

# STATEMENT OF ENVIRONMENTAL EFFECTS



Fernleigh

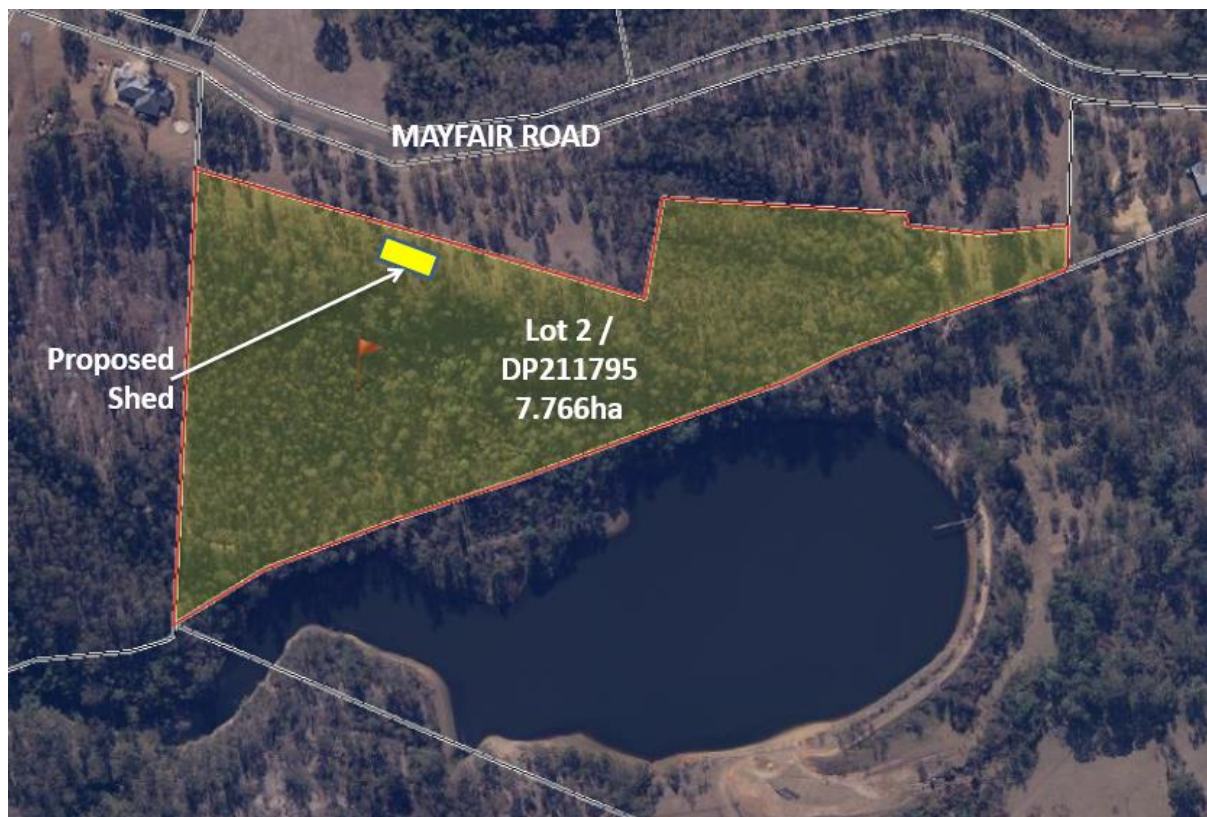
28/9/2020

**RE: Proposed Steel Frame Shed (Class 10a) At: Lot 2(DP211795) 44**  
**Mayfair Road Mulgoa 2745**  
**For: Sienna Waters Pty Ltd**

The proposal is for the construction of steel frame shed (200m<sup>2</sup>). Approximate location marked in yellow below.

