

STATEMENT OF ENVIRONMENTAL EFFECTS

DATE: 30/10/2024

Property Owner: Scott Milroy

Address: 15 Yarrabin Road Umina Beach 2257 (148/-/DP10633)

Proposed Structure and Size: Detached Steel Framed Shed (84.99m²)



Image 1: Current Site Image

Current Use

1. **Zoning:** R2 Low Density Residential
2. **Land Size:** 543.8m²
3. **Land Use:** Residential
4. **Existing Structures:**
 - a. Dwelling (194m²)

Building details

1. The development is proposed under the Building Code of Australia as Class **10a**.
2. The development will involve the construction of Steel Portal Frame Shed **84.99** m² in size (Total Roof).
3. The floor system will be a **Concrete Slab**.
4. The design of the Structure will be a skillion with roof pitch of **5** degrees.
5. Stormwater from the roof will connect to **the proposed 3,000 Litre Rainwater Tank**.
6. The discharge point **will be consistent with the existing dwelling's drainage system**.
7. The lowest eave height will be **3.634** m from the finished floor level.
8. The apex height of the structure (from finished floor level) will be **4.35** m.

9. The roof will be cladded in **Corrugated** roof cladding.
10. The walls will be cladded in **Corrugated** wall cladding.
11. The building will not be dominant in visual appearance.

Site disturbance and placement

1. **Minor** Earthworks will be required to cut and fill site.
 - a. **0.3m** cut is required.
 - b. **0.3m** fill is required.
 - c. An on-site 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. **No** 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 behind the primary building line.
7. Proposed **is** setback **0.9** m from the nearest side boundary.
8. Proposed **is** setback **0.9** m from the rear boundary.
9. Placement of the shed will not cast adverse shadows on neighbouring properties and is designed to maintain neighbouring privacy.
10. 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 AS 3500.
11. The proposed structure is **NOT** a waterfront property or encroaching on crown land.
12. The development shall be carried out in accordance with the Building Code of Australia.
13. The proposed development will in no way have impact regarding special design features.
14. There will be no disturbance to traffic flow, noise pollution, and historical or archaeological aspects or on soil erosion.
15. There will be no excessive waste or wastewater created during construction.

Planning layers

a. Hazard

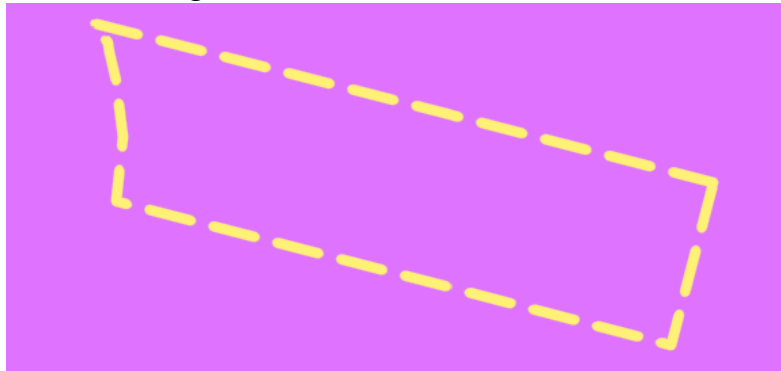
- I. **Bushfire** The property **IS** within a **Bush fire** prone zone. *(see below bush fire prone map):*
 - Bushfire prone land Category - Vegetation Category 1
 - Guideline - v3
 - i. The Proposed Building is more than 10.0m away from any habitable dwellings.
 - ii. The Proposed to be built from 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 Sulfate soils** affected area & the concrete will be treated on site (*see below Acid Sulfate soils map*):
 - a) Ensure that development does not disturb, expose, or drain acid sulfate soils and cause environmental damage.
 - b) **Class 4** - Works more than 2 metres below the natural ground surface.
Works by which the water table is likely to be lowered more than 2 metres below the natural ground surface.





- 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.

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
Total Building Size/Floor Space DCP: 45m ² Proposed: 84.99m ²		X
Maximum Height DCP: 4.8m. Proposed: 4.35m.	✓	
Minimum Front Boundary/Primary Building Line Setback DCP: Behind Building Line. Proposed: Behind Building Line.	✓	
Minimum Side Boundary Setback DCP: 0.9m. Proposed: 0.9m.	✓	
Minimum Rear Boundary Setback DCP: 0.9m. Proposed: 0.9m.	✓	

Cut Required DCP: 1m. Proposed: 0.3m.		
Fill Requirement DCP: 1m. Proposed: 0.3m.		
Variation: Item: Total Building Size/Floor Space DCP: 45m ² Proposed: 84.99m ² Justification: <ul style="list-style-type: none"> • The current size of the proposed shed is necessary for it to perform it's intended use. The shed will be used for the storage of a car, multiple bikes, a caravan and a boat. The shed will also store various land maintenance equipment including a ride-on mower. Any reduction in the floor space of the shed would impact on this use which is strongly undesirable. • The proposed shed is located behind the dwelling and on account of this, will not appear visible from the primary road frontage. This will ensure that the structure does not present a visual inconsistency in the locality if approved. • The proposed shed is not excessive in height and is appropriately setback from all boundaries which will ensure that despite the overall size, the shed will not cast any adverse shadows on neighbouring properties if approved. • The proposed shed will also be partially shaded and obscured by the existing mature trees in the locality, which will assist with softening the overall impact of the shed if approved. 		

Prepared by Fernleigh Drafting
admin@fernleighbuilding.com.au
(02) 7902 5111
www.fernleighbuilding.com.au
P.O. BOX 57 Camden, 2570 NSW
Unit 3G, 49 The Northern Road, Narellan

