



Statement of Environmental Effects

Proposed Two (2) Lot Torrens Title Subdivision

75-87 Dunheved Circuit, St Marys
Lot 2 DP 1175850

Prepared by Willowtree Planning Pty Ltd on behalf of Fife Capital

December 2020

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2	Plan of Proposed Subdivision	Richard Abbott
3	DCP Compliance Table	Willowtree Planning
4	Civil Engineering Service and Utilities Review	Sparks and Partners Consulting Engineers
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PART A PRELIMINARY

1.1 INTRODUCTION

This Statement of Environmental Effects (SEE) has been prepared by Willowtree Planning on behalf of Fife Capital, and is submitted to Penrith City Council (Council) to support a Development Application (DA) for **two (2) lot Torrens Title subdivision** at 75-87 Dunheved Circuit, St Marys (the Site), legally described as Lot 2 and DP 1175850.

The proposal relates subdivision of an existing lot into two (2) Torrens Title lots that would facilitate future industrial development on the Site. No built-form works or earthworks are proposed to the allotments under this DA rather, the construction and use of the proposed allotments would be subject to separate development consent.

The proposed subdivision and potential future development is highly compatible with surrounding land uses and would contribute to the efficient use of land designated for industrial and employment related land uses. The proposed subdivision is shown on the Plan of Subdivision provided at **Appendix 2**.

The Site is located on land that is zoned **IN1 General Industrial** pursuant to the *Penrith Local Environmental Plan 2010* (PLEP2010) and the proposed subdivision is permitted with consent within the IN1 zone and it is also in line with the relevant controls prescribed by the *Penrith Development Control Plan 2014* (PDCP2014). Importantly, the proposed allotments exceed the minimum lot size requirement prescribed under the PLEP2010.

This SEE has been prepared pursuant to Section 4.12 of the *Environmental Planning and Assessment Act 1979* (EP&A Act) and Clause 50 and Part 1 of Schedule 1 of the *Environmental Planning and Assessment Regulations 2000* (EP&A Regulation). Assessment against the relevant matters for consideration under Section 4.15(1) of the EP&A Act has also been carried out.

Based on the assessment undertaken, it is recommended that favourable consideration to the approval of the Development Application be given.

PART B SITE ANALYSIS

2.1 SITE LOCATION AND CHARACTERISTICS

The Site is identified as 75-87 Dunheved Circuit, St Marys (Lot 2 DP 1175850) and is shown in **Figures 1** and **2**. The entire Site comprises a total area of approximately 4.055 hectares (ha) and is subject to the applicable provisions outlined with PLEP2010.

Access to the Site is currently obtained via Dunheved Circuit, which is a Local Road. Access into the Site is made possible via a designated entry and exit along the street frontage of Dunheved Circuit, accompanied by associated hardstand and car parking areas located within the Site.

In its existing state, the north eastern portion of the Site is utilised for the storage of plant and equipment and the remainder of the Site comprises vacant land.

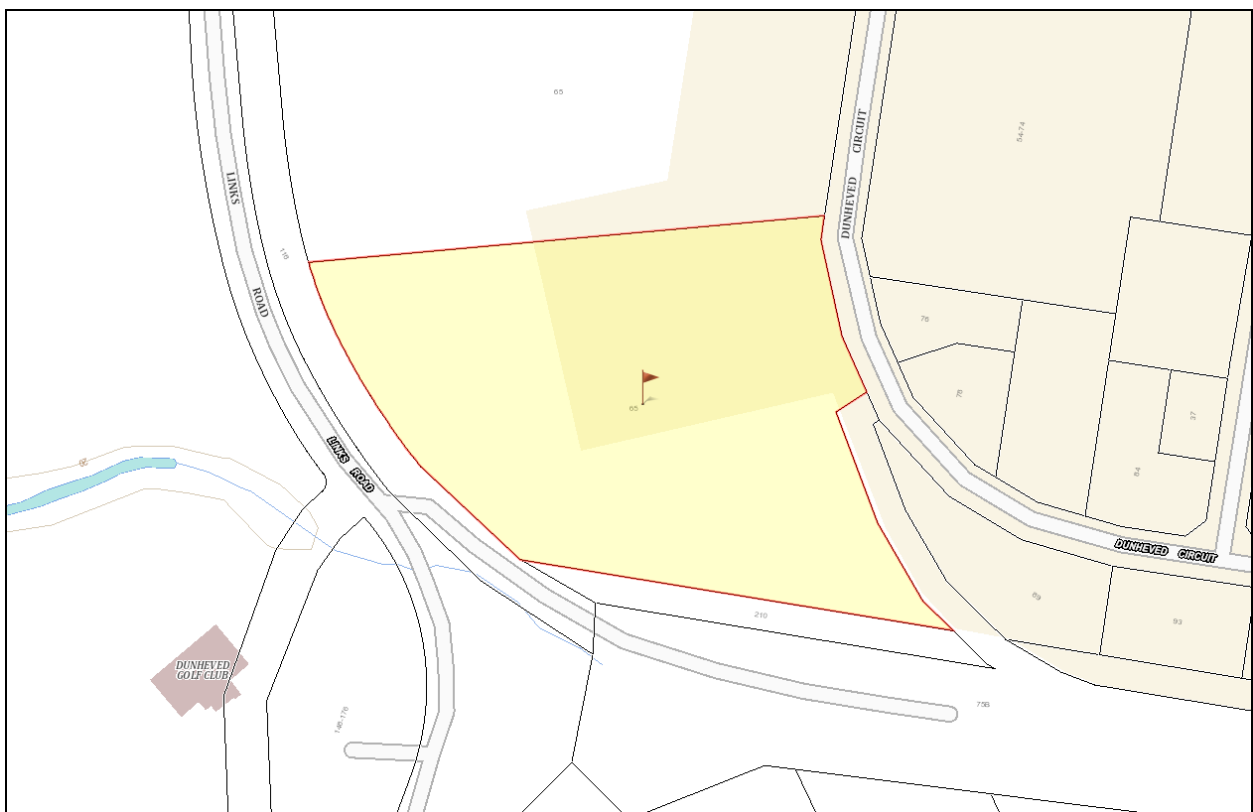


Figure 1: Cadastral Map (SIX Maps, 2020)

