

STATEMENT OF ENVIRONMENTAL EFFECTS

DATE:01/05/2022

Applicant: Jon Douglas

Address: 17 Minkara Road Bayview 2104 (Lot 2/DP618622)

Proposed Structure and Size: Detached Steel Framed Shed (176.72m²)



Image 1: Current Site Image

Current Use

1. **Zoning:** RU2: Rural Landscape
2. **Land Size:** 20200m²
3. **Land Use:** Private Residential
4. **Existing Structures:**
 - a. Dwelling 911m² (4.5%)
 - b. Guest house 56.8m² (0.28%)
5. **Future Structures:**
 - a. Awning 81.07m² (0.840%)

Building details

1. The development will involve the construction of Steel Portal Frame Shed **176.72m²** in size (Total Roof).
2. The floor system will be an **Existing Concrete Slab**.
3. The design of the Structure will be a standard gable with roof pitch of **25** degrees
4. Stormwater from the roof will connect to **Existing watercourse**
5. The lowest eave height will be **3.2m** from the finished floor level.
6. The apex height of the garage building (from finished floor level) will be **5.3m**.
7. The roof will be cladded in **Custom ORB 0.42 BMT** roof cladding.
8. The walls will be cladded in **Trimdek 0.42 BMT** wall cladding.
9. The building will not be dominant in visual appearance.

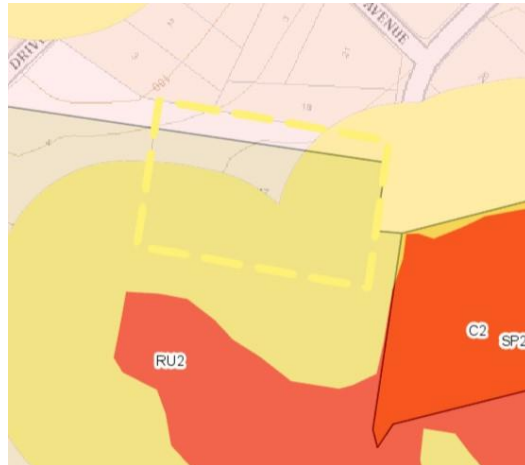
Site disturbance and placement

1. **Moderate** Earthworks will be required to cut and fill site.
 - a. **Nil** cut is required.
 - b. **0.96m** fill is required.
 - c. An onsite waste storage area will be used and will remain in place until the construction is completed.
 - d. A silt/sediment fence will be constructed on the low side of the disturbed earth and maintained for the duration of works.
 - e. All surfaces disturbed are to be returned to a state that will prevent ongoing erosion and sediment.
2. No native flora or fauna shall be disturbed.
3. **0** trees are required to be removed.
4. No Industrial or commercial activities have been conducted on the site in recent years.
5. Proposed ancillary building is not a shipping container.
6. Proposed **is** setback **44.05m** from front boundary.
7. Proposed **is** setback **13.0m** from nearest side boundary.
8. Placement of the shed will not cast adverse shadows on neighbouring properties and is designed to maintain neighbouring privacy.
9. No sewer or stormwater will be affected. All sewer and stormwater will be connecting to existing services and all plumbing will be conducted in accordance with AS 3500.
10. The proposed structure is NOT a waterfront property or encroaching on crown land.
11. The development shall be carried out in accordance with the Building Code of Australia.
12. The proposed development will in no way have impact regarding special design features.
13. There will be no disturbance to traffic flow, noise pollution, and historical or archaeological aspects or on soil erosion.
14. There will be no excessive waste or wastewater created during construction.

Planning layers

a. Hazard

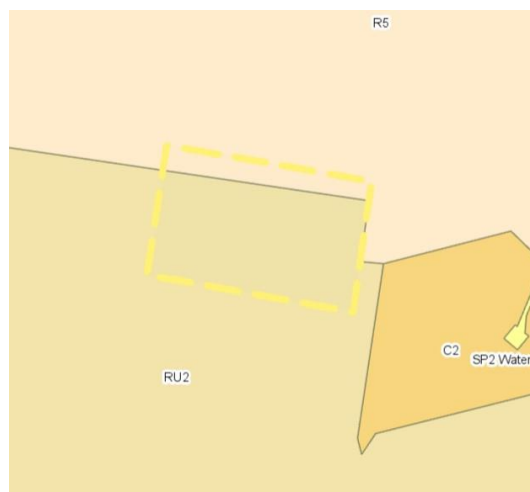
- I. **Bushfire** The property **IS** within a bush fire prone zone.
Bushfire prone land Category
 - Vegetation BufferGuideline
 - v5b
 - i. The Proposed Building is 2.1 m away from any habitable dwellings.
 - ii. The Proposed to be built from non-combustible materials.



- II. **Flood.** The proposed development is **NOT** in a Flood prone land.

b. Protection

- I. The proposed development is **NOT** within a **Conservation area**
- II. The proposed development is within an **Acid Sulphate soil** affected area
Ensure that development does not disturb, expose or drain acid sulphate soils and cause environmental damage.
Class 5 - Works within 500 metres of adjacent Class 1, 2, 3 or 4 land that is below 5 metres Australian Height Datum and by which the water table is likely to be lowered below 1 metre Australian Height Datum on adjacent Class 1, 2, 3 or 4 land.



- III. The proposed development is **NOT** within **Drinking Water Catchment** area.
- IV. The proposed development is **NOT** within **Groundwater Vulnerability** defined area.
- V. The proposed development is **NOT** within a **Riparian Water course**.
- VI. The proposed development is **NOT** affected by **Terrestrial Biodiversity** defined land and is not near a **Terrestrial Biodiversity** defined area.
 - The proposed development has no adverse impact on the condition, ecological value and significance of the fauna and flora on the land.
 - The proposed development is designed, sited and will be managed to avoid any significant adverse environmental impact.



c. Mines Subsidence

- I. The proposed development is **NOT** within a Mines Subsidence affected area

Development Control Plan Compliance and Variations

DCP Item	Compliant	Non-Compliant
Front boundary setback 44.05m Requirement D2.5 > The minimum front building line 20m	✓	
Side setback 13.0m Requirement D2.6 > Side Building Line Setback 6.5m	✓	
Rear setback is more than 20m Requirement D2.6 > Rear Building Line Setback 20 m	✓	
Landscaped area 18989.13m² (94%) Requirement D2.9 > Minimum Landscaped Area 80% of the site area	✓	
Existing fill 0.96m. Requirement D9 (3)> The amount of fill is not to exceed one metre in depth.	✓	

No Variation required

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