STATEMENT OF ENVIRONMENTAL EFFECTS

PROPOSED FARM BUILDING
AT 116 CHAIN-O-PONDS ROAD MULGOA
Lot 22 DP244610

DESCRIPTION OF PROPOSAL
The proposal is for the construction of a metal framed farm building. The farm building is to be constructed using metal framing, concrete floor slab and colourbond metal wall and roof sheeting. The building is to be used for the storage of vehicles, as a private workshop and for the storage of farm machinery. The subject property is 10.12 hectares in size. The building is to be located about 377m behind the existing residence.

PENRITH LOCAL ENVIRONMENTAL PLAN

The zoning for this property is E3 – Environmental Management

Farm Buildings is listed as Permitted with Consent.

Zone objectives are as follows:

- *To protect, manage and restore areas with special ecological, scientific, cultural or aesthetic values.*
- *To provide for a limited range of development that 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 development is compatible with the environmental capabilities of the land and does not unreasonably increase the demand for public services or public facilities.*
- *To preserve and improve natural resources through appropriate management practices.*

Each of these objectives has been considered and we are of the opinion that this proposal is consistent with all of the objectives.

PENRITH DEVELOPMENT CONTROL PLAN 2014

D1 – RURAL LAND USES

1.3 FARM BUILDINGS

GENERAL OBJECTIVES

- *To establish the rationale and controls for environmentally appropriate development.*
- *To ensure the siting, size, design, external appearance and uses of farm buildings do not detract significantly from the rural and environmental qualities of the locality.*
- *To ensure that farm buildings promote and support sustainable agricultural and other permissible rural land uses in the rural areas of the City.*
- *To ensure farm buildings are sited with regard to good site planning principles.*

Each of these objectives has been considered and we are of the opinion that this proposal is consistent with all of the objectives.

1.3.1 SITING AND ORIENTATION

B. OBJECTIVES

- *To integrate farm buildings with the landscape so they complement the rural character of an area and are not visually dominant.*
- *To ensure that farm buildings are located to have minimum adverse impact on the environment and on the potential use of the land for agriculture.*
- *To provide separation between potential noise generating sources.*
- *To provide areas of landscaping between buildings.*

Each of these objectives has been considered and we are of the opinion that this proposal is consistent with all of the objectives.

C. CONTROLS

- *Farm buildings and outbuildings should be clustered in one location on properties. Where possible, this should be close to dwellings, but not where this will result in land use conflicts.*

  This is to be the only farm building on this property. Any location nearer to the existing dwelling would have had a detrimental effect on the amenity of the dwelling.

- *Farm buildings should have complimentary colours and finishes to the dwelling house and surrounding environment.*

  The colours chosen for this building are natural tones that will compliment and blend in with the existing natural environment.

- *Farm buildings should not be erected on land having a slope in excess of 15%. Cut and fill for farm buildings should be limited to 1m of cut and 1m of fill.*

  The slope of the land where this building will be located is 4%. There is to be no cut. The amount of filling will vary from 150mm in one corner to a maximum of 1100mm in the diagonally opposite corner. This is done so that there are no drainage issues caused by rain water flowing across the site. Since only a small section of fill is overt the 1m height, we believe that the minor non-compliance is justified in this case.

- *Farm buildings should be sited on the land so any disturbance to native vegetation is minimal.*

  This proposal calls for the removal of 6 existing trees. The trees are located at the edge of an existing stand of trees that contains about 90 trees in total. This location is optimal for this farm building as it leaves adequate space in front for safe manoeuvring of farm vehicles. The removal of the 6 trees will be compensated by planting 12 trees at the edge of the turning area to help screen the building from the road.

- *The narrowest elevation of farm buildings should face the road.*

  While not complying with this control, the location of the shed at approximately 377m from the street makes the orientation of little significance.

- *Farm buildings should be set back a minimum of 40m from any watercourse.*

  As can be seen on the accompanying survey plan and site plan, the proposed farm building is located in the vicinity of a dry watercourse. It seems to be permanently dry so this clause isn't applicable in this case. However, the shed is to be located in a position to preserve the Riparian Corridor as required in Penrith DCP 2014, Part C3-Water Management, Clause 3.3 Watercourses, Wetlands and Riparian Corridors.
  In accordance with Figure C3.2: Stream Classification, this dry watercourse is classified as a 1st Order stream.
  Table C3.3 nominates that the required Riparian Corridor width on either side of the channel is to be 10m.

  This proposed farm building is to be located 14m from the channel at the closest point and 17m from the channel on average therefore complying with the requirement.

  Another factor worth pointing out is that a large shed on the adjoining property is located approximately 21m from the same dry watercourse.

  Please have a look at the cross section on drawing 4415-4 that clearly demonstrates the relative heights and distance between the proposed farm building and dry watercourse.

- *Farm buildings should be set back behind the building line of the existing dwelling house on the property.*

  The proposed farm building is located approx. 170m behind the existing dwelling and complies with this requirement.