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Figure 2: Aerial Map (Near Map, 2020)

2.2 SITE CONTEXT

The Site is located within the Dunheven/St Marys industrial area which comprises a variety of warehouses utilised for industrial related land uses. The Site is also located to the east of Dunheved Gold Club. The land surrounding the Site comprises the following zoning categories, including:

- IN1 General Industrial;
- SP2 Infrastructure;
- E2 Environmental Conservation;
- RE2 Private Recreation; and
- RE1 Public Recreation.

The Site is situated approximately 49.9 km west of the Sydney CBD, 28 km west of Parramatta and 30 km northwest of Liverpool. It is within close proximity to transport infrastructure routes being 4.8km to St Marys Station, as well as sharing direct links with the wider regional road network, including Richmond Road, the Great Western Highway and the M4 Motorway to the south. Additionally, the Site is located within close proximity to active transport links, such as bicycle routes, providing an additional mode of accessible transport available to the Site.

These considerations promote the enhanced connectivity of the Site to the immediate vicinity, as well as the wider locality.

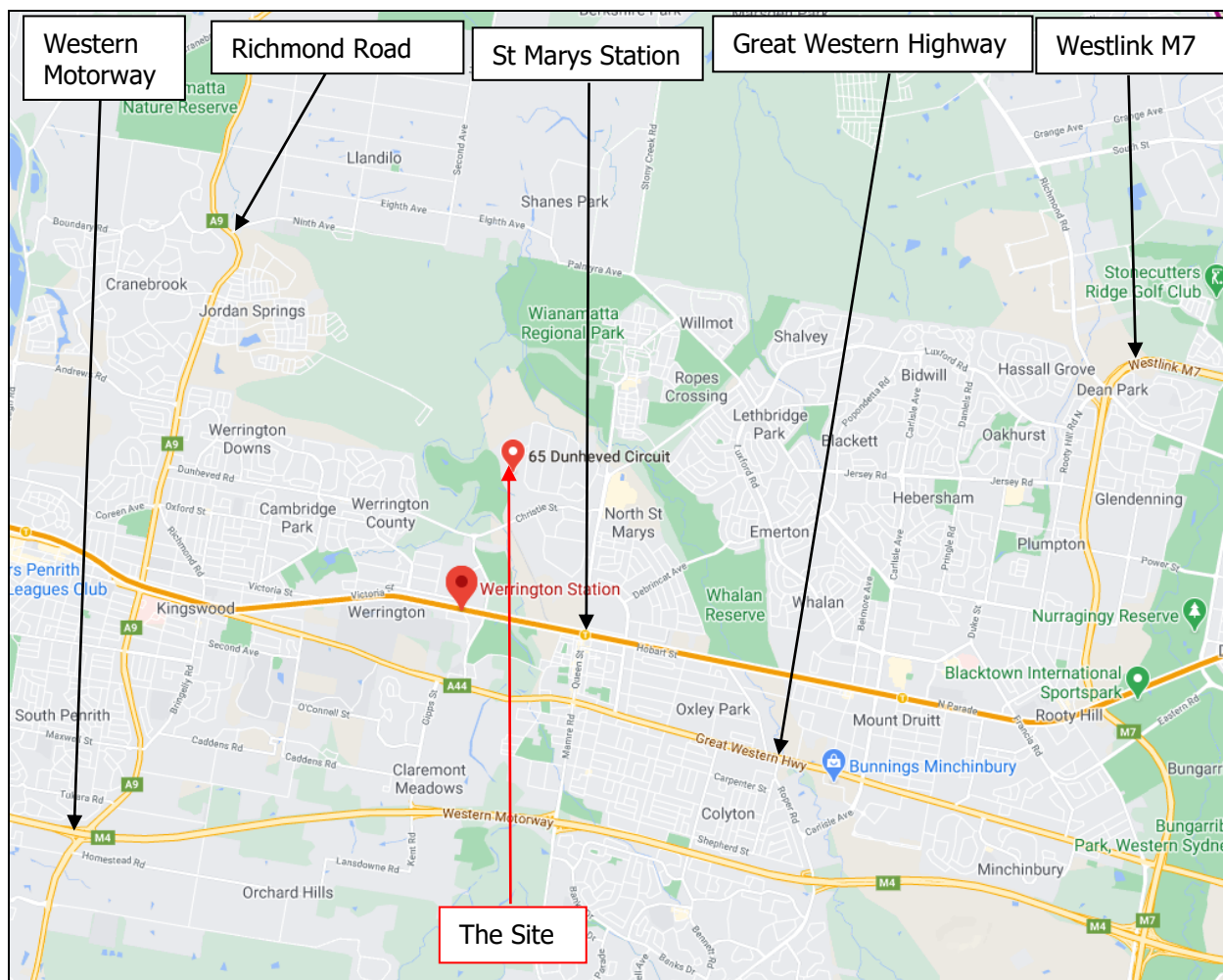


Figure 3: Site Context Map (Google, 2020)

2.3 RELEVANT DEVELOPMENT HISTORY

The Site has undergone assessment and determination for several Development Applications (DAs) in recent years. **Table 1** outlined below summarises the development history of the Site.

