

MR M CAMILLERI
25 WHITES ROAD
SHANES PARK 2747

7 FEBRUARY 2022

THE GENERAL MANAGER
PENRITH CITY COUNCIL
PO BOX 60
PENRITH 2751

ENVIRONMENTAL STATEMENT

FOR PROPOSED COLORBOND GARAGE AT 426-430 LONDONDERRY ROAD, LONDONDERRY 2753 FOR Mr M CAMILLERI

SCOPE

The purpose of this statement is to identify any environmental impacts the development may create. The statement is also to identify ways to reduce any adverse impacts on the environment and adjoining lands.

PROPOSAL

The proposal is to construct a 52m² Colorbond garage on a 2.7 hectare rural site.

SITING

The garage will be 7.9 metres from the northern side boundary and 66.6 metres from the front boundary. It will be located 2.1 metres from the proposed transportable building.

BULK AND SCALE

The garage is only a small structure. The wall height is 2.7 metres and the ridge height is 3.7 metres above the existing ground level.

ACCESS TO GARAGE

The site has an existing all-weather driveway leading to the poultry sheds. This driveway will remain as the access point for all vehicles.

STORMWATER

The garage roof water will be piped into a 10,000-litre above ground tank. Half of the dwelling roof will also be connected into this tank. The water will be for gardens and vehicle washing. The overflow will be discharged into the front paddock via a level spreader.

BUSHFIRE RISKS

The site and adjoining lots are substantially clear with a BAL low. The garage site is not bushfire prone. The garage steel framing and sheeting will not increase the fuel load.

CUT AND FILL

The garage site is almost level so no cut or fill is required.

COMPLIANCE

The property has 3 operational poultry sheds in the rear part of the site. There is also a farm machinery shed in the south-east corner of the lot. The new garage will be an ancillary outbuilding to the proposed transportable dwelling. The use, location, area and height all comply with the Penrith Development Control Plan 2014, D1-Rural Land Uses.