The proposed structure is used ;

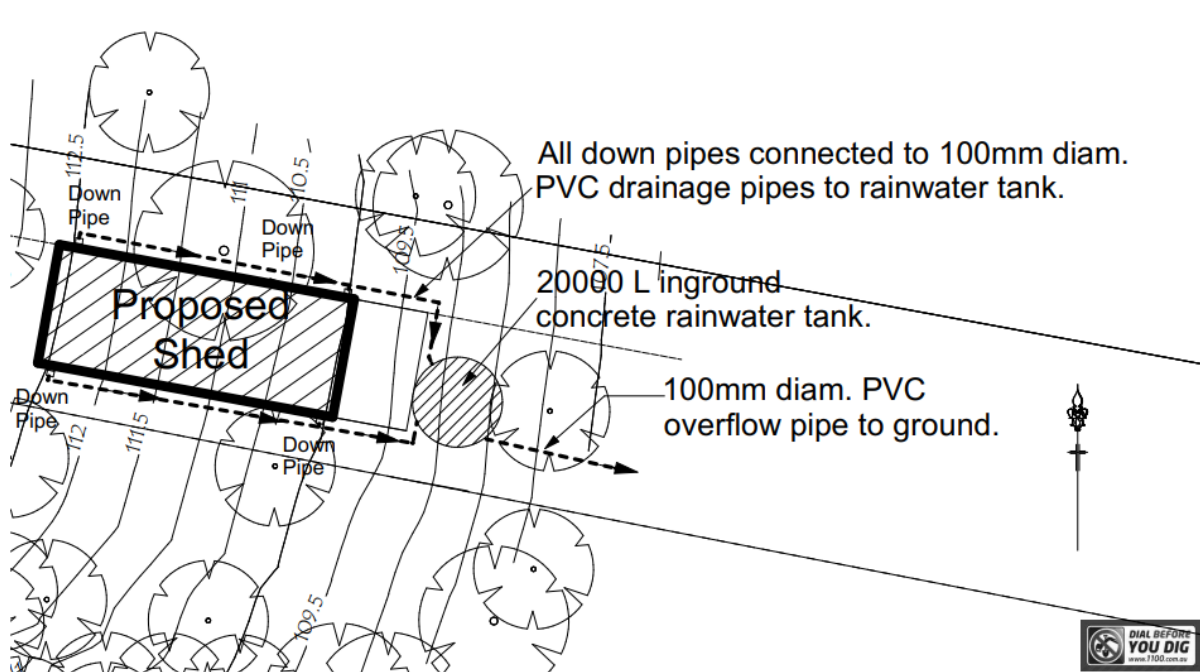
- a) to store machinery to maintain the property
- b) for storage of materials for maintenance work on the property



**Image 1: Site Image**

## 1. Current Use

- a. The subject property is currently used as a **Private Property**. The Land Zoning is **E3 - Environmental Management**, **E2 - Environmental Conservation**. The property size is **7.766Ham2**.



**Image 2: Site plan – Location of the Proposed Development.**

## 2. Building details

- a. The development will involve the construction of Steel Portal Frame Shed **200m2** in size (Total Roof).
- b. The floor system will be a **Concrete Slab**.
- c. The design of the Structure will be a standard gable with roof pitch of **15degrees**
- d. Stormwater from the roof will connect to the **New water tank** via a **20,000ltrs** Water tank.
- e. The discharge point being the **Natural Watercourse**.
- f. The lowest eave height will be **3m** from the finished floor level.
- g. The apex height of the garage building (from finished floor level) will be **4.1m**.
- h. The roof will be cladded in **Corrugated** roof cladding.
- i. The walls will be cladded in **Corrugated** wall cladding.
- j. The building will not be dominant in visual appearance

### 3. Site disturbance

- a. **Minor** Earthworks will be required to cut and fill site.
  - i. A maximum excavation depth of **0.5m** is required.
  - ii. A maximum fill depth of **0.5m** will be required.
  - iii. The fill will be battered away from the structure at a maximum of 1 on 2 slope ratio.
  - iv. No Fill will be within 2.0m of the boundary.
  - v. An on site waste storage area will be located on the **Western** side of the structure and will remain in place until the construction is completed.
  - vi. A silt/sediment fence will be constructed on the low side of the disturbed earth and maintained for the duration of works.
  - vii. All surfaces disturbed are to be returned to a state that will prevent ongoing erosion and sediment.
- b. No native flora or fauna shall be disturbed.
- c. **(1)** trees are required to be removed.
- d. No Industrial or commercial activities have been conducted on the site in recent years.