Table 1: Previous Development Applications			
DA Reference	Development Description	Lodged	Determination
DA11/1321	Consolidation of 4 Lots and Subdivision into 2 Lots at 65-73A and 75-87 Dunheved Circuit, St Marys	29/11/2011	Approved
DA13/0397	Industrial Development - Filling of Land and Driveway Crossover	02/05/2013	Withdrawn

PART C PROPOSED DEVELOPMENT

3.1 OVERVIEW

This DA seeks to undertake Torrens Title subdivision of the Site into two (2) Torrens Title allotments, consistent with surrounding land uses within the Dunheved/St Marys industrial area and the wider Penrith LGA. The following objectives have been identified as forming the basis of the proposed development:

- Ensure minimal environmental and amenity impact;
- Ensure the resulting lot sizes and dimensions are in keeping with the desired character of the area;
- Support employment generating land uses; and
- Ensure development is compatible with surrounding development and the local context.

The proposed subdivision design would meet the abovementioned objectives of the project as it would support a future industrial land use which will be compatible with the surrounding industrial character of the area and support employment generation. Furthermore, as the proposal is purely for subdivision with no physical works proposed therefore, there would be minimal environmental and amenity impact on the surrounding area.

3.2 DESCRIPTION OF THE PROPOSAL

The proposed development on the Site involves a two (2) lot Torrens Title subdivision. Development consent for subdivision will ultimately facilitate the development for industrial and warehousing purposes. Further detail of the proposed lots is provided in **Table 2** below.

No built form or earthworks works are proposed on the allotments under this DA and the future built form will form the subject to separate development consent. Further details are provided within the Plans of Proposed Subdivision illustrated in **Figure 4** and provided in **Appendix 1**. The existing built form located on Lot 1 will be maintained as part the proposal.

In accordance with the Civil Engineering Service and Utilities Review provided at **Appendix 4**, the proposed lots will have access to all services and there will not be any extension or major modifications to the existing utilities.

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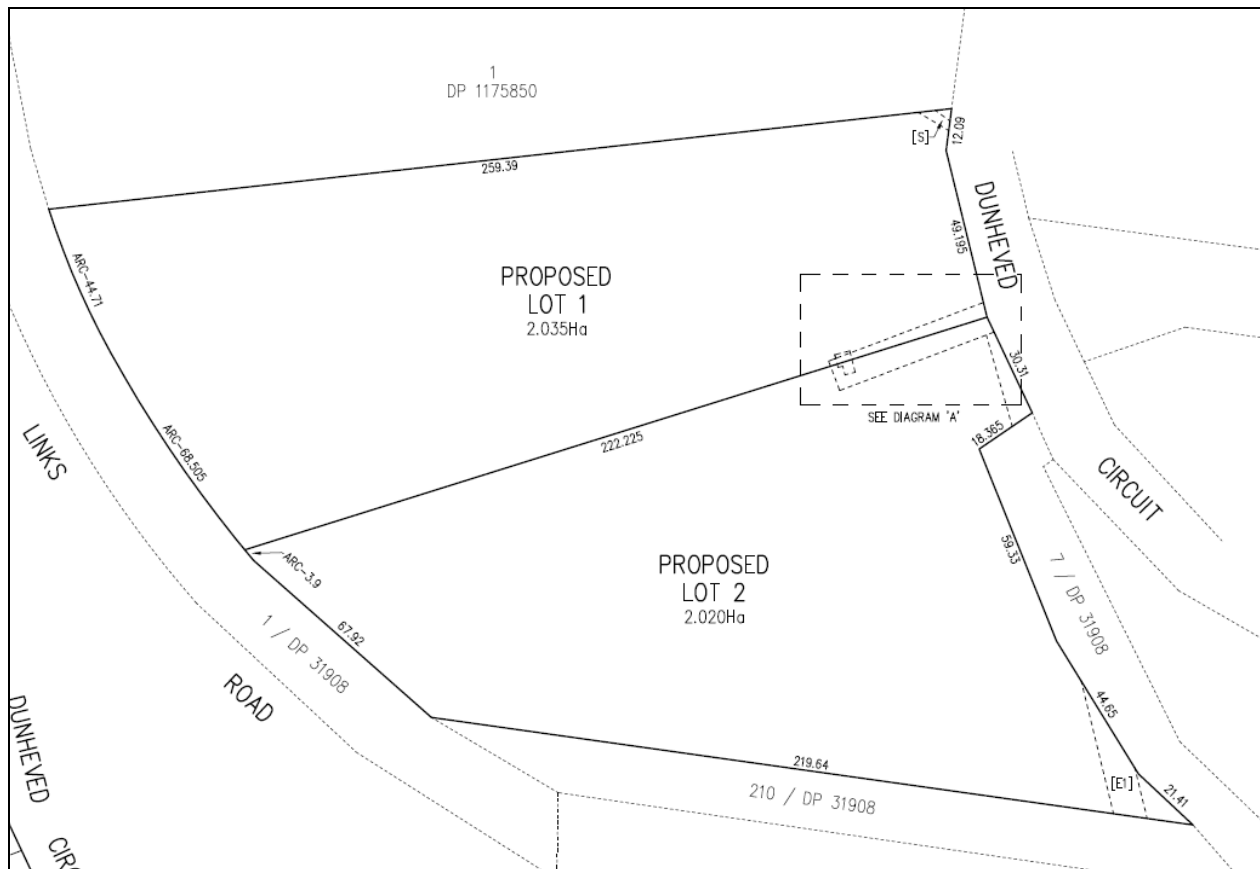


