

# Statement of Environmental Effects

Accompanying a development application for

Robert And Mary-Jane Stutsel

At

Lot 51/ DP 1033340

426 The Driftway, Londonderry NSW 2753

29 August 2021

## Contents

1. Introduction	Page x
2. Site description and analysis	Page x
3. Details of proposal	Page x
4. Clause 4.15 – Matters for consideration	Page x
5. Other considerations	Page x
6. Conclusion	Page x

Statement of Environmental Effects  
426 The Driftway Londonderry NSW 2753

**1. Introduction**

This statement of environmental effects has been prepared by Mary-Jane Stutsel to accompany a development application for a Widespan Barn Shed at 426 The Driftway Londonderry NSW 2753. The application is being lodged by Mary-Jane Stutsel, pursuant to Clause 4.12 of the Environmental Planning and Assessment Act 1979.

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

A Widespan Barn shed. 13.5m wide with 3 roller doors, 20m in length.

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

- Information provided by the applicant
- Drawings prepared by the applicant
- Drawings prepared by Widespan sheds

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

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

Lot 51 / DP 1033340 426 The Driftway, Londonderry NSW 2753

### **2.2 Site characteristics**

6 Acre approximately square rural zoned block with battle axe access driveway. Is it essentially flat land with a slight gully running through the block ( orientated NW to SE ) See site specific information (attached)

### **2.3 Surrounding development**

Neighbouring blocks are all part of a 5 – 10 acre rural blocks. All of these have 1 or 2 houses with at least 1 or more garages/ sheds/outbuildings .

### **3. Details of proposal**

#### **3.1 Proposed works**

The applicant seeks Council to consent for the approval of construction of a shed. The proposed colours and finishes have been selected to be sympathetic to the existing structures. The proposed shed is to be a Widespan barn style shed 13.5m wide with 3 roller doors and 20m in length. It is to be built at the existing ground level and on cement piers with no earthworks or retaining wall required. The shed site selected is utilising an already disturbed area – assumed to be a previous shed or house location (as there was no trees and an existing area of mudrock road base in this location).

This site is approximately 15m from the western boundary, 55m from the Northern boundary and 27m from the existing residence at 426 The Driftway, Londonderry, NSW 2753.

The proposed shed is consistent with the existing streetscape and character of the area, it has taken into consideration neighbouring properties and will have no impact in relation to solar access and privacy.

The shed will have a mid section height of 4.7m with a maximum apex of 5.13m. A full set of shed plans are attached.

The construction activities would include the installation of piers, steel frame and truss erection and metal roof and wall cladding. It is anticipated that construction time would be approximately 6- 8 weeks.

Post construction, the shed is to be used for car storage and equipment storage ( tools and trailers).

**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:***

***(b) (i) any environmental planning instrument***

**State Environmental Planning Policies(SEPP's)**

There are no State Environmental Planning policies applicable to this development.

**Local Environmental Plan**

The site falls within the Penrith Local Environmental Plan (LEP) and the proposed developments location is within the LEP zone Rural – Ancillary development (sheds) are permitted with consent.

## **5.0 Other considerations**

The proposed shed has been designed to ensure minimal environmental impact is caused as part of the construction of the new shed. The proposal has no social or economic impact to the locality, the proposed development has been prepared to take into consideration the character of the surrounding area and have regard to the local community.

### **5.1 Visual Impacts**

. The proposed colours and finishes have been selected to be sympathetic to the existing structures.

### **5.2 Open Space**

The shed site selected is utilising an already disturbed area – assumed to be a previous shed or house location (as there was no trees and an existing area of mudrock road base in this location).

### **5.3 Overshadowing and Privacy**

The proposed shed is consistent with the existing streetscape and character of the area, it has taken into consideration neighbouring properties and will have no impact in relation to solar access and privacy.

### **5.4 Noise**

Potential noise impacts are only expected during the construction phase from heavy and light vehicle movements and use of power tools. The development is proposed to restrict construction activities to between 7am and 6pm Monday and Friday and 8am to 1pm on Saturday. There will be no work conducted on Sundays or public holidays.

### **5.10 Waste Management**

All waste generated during the construction phase will be collected via skip bins and lawfully disposed of by contractor to landfill.

### **5.11 Building Code of Australia**

Plans as provided by Widespan sheds attached

### **5.12 Traffic**

There is an entry/ exit gate with straight and easy access to the proposed shed site as per sketch of the development attached.

### **5.13 Stormwater/flooding**

Minimal land contouring will be required to achieve the ultimate levels and gradient across the area of the site to facilitate the proposed shed as the site has previously had some structure on it. Due to the existing condition of the land, it is not expected that the proposed shed will cause any disruption or have any detrimental effect on drainage patterns or the soil stability of the site.

2 x 22, 500l Bushmans poly tanks (3.8m diam x 2.6m high) are proposed to collect rainwater from the shed. These are to be located on the northern side of the shed as per sketch of the development attached.



## **6.0 Conclusion**

The proposed development meets the requirements of all the matters for consideration at Section 4.15 of the Environmental Planning and Assessment Act 1979 including the obligations of all the relevant environmental planning instruments that apply to the land. Outbuildings (such as this shed) are permitted development at the location under the circumstances described in this SEE and on this basis the applicant requests that council approve the proposed development.