



Barbara Tarnawski Architects Pty Ltd

Statement of Environmental Effects

Proposed Additions
To Existing Kennels
At Richmond Race Club
Lot 1 DP 1084891
308-322 Londonderry Road, Londonderry

Prepared by Barbara Tarnawski Architects

P 02 45 731320

m 0409 466661

e barbara@btarchitects.com.au

Introduction and Background

This report accompanies a development application to Penrith City Council for the development approval for the additions to an existing greyhound kennel building at Richmond Race Club.

The Richmond Race Club held its first race meet in 1912 as a horse racing and harness racing track.

In 1952 horse racing ceased and the club was run as a trotting club until 1955 when greyhound racing was also introduced. The club is now run exclusively for greyhound racing.

The Site and Surrounds

The subject property is described as Lot 1 DP 1084891, 308-322 Londonderry Road, Londonderry.

It is located on the western side of Londonderry Road with the nearest cross street being The Driftway.

The site is "L" shaped and has an area of approx. 29.82 hectares and is generally flat.

The site currently contains an established race track and club for greyhound racing with various buildings associated with the use.

The kennels are located to the rear of the site with access via the carpark area.

The surrounding developments consist of a variety of rural residential uses many which are animal boarding and training facilities.



source six maps

Proposed Development

The proposed development involves extending the existing 96 kennel building to add an additional 32 kennels. The kennels are secured and used exclusively for race days, no dog remains on site overnight in these kennels.

The proposed hours of use are for race days which include Friday evenings from 7 pm to 10.30 pm and twilight racing on Wednesday afternoons up to 7pm.

There will be an increase in the floor area of the building of 114 sq m. The existing building has a floor area of 337.5 sq m

Applicable Development Controls Plans

Penrith City Local Environmental Plan 2010 LEP

Penrith Development Control Plan 2014

Sydney Regional Environmental Plan No 20- Hawkesbury Nepean River.

Sydney Regional Environmental Plan No 20- Hawkesbury Nepean River.

The aim of the SREP is to protect the Hawkesbury Nepean River System. The proposed addition to the kennels and works involved are minor in nature and will have no impact on the Hawkesbury River System.

Penrith City Local Environmental Plan 2010 LEP

The property is zoned RU4 Primary Production Small Lots under this LEP.

The aims and objectives of this zone are as follows:

1 Objectives of zone

- To enable sustainable primary industry and other compatible land uses.
- 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.
- To minimise conflict between land uses within this zone and land uses within adjoining zones.
- To ensure land uses are of a scale and nature that is compatible with the environmental capabilities of the land.
- To preserve and improve natural resources through appropriate land management practices.
- To maintain the rural landscape character of the land.
- To ensure that development does not unreasonably increase the demand for public services or facilities.

2 Permitted without consent

Extensive agriculture; Home occupations

3 Permitted with consent

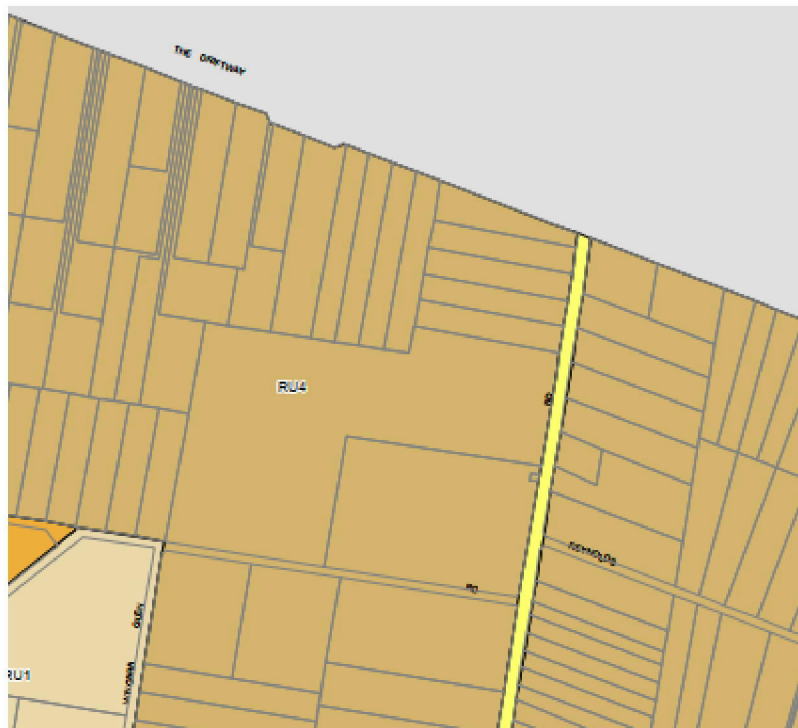
Agricultural produce industries; Agriculture; Animal boarding or training establishments; Aquaculture; Building identification signs; Business identification signs; Cellar door premises; Cemeteries; Community facilities; Crematoria; Dual

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

4 Prohibited

Dairies (restricted); Feedlots; Hotel or motel accommodation; Serviced apartments; Any other development not specified in item 2 or 3

The kennels are ancillary to the existing use as a racecourse and club. The Racecourse and Club was approved prior to the implementation of this LEP and has existing use rights as confirmed in previous approval on the site. The kennels are used for the purpose of greyhound racing.