Figure 4: Plan of Proposed Subdivision (Richard Abbott, 2020)

3.3 DEVELOPMENT PARTICULARS

The proposed development particulars are outlined in **Table 2** as follows:

Table 2. Proposed Development Particulars			
Component	Proposed		
Existing Site Area	4.055 hectares		
Proposed lots	Lot	Area	Dimensions
	Lot 1	2.035 Hectares	<ul style="list-style-type: none">Northern boundary: 259.39mEastern boundary: 61.285 (combined)Southern boundary: 222.225mWestern boundary: 113.215m
	Lot 2	2.020 Hectares	<ul style="list-style-type: none">Northern boundary: 222.225mEastern boundary: 174.065 (combined)Southern boundary: 219.64mWestern boundary: 71.82m

PART D LEGISLATIVE AND POLICY FRAMEWORK

4.1 STATUTORY PLANNING FRAMEWORK OVERVIEW

This Part of the SEE addresses and responds to the legislative and policy requirements relevant to the proposed development at the Site in accordance with the EP&A Act. The statutory planning framework relevant to the proposed subdivision at the Site includes:

- *Environmental Planning and Assessment Act 1979*
- *Rural Fires Act 1997*
- *Environmental Planning and Assessment Regulation 2000*
- *State Environmental Planning Policy (Infrastructure) 2007*
- *State Environmental Planning Policy No. 55 – Remediation of Land*
- *Penrith Local Environmental Plan 2010*
- *Penrith Development Control Plan 2014*

4.2 ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979

The EP&A Act is the principle planning and development legislation in New South Wales. Pursuant to Part 4, the proposal is considered local development.

Section 4.15(1) of the EP&A Act specifies the matters which a consent authority must consider when determining a DA. The relevant matters for consideration under Section 4.15(1) of the EP&A Act are provided in **Table 3** below.

Table 3. Section 4.15(1)(A) Considerations	
Section	Response
Section 4.15(1)(a)(i) any environmental planning instrument, and	An assessment against the relevant planning instruments have been carried out in Sections 4.5, 4.6 and 4.7 of this SEE.
Section 4.15(1)(a)(ii) any proposed instrument that is or has been the subject of public consultation under this Act and that has been notified to the consent authority (unless the Planning Secretary has notified the consent authority that the making of the proposed instrument has been deferred indefinitely or has not been approved), and	There is no relevant proposed instrument that is or has been under public consultation.
Section 4.15(1)(a)(iii) any development control plan, and	The applicable development control plan is the <i>Penrith Development Control Plan 2014</i> (PDCP 2014). An assessment against the relevant controls under the PDCP2014 have been carried out in Section 4.9.1 of this SEE.
Section 4.15(1)(a)(iiia) any planning agreement that has been entered into under section 7.4, or any draft planning agreement that a developer has offered to enter into under section 7.4, and	No planning agreement or draft planning agreement has been entered into under Section 7.4 of the EP&A Act.
Section 4.15(1)(a)(iv) the regulations (to the extent that they prescribe matters for the purposes of this paragraph),	Refer to Section 4.3 of this SEE.
Section 4.15(1)(b)-(c)	Refer to Part E of this SEE which assess the impacts of the proposed development.

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Section 4.46 of the EP&A Act defines 'integrated development' as matters which require consent from Council and one or more authorities under related legislation. In these circumstances, prior to granting consent, Council must obtain from each relevant approval body their General Terms of Approval (GTAs) in relation to the development.

The Site is in close proximity to a watercourse south of the Site (approx. 18m). Pursuant to Section 91(2) of the *Water Management Act 2000* (Water Management Act), "A controlled activity approval confers a right on its holder to carry out a specified controlled activity at a specified location in, on or under waterfront land."

For purposes of the Water Management Act, waterfront land includes land 40m inland of the highest bank of a river (inclusive of any tributary of a watercourse). A controlled activity means:

- (a) the erection of a building or the carrying out of a work (within the meaning of the Environmental Planning and Assessment Act 1979), or*
- (b) the removal of material (whether or not extractive material) or vegetation from land, whether by way of excavation or otherwise, or*
- (c) the deposition of material (whether or not extractive material) on land, whether by way of landfill operations or otherwise, or*
- (d) the carrying out of any other activity that affects the quantity or flow of water in a water source.*

Pursuant to Section 91 of the Water Management Act, given the proposal only relates to subdivision of the land and does not include the erection of a building or carrying out of work on the Site, concurrence with the Natural Resources Access Regulator (NRAR) is not considered to be required.

4.3 RURAL FIRES ACT 1997

In accordance with Section 100B of the *Rural Fires Act 1997* (RF Act), referral to the NSW Rural Fire Service (RFS) is required in respect of the following:

(1) The Commissioner may issue a bush fire safety authority for:

- (a) a subdivision of bush fire prone land that could lawfully be used for residential or rural residential purposes, or*
- (b) development of bush fire prone land for a special fire protection purpose.*

The south eastern portion of the Site is identified as containing a vegetation buffer. The proposal does not involve subdivision of bushfire prone land for the purpose of residential or rural residential purposes or result in development for special fire protection purposes. As such, referral to the RFS is not required pursuant to the requirements specified by Clause 1 under Section 100B of the RF Act.

