

# Statement of Environmental Effects

Accompanying a development application for

**Rural shed**

At

**Lot B DP38896**

**60-64 Bonner Road**

**Agnes Banks, NSW**

**06 March 2021**

Signed by:

10/03/2021

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## **1. Introduction**

This statement of environmental effects has been prepared to accompany a development application for rural shed at 60-62 Bonner Road, Agnes Banks. The application is being lodged by Kabrina Piirlaid and Mikki Piirlaid, pursuant to Clause 4.12 of the Environmental Planning and Assessment Act 1979.

The proposal has been designed to achieve the relevant provisions of Penrith LEP 2010 and its associated DCP, and Clause 4.15 of the Environmental Planning and Assessment Act 1979 (as amended).

It has been complied with, through on ground investigation, research, analysis and discussion with officer of Penrith City Council.

This statement has been prepared having regard to the following documentation:

- Penrith Development Control Plan 2014
- NSW Government Planning Portal – Property Report – 60-64 Bonner Road Agnes Banks
- DA18/0429 Statement of Environmental Effect for sub division into 2 lots.
- Flora and Fauna Assessment – 60 Bonner Road, Agnes Banks 5 September 2018
- Best Sheds Structural Plans for proposed shed
- Site plans for location of proposed rural shed

## **2. Site description and analysis**

### **2.1 Location and property description**

The property is situated at 60 Bonner Rd, Agnes Banks (Lot B DP38896) in the Penrith Local Government Area. It is 2.02 hectares in size and has an approved 2 x 1ha lot subdivision DA18/0429. The topography across the property is flat with an elevation of approximately 20m AHD. The nearest watercourse is Yarramundi Lagoon located approximately 350m to the west. Figure 1 and Figure 2 are aerial images of the property and surrounding land. The property is zoned R4 Environmental Living pursuant to the Penrith LEP 2010. An extract of the relevant zone map is provided at

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Figure 1 - Aerial image of property and surrounding land (source: maps.six.nsw.gov.au). Approximate property boundaries are shown in red.

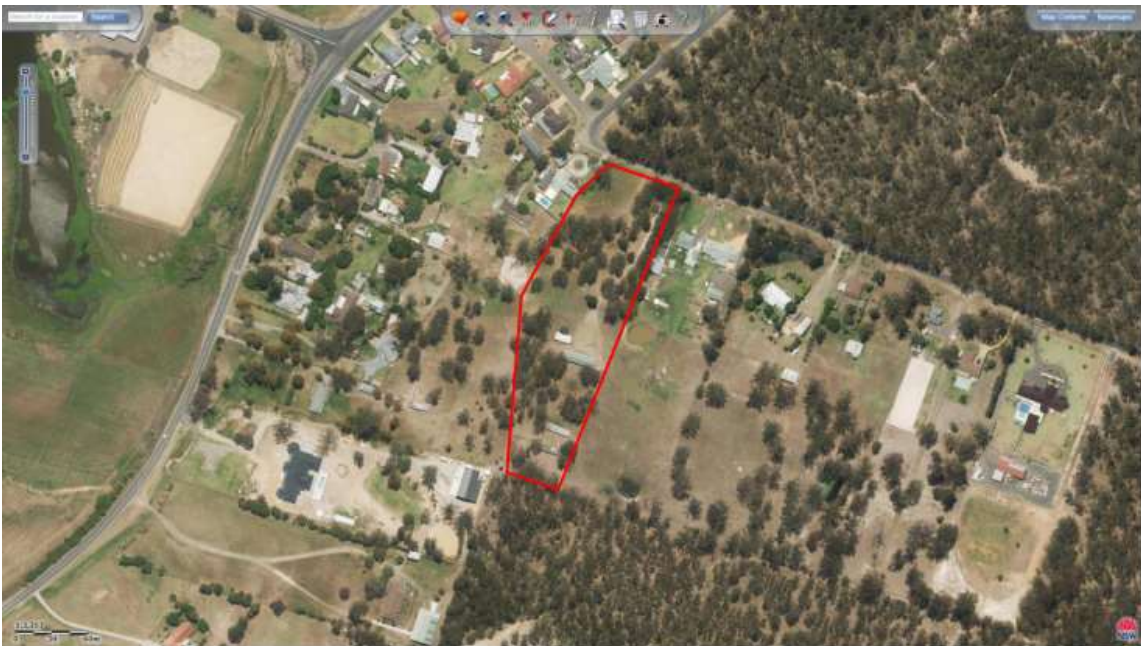


Figure 2 - Aerial image of property (source: maps.six.nsw.gov.au).