- *Farm buildings should be a minimum distance of 10m from a dwelling located on the same allotment as the farm building.*

  The proposed farm building is located approx. 170m from the existing dwelling and complies with this requirement.

- *Farm buildings should be a minimum distance of 20m from a dwelling located on an adjoining allotment to the farm building.*

  The proposed farm building is located approx. 290m from the nearest existing dwelling on an adjoining allotment and complies with this requirement.

- *Landscape buffers should be provided where possible, between farm buildings and nearby dwellings to minimise the visual impact of the farm building.*

  A landscape buffer has been provided that satisfies this clause.

- *Farm buildings should be a minimum of 5m from the side boundary.*

  The proposed building is to be located 26m from the side boundary.

1.3.2 FLOOR SPACE, HEIGHT AND DESIGN

B. OBJECTIVES

- *To control the size of farm buildings to minimise their visual impact on the landscape.*
- *To ensure that the size of farm buildings is consistent with the intended use and the size of the property.*
- *To encourage improved design of farm buildings so they enhance the rural landscape and character of an area.*
- *To ensure that farm buildings use a range of design measures to suit individual circumstances.*

Each of these objectives has been considered and we are of the opinion that this proposal is consistent with all of the objectives.

C. CONTROLS

- *For allotments more than 10 hectares in size, the maximum accumulative building footprint of all farm buildings on an allotment shall not exceed 600m^2.*

  The size of the subject allotment is 10.12 hectares therefore the proposed building size of 600m^2 complies with this clause. Note that there is a metal garage adjacent to the residence. Whilst looking like a shed it is the garage to the residence and should not be considered as a farm building in terms of accumulative farm building footprint.

- *A farm building should not be more than 8m high.*

  The proposed building is marginally higher than 8m and only at the very ridge. The maximum height at the ridge is 8.3m. Given the distance to the street is 377m the minor non-conformity is insignificant.

- *The maximum external wall height of a farm building shall be 5m. External wall height means the distance from the natural ground level to the underside of the eaves.*

  The maximum wall height of the proposed building is to be between 5.2m and 5.8m from the natural ground level. Once again, given that the distance to the street is 377m, the minor non-conformity is considered insignificant.

- *Where the farm building is higher than the dwelling on the land, the building must be located behind the dwelling and screened from view by vegetation.*

  This clause is complied with. The proposed building is both a long way behind the dwelling and screened from view by vegetation.

- *The design of farm buildings should comprise traditional roof shapes to provide visual relief to the building, reducing the buildings dominance over its setting and to provide interest and character to the locality. Farm buildings should have a maximum external wall length of 15m between distinct corners or significant features such as awnings.*

  As mentioned earlier, the proposed building is approximately 377m from the street. In addition to that, due to the contours of the subject property and the proposed landscaping treatment, the building will hardly, if at all, be seen from the street.
  In the circumstances, the additional expense in complying with this is not justified.

- *Farm buildings should have a minimum roof pitch of 15° and a maximum roof pitch of 25°.*

  The proposed building will have a roof pitch of 15°.

- *All elevations that face the street are to present a suitable level of detailing to minimise their visual bulk. Features which can be used include windows, awnings and verandahs.*

  As mentioned earlier, the distance from the street, the contours of the land and the landscaping treatment render this clause not really applicable under the circumstances.

1.3.3 MATERIALS AND COLOURS

B. OBJECTIVES

- *To ensure that the colours used are consistent with the prevailing colours of the locality.*
- *To ensure that building materials used in farm building design reflect the rural setting and consist of traditional materials that are present in the locality.*

Each of these objectives has been considered and we are of the opinion that this proposal is consistent with all of the objectives.

C. CONTROLS

- *The colour of farm buildings shall complement the colours of the natural vegetation and background of the property, such as grey, brown, beige and green.*

  The colours chosen for this building are natural tones that will compliment and blend in with the existing natural environment.

- *Farm buildings shall be constructed of non-reflective materials. Where traditional materials, such as unpainted corrugated iron, are used, the building must be screened landscaping to minimise its visual impact.*

  The proposed building will be constructed using non reflective colourbond steel for walls and roof.

- *The construction of farm buildings should utilise a range of materials to aid in the articulation of the building form.*

  The elevation that faces the street has 3 large roller shutters and 2 access doors that provide articulation. Also, as mentioned earlier, the distance from the street, the contours of the land and the landscaping treatment also assist in this regard.

- *Where farm buildings are below the 1:100 year ARI flood level, they are to be constructed of materials that can withstand flooding.*

  Not relevant in this case since the farm building has a floor level of 61.70m AHD and is therefore well above the ARI flood level.

E. LIFTING THE BAR

b) Where farm buildings include large roof surfaces, guttering systems and water tanks are connected to capture rainwater and store for re-use.

Part of this proposal is to do exactly that. Please see accompanying stormwater drainage drawing.

c) Farm buildings are designed to allow natural ventilation for cooling to avoid the need for mechanical ventilation.

In this case, the large roller shutters located on the front elevation will provide great natural ventilation.