4.4 ENVIRONMENTAL PLANNING & ASSESSMENT REGULATION 2000

The proposal has been prepared in accordance with the provisions of the EP&A Regulation. Clause 50 and Part 1 of Schedule 1 of the EP&A Regulation stipulates how a DA must be "made". This DA satisfies the relevant criteria of the Regulation as follows:

- Clause 50(1)(a) - The required development application documentation is provided within the Appendices of this SEE.

Further, the proposal for the purpose of subdivision does not exceed the 'Designated Development' thresholds pursuant Schedule 3 of the EP&A Regulation.

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STATE ENVIRONMENTAL PLANNING POLICY (INFRASTRUCTURE) 2007

State Environmental Planning Policy (Infrastructure) 2007 (ISEPP) provides for certain proposals, known as Traffic Generating Development, to be referred to NSW Roads and Maritime Services (RMS) for concurrence.

Clause 104 Traffic-generating development

Referral may be required in some cases for the erection of new premises, or the enlargement or extension of existing premises where their size or capacity satisfy certain thresholds. Schedule 3 lists the types of development that are defined as Traffic Generating Development.

The referral thresholds for 'Subdivision' development are:

- *200 or more allotments where the subdivision includes the opening of a public road and the site has access to any road; or*
- *50 or more allotments where the site has access to a classified road or to a road that connects to a classified road (if access is within 90 metres of connection, measured along the alignment of the connecting road).*

The proposed subdivision creates one (1) additional lot only and therefore referral to the RMS is not required.

Clause 45 Development near electricity transmission or distribution networks

Referral may be required to the electricity supply authority in the case that the development involves the following:

- (1) This clause applies to a development application (or an application for modification of a consent) for development comprising or involving any of the following—*
 - (b) development carried out—*
 - (i) within or immediately adjacent to an easement for electricity purposes (whether or not the electricity infrastructure exists), or*
 - (ii) immediately adjacent to an electricity substation, or*
 - (iii) within 5m of an exposed overhead electricity power line,*

As indicated on the proposed Survey Plan (**Appendix 1**), the proposed subdivision will be carried out over existing easements on the site which include an easement for overhead power lines (E2) and an easement for an electrical substation (ES) located at the frontage of Dunheved Circuit.

As demonstrated in the letter prepared by Next Level Up Construction Services provided at **Appendix 6**, the existing electrical easements are redundant and have been demolished. Correspondence between the applicant and Endeavour Energy commenced on 5 November 2020 in relation to removing the existing easements from the Site.

4.5 STATE ENVIRONMENTAL PLANNING POLICY NO. 55 – REMEDIATION OF LAND

Clause 7(1) of State Environmental Planning Policy No. 55 – Remediation of Land (SEPP 55) requires that a consent authority must not grant development consent on land unless:

- a) it has considered whether the land is contaminated, and*
- b) if the land is contaminated, it is satisfied that the land is suitable in its contaminated state (or will be suitable, after remediation) for the purpose for which the development is proposed to be carried out, and*
- c) if the land requires remediation to be made suitable for the purpose for which the development is proposed to be carried out, it is satisfied that the land will be remediated*

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before the land is used for that purpose.

Given the proposal involves subdivision only, it is not considered necessary to assess these matters further under SEPP 55.

4.6 PENRITH LOCAL ENVIRONMENTAL PLAN 2010

The *Penrith Local Environmental Plan 2010* (PLEP 2010) is the primary environmental planning instrument that applies to the Site. The relevant provisions of the PLEP 2010, as they relate to the Site are considered below:

4.6.1 Zoning and Permissibility

The Site is located in the **IN1 General Industrial Zone** (see **Figure 5**). The objectives of the zone are:

- *To provide a wide range of industrial and warehouse land uses.*
- *To encourage employment opportunities.*
- *To minimise any adverse effect of industry on other land uses.*
- *To support and protect industrial land for industrial uses.*
- *To promote development that makes efficient use of industrial land.*
- *To permit facilities that serve the daily recreation and convenience needs of the people who work in the surrounding industrial area.*

The proposed subdivision of the Site will facilitate future industrial related development that will provide employment opportunities. Furthermore, as the proposal only involves subdivision, there will be minimal environmental and amenity impact on the surrounding area. The proposal is considered to be consistent with the objectives of the zone.

Within the IN1 zone the following uses are permissible without consent:

Nil

Within the IN1 zone the following uses are permissible with consent:

Animal boarding or training establishments; Boat building and repair facilities; Car parks; Depots; Environmental facilities; Environmental protection works; Flood mitigation works; Freight transport facilities; Garden centres; General industries; Hardware and building supplies; Industrial retail outlets; Industrial training facilities; Industries; Kiosks; Landscaping material supplies; Light industries; Neighbourhood shops; Places of public worship; Plant nurseries; Oyster aquaculture; Recreation areas; Roads; Rural industries; Self-storage units; Signage; Storage premises; Take away food and drink premises; Tank-based aquaculture; Timber yards; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Warehouse or distribution centres.

Within the IN1 zone the following uses are prohibited:

Hazardous industries; Offensive industries; Pond-based aquaculture; Any other development not specified in item 2 or 3

'Subdivision' is not subject to the land use table of the PLEP 2010 and therefore is permitted as innominate development. The proposed subdivision however would facilitate the future development of these lots for industrial and warehousing purposes which are permitted with consent in the IN1 zone.