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Land zoning map - sheet LZN-008

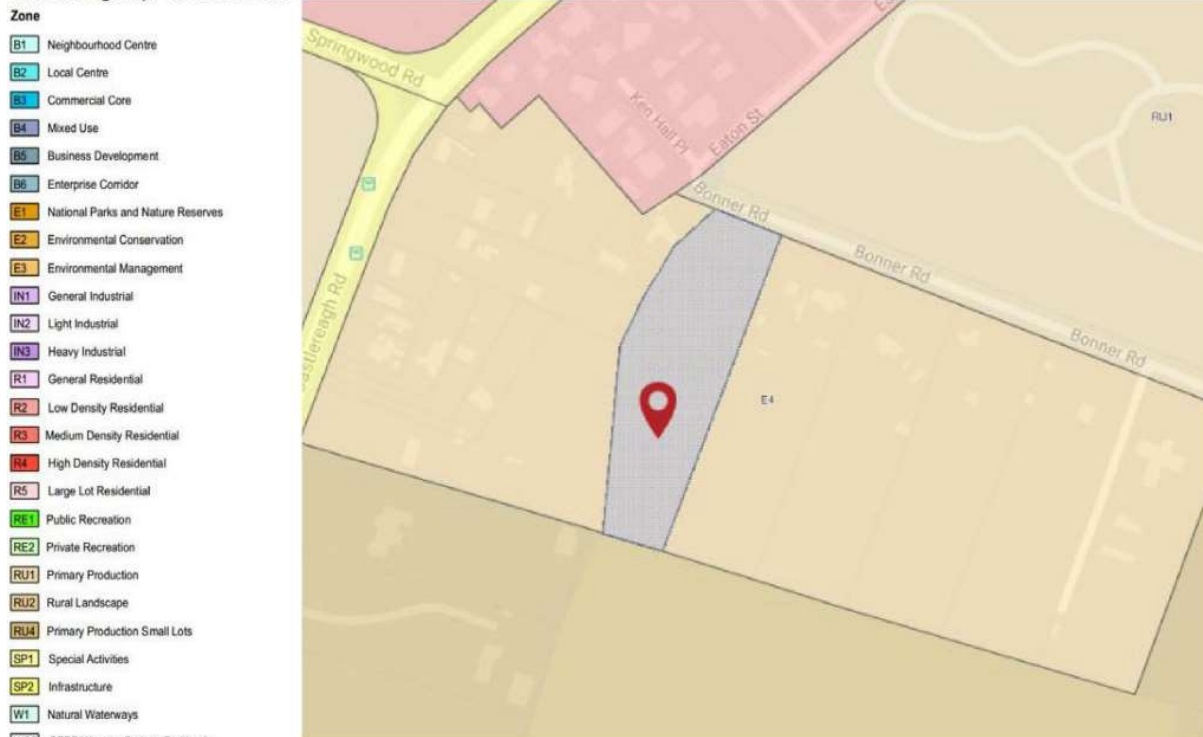


Figure 3 - Extract of zoning map Penrith LEP 2010 - E4 Environmental Zone

## 2.2 Site characteristics

The existing site is a large irregular shaped parcel of land with a total site area of 2.032ha. It has a frontage of 57.1 m to Bonner Rd and a depth 270.123m along the eastern boundary. The native vegetation over the entire property was previously cleared. Two relatively large, cleared areas remain comprising a mixture of native and introduced mostly grasses and herbs. Elsewhere trees have regrown over the groundcover but a shrub layer remains absent.

The property is subject to an approved subdivision into a front lot (lot 1) and a rear lot (lot 2). Both lots are approximately 1 ha in size. The rear lot comprises of an existing dwelling, detached granny flat, two car garage, small garden shed, dog runs, kennels, and internal fencing. The location of the proposed rural shed is behind the existing garage and dwelling in a relatively cleared and previously disturbed area of the property. These are identified on the approved site plan from DA18/0429 Figure 4.