### 4. Planning layers

#### a. Hazard

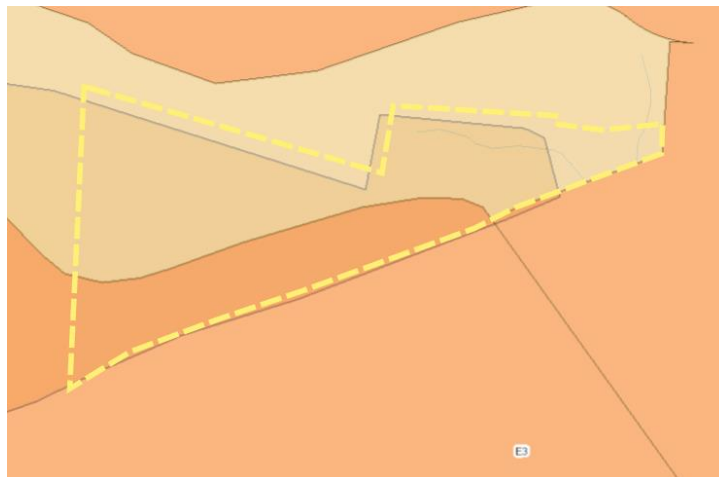
- I. **Bushfire** The property **IS** within a **Bush fire** prone zone. *(see below bush fire prone map):*  
Bushfire prone land Category     - Vegetation Category 1  
Guideline                                 - v4b
  - i. The Proposed Building is more than 10.0m away from any habitable dwellings.
  - ii. The Proposed to be built from non-combustible materials.



- II. **Flood.** The proposed development is **within** in a **Flood prone** land. The proposed structure is not being built within the flood affected area on the property.

#### **b. Protection**

- II. The proposed development is **NOT** within a **Conservation** area.
- III. The proposed development is **NOT** within an **Acid Sulphate soils** affected area.
- IV. The proposed development is **NOT** within **Drinking Water Catchment** area.
- V. The proposed development is **NOT** within **Groundwater Vulnerability** defined area.
- VI. The proposed development is **NOT** within a **Riparian Water coarse**.
- VII. The proposed development is **NOT** affected by **Terrestrial Biodiversity** defined land and is not near a **Terrestrial Biodiversity** defined area.
- VIII. The proposed development **IS** within a **Scenic Protection Land** defined area. (*see below Scenic Protection Land map*):



- I. The proposed development is within an **EPI Heritage** area.

The proposed development would not adversely affect the heritage significance of any heritage item, including its setting, or the heritage significance of the Aboriginal place of heritage significance, and  
The proposed development would not have any significant adverse effect on the amenity of the surrounding area.

#### **c. Mines Subsidence**

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

## 5. Development Control Plan (DCP) Variation requests

**Item:**

The proposed Development is not in breach of code.

**How it meets all the other relevant DCP objectives:**

- The proposed shed is for non-residential purposes.
- The proposed shed has complementary colours and finishes to the dwelling house and surrounding environment.
- The proposed shed is not erected on land having a slope in excess of 15%. Cut and fill does not exceed 1m of cut and 1m of fill.
- Disturbance to native vegetation is minimal.
- The proposed shed is set back behind the front line of the existing dwelling.
- The proposed shed is set back more than 10.0m away from the existing dwelling,
- The proposed shed is more than 20m away from any dwelling on the adjoining lots.
- Side boundary is set back further than the minimum requirement of 5.0m.
- The apex height is 4.1m, complying with the max height of 8.0m.
- The design of the shed comprises of traditional roof shape and provides visual relief to the building.
- Features on the walls do not have a space greater than 15m.
- The proposed floor area is 200m<sup>2</sup> complying with the requirement that allotments between 3 hectares and 10 hectares in size, the maximum accumulative building footprint of all farm buildings on an allotment shall not exceed 400m<sup>2</sup>.

**Impact on local amenity:**

The Proposed will not have any impact or effect on the local amenity.

## 6. Other

- a. 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.
- b. The proposed structure is NOT a waterfront property or encroaching on crown land.
- c. The development shall be carried out in accordance with the Building Code of Australia.
- d. The proposed development will in no way have impact regarding special design features.
- e. There will be no disturbance to traffic flow, noise pollution, and historical or archaeological aspects or on soil erosion.
- f. There will be no excessive waste or wastewater created during construction.

Kind Regards

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