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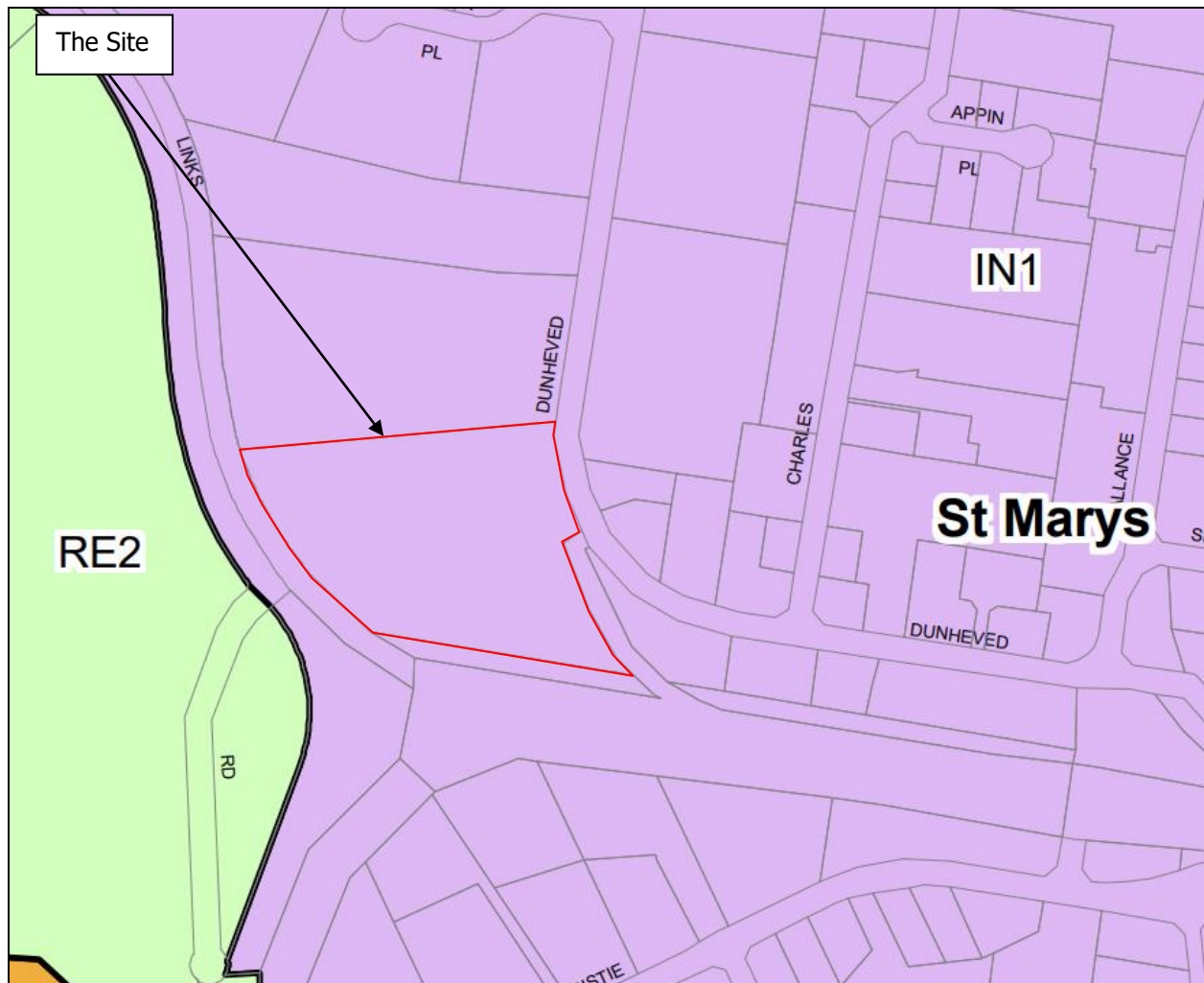


Figure 5: PLEP 2010 Zoning Map (NSW Legislation, 2020)

Table 4 outlines the developments consistency and compliance with the relevant development standards and controls under PLEP 2010.

Table 4. PLEP 2010 Development Standards	
Clause	Comment
Clause 4.1 – Minimum Lot Size	<p>The Site is subject to a minimum lot size of 1000m² pursuant to PLEP2010 (see Figure 6).</p> <p>The proposed subdivision will result in the following lot sizes:</p> <ul style="list-style-type: none">▪ Lot 1: 2.035 hectares▪ Lot 2: 2.020 hectares <p>As such, the proposal will comply with the minimum lot sizes prescribed for the Site under the PLEP 2010.</p>
Clause 4.3 – Height of Buildings	<p>The Site is subject to a maximum building height of 12m. The proposal does not involve the erection of built form on the Site, therefore Clause 4.3 is not applicable in this instance.</p>
Clause 4.4 – Floor Space Ratio (FSR)	<p>The Site is not subject to a maximum FSR under Clause 4.4 of PLEP2010.</p>

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Clause 5.10 – Heritage Conservation	The Site has not been identified as containing any heritage item or an archaeological item. Additionally, the Site is not located within a conservation area.
Clause 7.1 – Earthworks	The proposal does not involve any earthworks.
Clause 7.2 – Flood Planning	The Site is not identified as flood prone land pursuant to the Flood Planning Land Map under the PLEP 2010. The land to the west of the Site is identified as flood prone, however given that the proposal only relates to subdivision, further consideration is not considered necessary.
Clause 7.4 – Sustainable Development	The proposal does not involve built form works on the Site. Notwithstanding, future development of the Site will have regards to the principles of sustainable development prescribed under Clause 7.4.
Clause 7.5 – Protection of Scenic Character and Landscape Values	<p>The western portion of the Site is identified on the Scenic and Landscape Values Map under the PLEP 2010 as land with scenic and landscape values.</p> <p>Given the proposal does not involve built form works on the site, the existing land features will remain the as existing. Notwithstanding, future development of the proposed lot's will be capable of being designed to respond to the scenic and landscape requirements.</p>
Clause 7.6 – Salinity	The proposal only relates to subdivision, therefore there will not be any adverse impact from salinity. Notwithstanding, future development of Site would have regard to the requirements for salinity prescribed under Clause 7.6.
Clause 7.7 – Servicing	In accordance with the Civil Engineering Service and Utilities Review provided at Appendix 4 , the proposed lots will have access to all services and there will not be any extension or major modifications to the existing utilities.