## 2.3 Surrounding development

The site sits within a rural type environment and the adjoining land to the west and east provides similar rural scaled lots and a mix of rural based land uses. These adjacent uses include, market gardens, animal training establishments, hobby farms and rural-residential type development. Lands to the north and south are primarily represented as large undeveloped parcels containing significant vegetation coverage. The aerial photo provided at Figure 1 demonstrates the sites rural context and adjacent land uses.



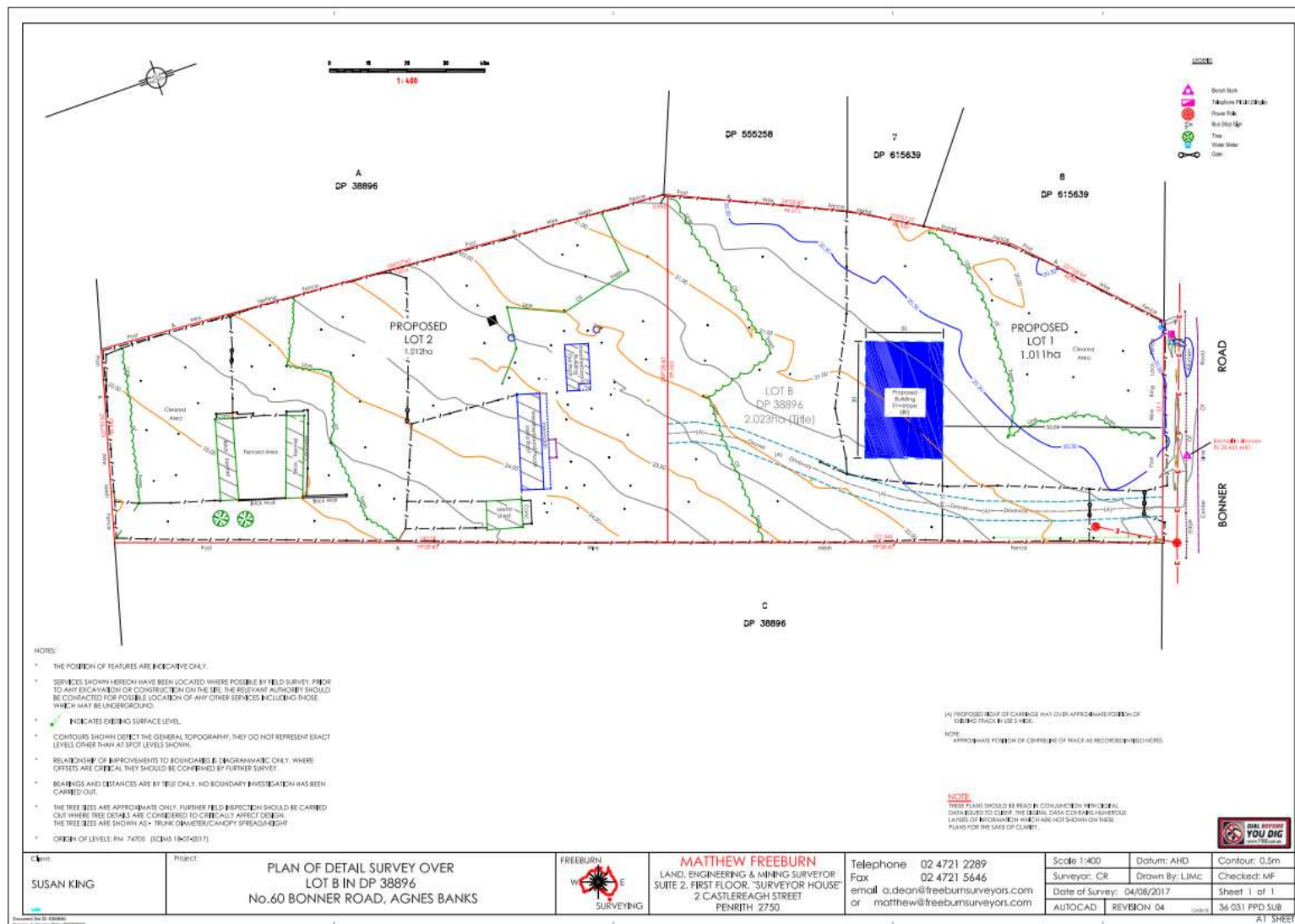


Figure 4 - DA18/0429 Approved site plan including building envelop and existing buildings.

