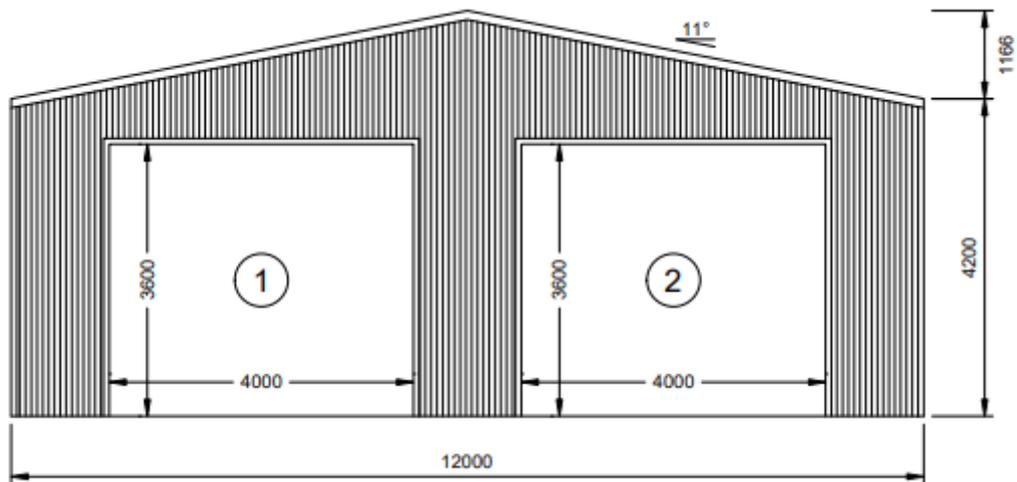


STATEMENT OF ENVIRONMENTAL EFFECTS PROPOSED COLORBOND SHED

Lot 3, DP: 1242079
13-15 Vane Street,
Cranebrook



Penrith Council



INNOVATIVE DESIGNER HOMES

STATEMENT OF ENVIRONMENTAL EFFECTS

APPLICATION DETAILS

Applicants Name: Karaplan

Location of Lot: **3** DP: **1242079**
Development: House No: **13-15** Street: **Vane Street**
Locality: **Cranebrook**

PROPOSED DEVELOPMENT

The proposal is for the construction of a shed on a rural/residential site zoned E4 in the Cranebrook area.

BULK AND SCALE

The proposed shed has a floor area of 216sqm. The ridge height is 5.366 metres above the existing ground level.

SITING

The shed will be located 5m from the South West boundary and 13m from the existing dwelling.

CUT AND FILL

The shed sit is level and there is no cut and fill required. The proposed finished slab RL is 49.300. A sediment control fence will be erected prior to the formwork for the slab being erected. All surrounding areas which are disturbed during the construction will be grassed to prevent soil erosion.

BUILDING ELEMENTS

The shed will have a concrete floor, steel wall and roof framing and Colorbond cladding and roofing.

STORMWATER

All of the roof water will be discharged into the street drains via 100mm PVC pipes.

ACCESS TO SHED

Access to the shed will be via an extension of the existing all-weather driveway.

BIODIVERSITY AND TREE REMOVAL

The shed construction will not require the removal of any trees or vegetation. There will not be any adverse impact on the biodiversity of the area.

FLOOD CONCERNS

The proposed shed is not in an overland flow path. The lowest part of the shed site is RL49.2.

BUSHFIRE RISKS

Although the site is classified as bushfire prone, the proposed shed is located 13m from the existing dwelling.

USE OF SHED

The proposed shed will be used as additional private use vehicle storage, plant, site maintenance machinery and garden equipment.

COMPLIANCE WITH DCP

The location, orientation and use of the proposed shed complies with D1 Rural Land Uses, Penrith Development Control Plan 2014. The floor area and wall height exceed the recommendations of the DCP, however is essential to store the maintenance equipment required to maintain a rural property. The use of the shed will not generate noise, smoke, odour, dust or other harmful emissions. It will not create adverse impacts on the environment, local community or the adjoining land owners as they also have similar sized sheds.

Conclusion

Given the contents in this report, it is therefore recommended that The Penrith Council make a favourable decision regarding the proposed development.