

PENRITH COUNCIL
PO BOX 60
PENRITH NSW PH 4732 7991

Minor Structures STATEMENT of ENVIRONMENTAL EFFECTS

For Decks, Pergolas, Carports, Awnings, Garages, Sheds etc.

OWNERS: PENRITH DISTRICT AGG SOCIETY LTD

PROPERTY ADDRESS

DATE:

LOT: 12 DP: 1176987 HOUSE No: 121-141

STREET: SUTTON ST., SUBURB: PENRITH.

1) DESCRIPTION of PROPOSAL:

EXTENSION OF EXISTING SHED & REPOSITION
CANTEEN

Matters for consideration under Section 79C of the
Environmental Planning Assessment Act.

2) ANY DEMOLITION of BUILDINGS?

YES: NO:

Description: MINOR - PART AWNING TO BE REMOVED

3) REMOVAL of TREES?

YES: NO:

Description: NO

4) STORMWATER DISPOSAL (e.g.: existing, street, tank, easement)

YES: NO:

Description: TO EXISTING

5) OVERSHADOWING of ADJOINING LAND?

YES: NO:

Description: NO.2. LOCATED IN PENRITH
TRACEWAY

6) WILL THE DEVELOPMENT AFFECT THE STREETScape (e.g.: colours, bulk, & scale)?

YES: NO:

Description: LOCATED INSIDE TRACEWAY NO
EFFECT. ON STREETScape

7) EFFECT on TRAFFIC, PARKING & ACCESS

YES:

NO:

Description:

NO EFFECT. LARGE EXISTING
CARPARK. & SEALED ACCESS

8) EFFECT on AMENITY of NEIGHBOURHOOD

Due to noise or privacy.

YES:

NO:

Description:

NO CHANGE AT ALL.

9) IS THE PROPERTY AFFECTED by FLOODING?

YES:

NO:

Description:

10) IS THE PROPERTY AFFECTED by HERITAGE LISTING?

YES:

NO:

Description:

11) ANY NATURAL HAZARDS

(e.g.: bushfire, landslip)

YES:

NO:

Description:

12) CUT AND FILL?

YES:

NO:

Description:

13) IS THE PROPERTY AFFECTED by EASEMENTS?

(e.g. water, sewer, electrical, or right of way)

YES:

NO:

Description:

14) FURTHER COMMENTS on this PROPOSAL?

YES:

NO:

Description:

THIS IS A MINOR ADDITION TO AN
EXISTING SHED. LITTLE OR NO EFFECT ON
THE SURROUNDING AREA.

Cut & paste the following into the appropriate areas on first two pages as applicable.

1) DESCRIPTION of PROPOSAL:

Garage/Rural Farm Shed/ American Barn etc. built onto a concrete slab.
The design of the proposed structure comprises of a steel frame with Colorbond Roofing & Wall cladding.

4) STORMWATER DISPOSAL (e.g.: existing, street, tank, easement)
Stormwater disposal is by way of a water tank.

6) WILL THE DEVELOPMENT AFFECT THE STREETScape
(e.g.: colours, bulk, & scale)?

There will be no effect on the streetscape. The proportions have been thought out carefully and have kept the overall size of the structure to be sympathetic with the existing house

7) EFFECT on TRAFFIC, PARKING & ACCESS

There is adequate space for all vehicles to enter and exit the site without any undue effect on traffic flow. The site is also adequate for loading & unloading materials & for any delivery trucks to turn around &/or park if required.

8) EFFECT on AMENITY of NEIGHBOURHOOD Due to noise or privacy.

The proposed development is of a minor nature, which we consider to have a negligible effect on the surrounding area. Its location minimises any undue effects and stress on the surrounding properties and their occupants.

9) IS THE PROPERTY AFFECTED by FLOODING?

The area is not subject to flooding. If required, an approved silt fence can be erected on the low side of the project to eliminate any possible contamination.

PRIVACY, VIEWS & OVERSHADOWING: The proposed garage is situated in such a way that it will not affect the neighbours in any way.

11) ANY NATURAL HAZARDS

(e.g.: bushfire, landslip)

Due to minor vegetation; risk of fire is considered very low. There is no mine subsidence or landslip recorded in this area.

YES:

NO:

12) CUT AND FILL?

If required, an approved silt fence can be erected on the low side of the project to eliminate any possible contamination.