### 3. Details of proposal

The development proposal is to install a steel portal frame 3 bay farm shed spanning 10 metres, length 15m, height 3.6m with a roof pitch of 11 degrees on a concrete slab. The proposed rear of the farm shed is 5 metres from the eastern boundary behind the existing 2 car garage and within the previously cleared area behind the existing dwelling. The shed will be located within the approved Lot 2 of the DA18/0429 subdivision. Figure 5 shows the location of the proposed shed, including site elevation of 24.5m.

The proposed location of the shed will impact 3 trees, one which is dead and two regrowth native trees with no tree hollows or fauna habitat.

Refer to the Engineering Schedule for engineering details, including floor plan, of the proposed shed.

The shed will be used for the storage of vintage cars, machinery and tools. No business activities are proposed as part of this development.

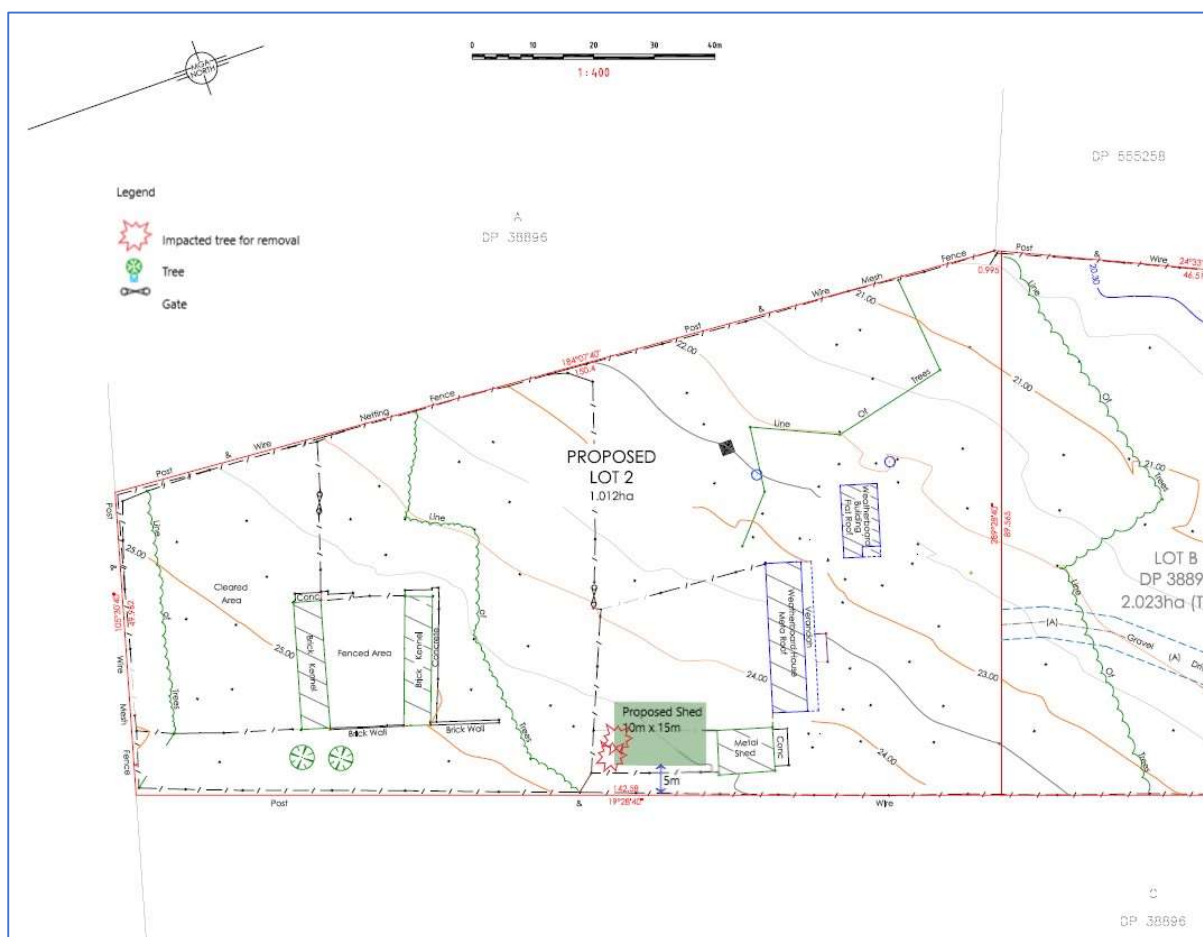


Figure 5 - site plan showing location on Lot 2 of DA18/0429



Figure 6 - aerial image with overlay of the shed to show approximate location and impacted vegetation

#### 4. Clause 4.15 -Matters for consideration

The following provides an assessment of the proposal against the provisions of Clause 4.15 of the Environmental Planning and Assessment Act (as amended).

