

MR M CAMILLERI
25 WHITES ROAD
SHANES PARK 2747

15 OCTOBER 2019

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**

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 drive 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 144m².

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 connected into the street drains.

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.