

P & J BUTTIGIEG  
55 CLARK ROAD  
LONDONDERRY 2753

18 OCTOBER 2017

THE GENERAL MANAGER  
PENRITH CITY COUNCIL  
PO BOX 60  
PENRITH 2751

## ENVIRONMENTAL STATEMENT

FOR PROPOSED NEW DWELLING  
DETACHED DUAL OCCUPANCY  
AT 49-54 CLARK ROAD, LONDONDERRY 2753  
FOR P & J BUTTIGIEG

### 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 new 3 bedroom dwelling on a 1.6 hectare site at 48-54 Clark Road, Londonderry. This will create a detached dual occupancy. The proposal does not include a subdivision proposal.

### SITING

The proposed dwelling will be located east of the exiting dwelling. There will be 5.0 metres to the side boundary and 39.0 metres to the front boundary.

### BULK AND SCALE

The existing home and the majority of others in the street including dual occupancies, are also single storey dwellings. The proposed dwelling will also be a single storey home, with the ridge height 4.9 metres above the existing ground line. The proposed home is only 46% of the existing dwelling.

### ACCESS AND PARKING

The new dwelling will have a 2 car covered space adjacent to the building on the western side. The carport is setback behind the building line. All vehicles will enter and exit the site in a forward direction. We are proposing to use the existing farm gate entry as a driveway for the new dwelling. This will not increase the driveway hard surface areas, but simply have it in a different location to maintain privacy and noise reduction for the existing home. The new driveway will not have an adverse impact on the adjoining lands or the natural environment. There is excellent vision at the gateway to ensure a high degree of road safety.

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### GROUND FLOOR FOOTPRINT

At present there is a dwelling, detached garages and stables totalling 359m<sup>2</sup> floor areas. The proposed dwelling has a floor area of 113m<sup>2</sup>, a total of 472m<sup>2</sup>. This is well below the 600m<sup>2</sup> recommended limit.

### ON-SITE SEWAGE MANAGEMENT

The site is not sewered. A waste water report prepared by Envirotech Environmental Services to show the EDA and buffer distances is attached to this application.

### STORMWATER

All the roof water from the new dwelling and carport (178m<sup>2</sup>) will be piped into a 1,500 litre above ground water tank. Any overflow will be piped into the grassed paddock, at least 12.0 metres from the eastern side boundary.

### BUSHFIRE RISKS

The site is classed as bushfire prone. A Bushfire Assessment and Level of Construction to comply with BAL 12.5 are attached.

### CUT AND FILL

The site is almost level. No cut and fill is necessary, the dwelling is on piers with suspended timber floors.

### PRIVACY AND SHADOWS

The dwelling is single storey. There are no windows facing the existing home or the adjoining lot (east). Shadows and privacy will not be a concern.

### COMPLIANCE WITH PENRITH CITY LEP 2010

Clause 7.10 of LEP 2010 states a dual occupancy should not be granted consent if the land area is less than 2.0 hectares.

We are seeking a variation to this ruling under Clause 4.6 of the LEP 2010 – Exceptions to Development Standards.

Compliance with Clause 7.10 of the LEP is unnecessary due to the ability to have an On-site Sewage Management System. The Waste Water Report (Envirotech Consulting Services) demonstrates that there is adequate land available to provide the effluent disposal areas. This area will comply with the buffer distances to buildings and boundaries based on the land form. The On-site Sewage Management will not have an adverse impact on the adjoining lots or the natural environment.

### Chapter D1 – Rural Land Uses DCP 2014

The proposed dwelling is within the curtilage of the existing dwelling and is not located forward of the existing home. The proposed dwelling floor area is only 113m<sup>2</sup>, 46% of the existing dwelling floor area. Both homes are on suspended timber floors and have similar external finishes.