***(a) the provisions of:***

**State Environmental Planning Policies**

**SREP NO.20 - HAWKESBURY NEPEAN**

Sydney Regional Environmental Plan No 20 (SREP 20) is in place to protect the environment of the Hawkesbury-Nepean River system by ensuring that the impacts of future land uses are considered in a regional context.

It seeks to achieve this by providing a series of strategies and planning controls that all development must be considered against. The proposed development is not in conflict with this objective, and it is considered that any risks relating to the protection of the Hawkesbury-Nepean River system would be considered and addressed through the implementation of any conditions of consent relating to erosion and sediment control, and stormwater runoff mitigation.

**SEPP No 55 - REMEDIATION OF LAND**

The object of this Policy is to provide for a State wide planning approach to the remediation of contaminated land. In particular, this Policy aims to promote the remediation of contaminated land for the purpose of reducing the risk of harm to human health or any other aspect of the environment:

- (a) by specifying when consent is required, and when it is not required, for a remediation work, and



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(b) by specifying certain considerations that are relevant in rezoning land and in determining development applications in general and development applications for consent to carry out a remediation work in particular, and

(c) by requiring that a remediation work meet certain standards and notification requirements

Previous and existing use of the site does not provide any land use or activity that would give rise to any potential for contamination.

#### **Local Environmental Plan**

The relevant provisions of the Penrith LEP 2010 are provided below together with an assessment of the development against those provisions.

#### **PART 2 PERMITTED OR PROHIBITED DEVELOPMENT**

##### **2.3 Zone objectives and land use table Zone E4 Environmental Living**

###### **1 Objectives of zone:**

- To provide for low-impact residential development in areas with special ecological, scientific or aesthetic values.
- To ensure that residential development does not have an adverse effect on those values.
- To minimise conflict between land uses within the zone and land uses within adjoining zones.
- To ensure land uses are compatible with the available infrastructure, services and facilities and with the environmental capabilities of the land.
- To preserve and improve natural resources through appropriate land management practices.

The proposed farm shed is permissible development subject to development consent for E4 – Environmental Living zone of the Penrith Council LEP 2010.

The development is of a type and scale that would not exceed the carrying capacities of existing infrastructure and is set within the vicinity of the existing farm buildings on the property.

###### ***(iii) any development control plan***

The proposed farm shed is designed in accordance with 1.3 Farm Buildings of the Penrith City Council Development Control Plan 2014 and in accordance with the characteristics of the rural setting of the property. The farm shed will be:

- located 5 metres from the side boundary
- located more than 10 metres from the existing dwelling
- the narrowest elevation of the shed faces the road
- is located behind the existing dwelling and within the cluster of existing buildings
- is located on relatively flat ground, minimising earthwork requirements for the construction of the foundations.
- no landscaping is proposed between the shed and the property boundary as there are no nearby neighbouring buildings and to maintain access behind the shed for maintenance and slashing of grasses.
- The overall height of the shed is less than 5m in height.

***(b) the likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality,***

The proposed construction of the rural shed will result in the removal of 3 trees. All trees are Narrow-leaved red iron barks, *Eucalyptus crebra*. All trees are immature with no hollows or visible nests / roosting locations. One is unhealthy and not flourishing. One tree is dead, which is consistent with dieback that has occurred across the property. A number of trees across the property landscape have died from unknown causes. A review of aerial photography shows that trees have died in recent years and likely caused by changing climatic conditions including increased heat waves and prolonged periods of drought.

The applicant proposes to plant 4 *Eucalyptus crebra* on the property towards the rear of the property where they will be unlikely be impacted from future development.

A nesting pair of tawny frogmouths, *Podargus stigoides* were identified in a nearby tree with no young at the time of inspection. The owners are aware of the presence of these birds and will ensure that the development will minimise the impacts on them. They are used to the rural activities, dogs and people in the area and the proposed development is proposed not to impact them. They are identified as least concern due to their widespread distribution and common in the Cumberland plain woodlands.