Zoning Map Penrith Local Environmental Plan 2010

Penrith City Council DCP 2014

C1 Site Planning and Design Principles

The proposed additions to the kennels have been designed to match the existing building.

The additions will have minimal visual impact from surrounding areas and will not be visible to adjoining properties due to its location on the site.

The existing roof line, floor level and height will be maintained in the new work

The colours and materials of the new work will match the existing building.

C2. Vegetation management

There will not be any removal of vegetation as a result of this application.

C3 Water management

The proposed kennel additions will be connected to the existing water management system of the existing kennel.

C10 Transport, Access and Parking

The proposal will not generate an increase in traffic or parking requirements.

C12.5 Noise and vibration

C Acoustic Controls

A Noise Impact Statement accompanies this application prepared by Consulting Acoustics Engineers Day Design Pty Ltd.

Their calculations show that the level of noise emitted by the proposed kennel extension will meet the Penrith city Council DCP and the Environment Protection Authority's acceptable noise level requirements as detailed in their report.

Rural Land Uses DCP

D1

1.1 Rural Character

The impact on the surrounding rural character of this proposal is minimal. The proposal is not visible from the street or adjoining properties.

1.4.4. Animal Boarding or Training Establishments

A. Background

Animal boarding or training establishments include dog kennels, catteries, horse breeding facilities, horse training facilities (such as trotting tracks) and large-scale aviaries. Fish are dealt with under aquaculture.

The issues associated with animal boarding or training establishments include:

- Concentrated noise from animals;
An acoustics report accompanies this application
- Management of dust and odours, including from animal exercise areas;
The kennels are for the purpose of keeping Greyhounds in a secure area during race days
- Management of solid and liquid wastes;
The proposed additions will be connected into the existing waste management system.
- Availability of suitable water supplies for stock watering and cleaning;
The proposal will be connected into the existing water supply system.
- Impacts on rural landscape character; and
- Impacts on the local road system.

The proposal will have no impact on the rural landscape character and local road system due to its use and size.

C. Controls

1) General Requirements

a) Sites should be selected with consideration for the location of clients, feed supplies and adjoining land uses.

The proposal is to add to existing kennels which are located as shown on the accompanying plans. The location of these kennels is near the race course.

2) Setbacks for Dog Boarding, Training or Breeding Establishments

The existing kennels and proposed additions are located over 180m from an existing dwelling and are located more than 60m from a public road.

3) Design for Dog Boarding, Training or Breeding Establishments

The kennels are screened to ensure that dogs cannot see the street.

The kennels have concrete floors to facilitate cleaning.

The kennels are located in a brick building with an insulated roof and air conditioning.

An acoustics report accompanies this application.

The proposed addition will have no visual impact on the streetscape and adjoining properties due to its location on the site

There is no signage or advertising proposed

4) Operations for Dog Boarding, Training or Breeding Establishments

The proposed kennel extension continues the existing use which is for the keeping of greyhounds in a secure controlled area for race days.



interior of existing kennels

Other Clauses

Context & Setting

The proposal will have minimal impact on the surrounding area due to its location on the site. The proposal is an existing use which is well established and been operating since 1912.

Public Domain

There are no identified public domain issues relative to this application.

Flooding

The land is not flood affected.

Heritage

The site is not a heritage item and not within a heritage conservation area or within close proximity to a heritage item.

Other Land Resources

There are no land resources that would be affected as a result of this development noting that the development will not adversely impact on agriculture.

Water

Reticulated water is connected to the site.

Flora & Fauna

There are no tree to be removed as part of this application.

Wastewater

The site is connected to Sydney water sewer.

There will be no increase in the current loads to this system as there will be no increase in bedrooms and people on site.

Noise & Vibration

Refer to the accompanying Acoustics report

Natural Hazards

There are no natural hazards associated with the site other than bushfire.

Economic Impact in the Locality

There will be no adverse economic impacts arising from the development.

Cumulative Impacts

There are no identified adverse cumulative impacts arising from the proposal.

The suitability of the site for the development

The site is suitable for the proposed development as is consistent with the zone objectives of the LEP provisions.

The public interest

This proposal will provide a positive social impact by providing work during construction.

Conclusion

The proposal is to extend the existing kennels.

The proposal is not dominant in the locality given its location on the site. It is not out of character within the locality and is consistent with zone objectives.

No adverse environmental impact will occur as a result of this proposal and its intended use.

The proposal is reasonable in all of the circumstances and is considered appropriate for approval by Council.