

MR M CAMILLERI

7 FEBRUARY 2022

THE GENERAL MANAGER  
PENRITH CITY COUNCIL  
PO BOX 60  
PENRITH 2751

## **ENVIRONMENTAL STATEMENT**

**FOR PROPOSED TRANSPORTABLE DWELLING  
AT 426-430 LONDONDERRY ROAD, LONDONDERRY 2753  
FOR Mr M CAMILLERI**

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### **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 place a prebuilt, transportable dwelling on a 2.7 hectare rural site.

### **SITING**

The dwelling will be 66.0 metres from the front boundary and 16.5 metres from the northern side boundary.

### **BULK AND SCALE**

The dwelling has a wall height of 2.4 metres. It will be placed on concrete piers. The ridge height will be 4.15 metres above the existing ground level.

### **ACCESS AND PARKING**

The existing all-weather driveway will provide access to the dwelling site. A detached 2-car garage will be constructed adjacent to the proposed dwelling. A separate DA Application for the garage will be lodged at the same time as this Section 68 Application.

### **GROUND FLOOR FOOTPRINT**

The total non-agricultural building area will be the new dwelling and garage at 144m<sup>2</sup>.

### **ON-SITE SEWAGE MANAGEMENT**

An aerated septic tank system and surface spray effluent irrigation area will be installed to provide on-site waste water disposal. A report by Envirotech is part of this application.

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**STORMWATER**

All the garage roof water and half of the dwelling roof water will be piped into a 10,000 litre above ground water tank. This will be placed behind the garages. The overflow will be discharged into the front paddock via a level spreader.

**UTILITY SERVICES**

The site has electricity, phone service and town water. The on-site sewage system will provide suitable disposal for waste water.

**BUSHFIRE RISKS**

The site and surrounding areas are fairly level. It is also clear of trees that would suggest any bushfire threat. A BAL Low as described in AS 3959-2009 would apply to this lot. No additional Level of Construction is necessary.

**CUT AND FILL**

The building will be placed on concrete piers. No cut and fill is required. A sediment control fence will be erected prior to any works. The location of the fence is shown on the Site Plan.

**PRIVACY AND SHADOWS**

The proposed dwelling is single storey and at least 16.0 metres from any boundary. Privacy and overshadowing will not be a concern.

**LANDSCAPING**

Some Viburnum screen planting will be carried out along part of the front of the new dwelling. There will also be screening along part of the northern boundary. The Landscape Plan with the proposed location is attached.

**COMPLIANCE**

The proposed transportable dwelling size, height and location all comply with D1-Rural Land Uses Penrith Development Control Plan 2014. The On-site Sewage Management Plan also complies with Council's recommendations.