There are no other identified impacts from the development.

A full Flora and Fauna Impact assessment (September 2018) has been conducted for the property for the subdivision approval DA18/0429 and is attached for additional information on the property. The Statement of Environmental Effects for DA18/0429 has also been attached for additional detailed information relating to the property, to support this application.

***(b) The suitability of the site for the development,***

The proposed development is consistent with the rural landscape of the area and the design characteristics the Penrith DCP 2014.

***(c) any submissions made in accordance with this Act or the regulations,***

Consideration will be given to any submissions made as a result of Council's consultation and notification processes.

***(d) the public interest.***

There is no public interest in this development.

## **5. Other considerations**

### **5.1 Visual Impacts, Overshadowing and Privacy**

The site does not sit within any significant viewsheds, but does enjoy pleasant rural type viewscape as well as views of large bushland areas.

The proposed rural shed is mist green in colour and designed to blend into the rural landscape. The colours are consistent with other buildings on the property and selected to blend in.

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The shed will not be visible from any road or residential premises on adjoining properties. The location is behind the existing dwelling and selected to have minimal impact on surrounding properties and is within the footprint of existing buildings on the property. The rural shed design is consistent with other structures on rural properties and with the rural landscape of Agnes Banks. The position along the eastern boundary is selected as the western boundary has multiple neighbours with views towards our property. The selected location has taken visual amenity of the neighbouring properties into consideration.

The proposed farm shed will not impact any neighbouring property by overshadowing. The adjoining property on the eastern boundary consists of paddocks with no dwellings or structures in the vicinity of the shed.

## **5.2 Noise**

The use of the proposed shed is consistent with rural activities and will not impact have a noise impact.

## **5.3 Erosion Control Measures**

The impact of the development will be minimal and no water will run off from the structure onto adjoining properties. Disturbance will be for the construction of the cement slab and will be kept to a minimum.

## **5.4 Economic and Social Impacts**

The addition of a rural shed to the property will add value to the property and enable the storage of vehicles, farm equipment and machinery that are otherwise left out in the open.

## **5.5 Environmental Benefits**

There are no identified environmental benefits to the proposed rural shed, with the exception of protection of assets from the elements. By storing these items within the rural shed, this will improve the visual amenity of the property where these items are otherwise left out in the open.

## **5.6 Waste Management**

Waste produced as a result of the construction will be disposed of by skip bin.

Waste produced as a result of use of the farm shed will be consistent with the rural living characteristics of the property. The owners will utilise existing waste and resource recovery management systems available to the community including community recycling facilities, local resource recovery facilities and existing residential services.

## **5.7 Building Code of Australia**

The undersigning engineer has checked that the design of the structure complies with relevant current Australian Standards as stated above and the following i.e AS4671- 2001 Steel Reinforcing materials, AS3600 - Concrete structures. However, he will not be present during construction, neither will he conduct inspections nor construction supervision.

The class 10a buildings are designed for erection on pad footings or slab based on soil of classification "A"-"P" with minimum bearing capacity 100kPa (i.e. organic soil is to be removed to a suitable material below natural surface).

Where (suitable) fill is required to level the site, it should be placed and compacted in layers of 150mm maximum.

Concrete pad footings and slab supply and placement is to be in compliance with AS2870-2011 Residential Slabs & Footings, AS3600-2009 Concrete Structures for A2 and B2 exposure (i.e. 25mPa

strength @ 28 days strength) with recommended slump 75 to 80mm for light pneumatic tyred traffic all trafficable floors.

For sites where these conditions are considered to be inadequate, a customized foundation design for the structure can be supplied to suit a specific purpose.

Further information on construction and engineering can be found in the submitted Engineering Schedule for the proposed development.

#### **5.8 Traffic**

There are no identified traffic impacts.

#### **5.9 Stormwater/flooding**

The site sits within a relatively flat and unrelieved area and as such experiences limited slope or topographic variation. Contours and spots are provided on the subdivision plan.

The site does not accommodate any dams or natural watercourses, nor is it exposed to mainstream flooding. The Council indicates that the north-western corner of the property is exposed to overland flow floods.

### **6. Conclusion**

The proposed development of a rural shed meets the requirements of 4.15(1) of the *Environmental Planning and Assessment Act 1979* and is designed in accordance with the Penrith Development Control Plan 2014 for Farm Buildings should be approved.