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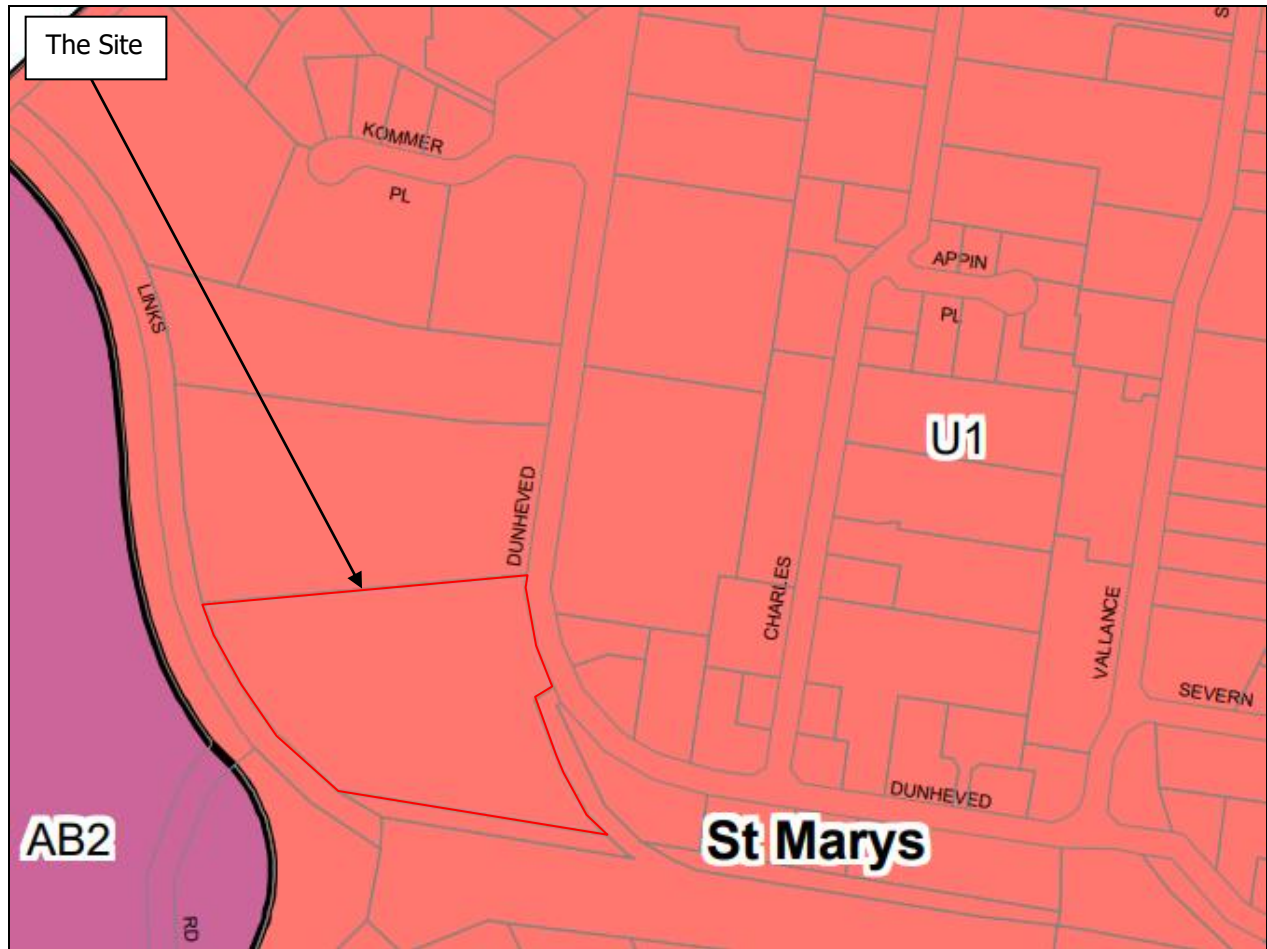


Figure 6: PLEP 2010 Zoning Map (NSW Legislation, 2020)

4.7 DRAFT ENVIRONMENTAL PLANNING INSTRUMENTS

No Draft Environmental Planning Instruments apply to the Site.

4.8 NON-STATUTORY PLANNING FRAMEWORK OVERVIEW

4.8.1 Penrith Development Control Plan 2014

The *Penrith Development Control Plan 2014* (PDCP2014) was formally adopted on 23 March 2015 and came into force on 17 April 2015.

A review of the core controls applicable to the proposed two (2) lot Torrens Title subdivision is provided in the DCP Compliance Table at **Appendix 3**.

PART E LIKELY IMPACTS OF THE DEVELOPMENT

This section identifies and assesses the impacts of the development with specific reference to the heads of consideration under Section 4.15(1) of the EP&A Act.

