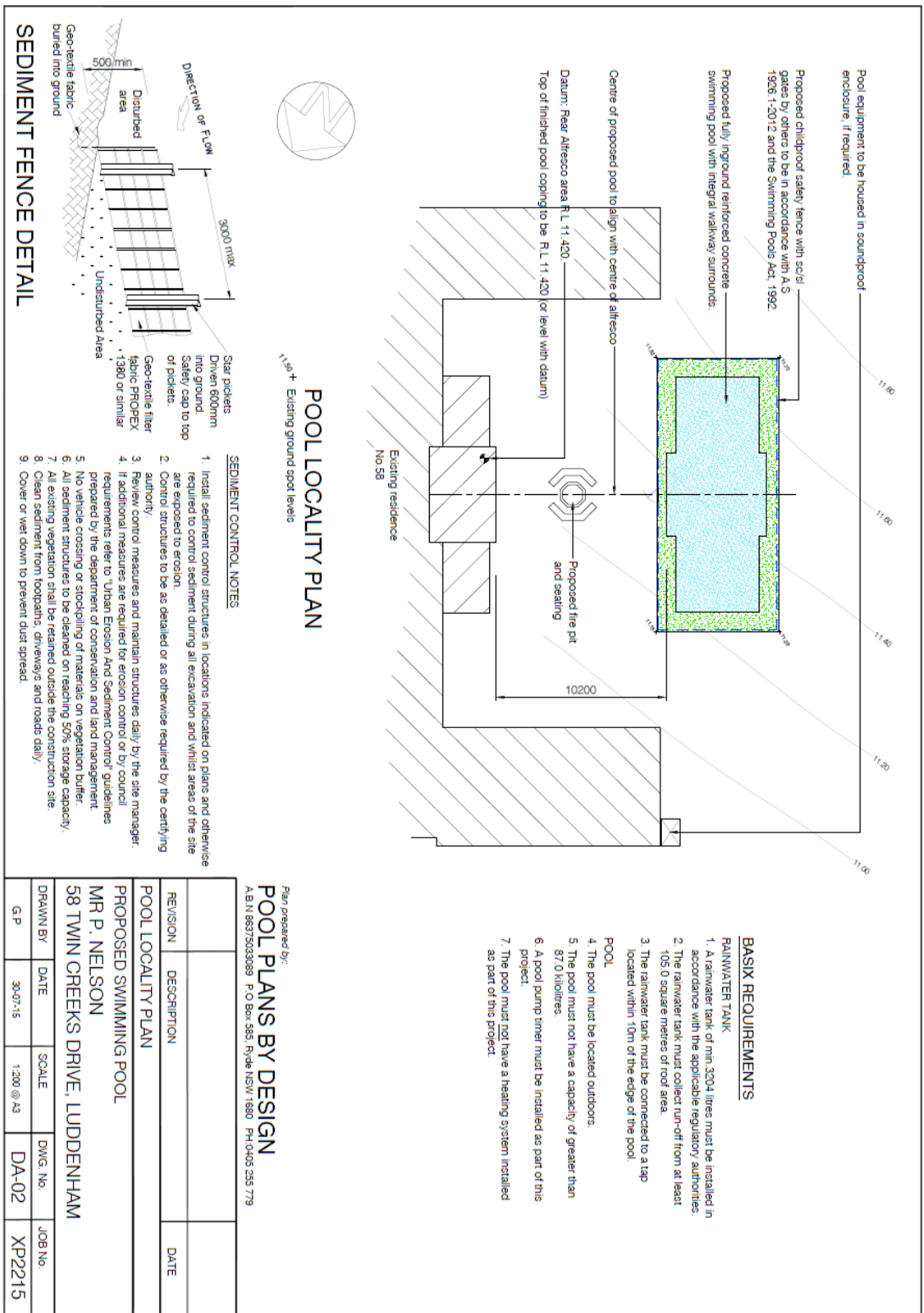
APPENDIX 1

Appendix 1

PLANS



APPENDIX 1



APPENDIX 1