5.1 CONTEXT AND SETTING

The proposed subdivision has been designed to facilitate additional future industrial related development and promote the efficient and sustainable use of the Site for employment-generating land uses which will benefit the local economy and population.

The proposed allotments exceed the minimum lot size requirements specified under the PLEP2010 and also comply with the minimum frontage width requirement prescribed under the PDCP2010. As such, the proposed allotments are considered to be capable of accommodating appropriate future development.

As aforementioned, future development of the proposed lot's will be capable of being designed in a sympathetic manner in relation to the scenic character and landscape requirements prescribed under Clause 7.5 of the PLEP2010.

Importantly, the proposal will not exhibit any environmental impacts and will not adversely impact on the amenity or operations of any adjoining sites. Therefore, the proposed subdivision is considered compatible with the site context.

5.2 TRAFFIC & TRANSPORT

The proposal is for subdivision only and therefore will not directly impact on traffic generation, access, or car parking.

The Site currently comprises vehicle access via Dunheved Circuit and it is anticipated that the location of a future driveway to proposed Lots 1 and 2 would also be located at Dunheved Circuit. The Site is capable of providing vehicle access in a practical location to the proposed allotments from Dunheved Circuit without causing any undesirable traffic or access conflicts. Vehicle access would be subject to separate approval of development for each lot.

5.3 FLORA AND FAUNA

The Site is not identified to contain any ecologically significant species, habitats or wildlife corridors. There is no vegetation proposed to be removed as part of this proposal.

5.4 UTILITIES

In accordance with the Civil Engineering Service and Utilities Review provided at **Appendix 4**, the following services are available to the Site:

- **Sewer service** - An existing sewer main traverses the site from east to west as shown on the Sydney Water infrastructure plan.
- **Potable water** - Existing potable water mains are located in Dunheved Circuit as shown on the Sydney Water infrastructure plan.
- **Electricity** - Existing electricity services are located in Dunheved Circuit and consist of a combination of overhead power lines, poles and inground conduits.
- **Communications** - Telstra communications pits were observed in the verge of Dunheved Circuit. The service is located in ground and will allow for any sub-divided lot to have access to a communications service.
- **Stormwater drainage** - Stormwater drainage infrastructure located in the vicinity of the property consists of three (3) drainage pits located in Dunheved Circuit, a drainage swale located on the eastern boundary, and a drainage swale located along the southern and western boundaries. These swales direct runoff from the surrounding area to the west. The subdivided

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land parcels will be serviced by these swales, allowing for stormwater discharge to be conveyed in a controlled manner

Based on the findings of the Civil Engineering Service and Utilities Review, the proposed lots will have access to all services and there will not be any extension or major modifications to the existing utilities.

5.5 WASTE

As no physical works are proposed, no waste will be generated as a result of the proposed subdivision.

5.6 SUITABILITY OF SITE FOR DEVELOPMENT

The Site is located within the Dunheved/St Marys industrial precinct, an established industrial area and is zoned for IN1 General Industrial zone under the PLEP2010.

The proposed subdivision will create allotments that are suitable for the future intended industrial and warehousing development, subject to separate approval. The proposal would promote the efficient and sustainable use of industrial land that would support employment-generating development in the local area which would benefit the local and regional economies and populations.

Furthermore, as the proposal is purely for subdivision with no physical works proposed therefore, there would be minimal environmental and amenity impact on the surrounding area.

5.7 SUBMISSIONS

No submissions have been received in relation to the proposed development at the time of writing. However, the applicant is willing to address any submissions, should they be received by Council.

5.8 THE PUBLIC INTEREST

The proposed development will have no adverse impact on the public interest. The proposal will not exhibit any measurable environmental impacts and it will not adversely impact on the amenity or operations of any adjoining sites.

Furthermore, the proposal will create allotments that are suitable for future industrial and warehousing developments that would foster new employment generating activities.

Accordingly, the proposal provides a positive impact for the Penrith LGA and the broader Region and is considered to be in the public interest.

PART F CONCLUSION

The purpose of this SEE has been to present the proposed two (2) lot Torrens Title subdivision for 75-87 Dunheved Circuit, St Marys and to assess its potential impacts having regards to Section 4.15(1) of the EP&A Act.

The proposal would facilitate future industrial development of the Site in accordance with the intended use of the land within the Dunheved/St Marys industrial precinct and the wider Penrith LGA.

This SEE provides an assessment of the proposed development against the relevant environmental planning framework, including the PLEP2010 the PDCP2014. The assessment finds that the proposed development is consistent with the objectives and controls of the relevant instruments and policies in place.

No significant adverse environmental, economic or social impacts have been identified as likely to arise from the proposed development. Rather, the proposed development would provide for positive impact, including facilitating the efficient and suitable development of land zoned for industrial.

The proposal is considered to warrant a favourable determination for the following reasons:

- The proposed subdivision and intended future development of the resulting lots are highly compatible with surrounding land uses and positively contribute to the industrial character of the surrounding area.
- The proposed development is permitted with consent within the IN1 General Industrial pursuant to the PLEP2010.
- The proposed development is consistent with the relevant provisions of the PLEP2010, including minimum lot size.
- The proposed development is consistent with the objectives and the majority of the provisions prescribed by the PDCP2014.

The proposed development is permissible within the zone and is compatible with the zone objectives. As stipulated previously in this Report, the matters for consideration under Section 4.15(1) of the *Environmental Planning and Assessment Act 1979* have been satisfactorily addressed.

In light of the merits of the proposed development and in absence of any significant environmental impact, the proposed development warrants support by Council.