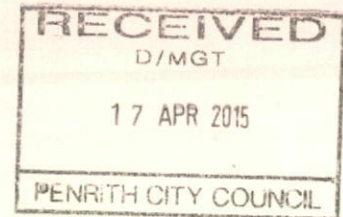


B & A PACE  
PO BOX 3097  
LLANDILO 2747

23 MAY 2012

THE GENERAL MANAGER  
PENRITH CITY COUNCIL  
PO BOX 60  
PENRITH 2751



## **ENVIRONMENTAL STATEMENT**

**FOR PROPOSED RURAL FARM SHED  
AT 126 EAST WILCHARD ROAD, CRANE BROOK  
FOR B & A PACE**

### **SCOPE**

The purpose of this statement is to identify any environmental impacts the development may create. The statement is also to identify ways to reduce any adverse impacts on the environment and adjoining lands.

### **PROPOSAL**

The proposal is to construct a Colorbond rural farm shed on a 2.243 hectare rural property. The property has an existing single storey clad frame dwelling and a one car, detached garage adjacent to the dwelling. There are no sheds on the property.

### **SITING**

The property is known as 126 East Wilchard Road, Cranebrook, Lot 11, DP 227370. The proposed shed will be located 5 metres from the north-west side boundary and 92 metres from the front boundary. The shed is over 20 metres away from all adjoining dwellings. The shed will be behind the existing dwelling, albeit 65 metres away. The existing eucalypt trees and the proposed screen plantings will help screen the shed to ensure it does not dominate the streetscape. The increased separation between buildings will provide a suitable noise buffer for minor hobby work.

### **ACCESS TO SITE**

Access to the shed will be via the existing gravel driveway located 8 metres from the south-east side boundary. A manoeuvring area outside of the shed will enable vehicles to exit the property in a forward direction. The site is almost level and the exit point at the roadway provides an uninterrupted view of oncoming traffic.

### **STORMWATER**

All the roof water will be piped into the rear paddock at least 10 metres from the side boundary. The land is a sandy loam and will drain easily.

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### **CUT AND FILL**

The site and surrounding lands are almost level. No cut is necessary. The only excavation is for the pier holes. The distance to the fences and the level land will ensure sediment run-off is not a concern even during heavy rain. The shed pad will have a maximum of 200mm crushed sandstone base to elevate the floor.

### **FLOOR SPACE AND HEIGHT**

The proposed shed has a floor area of 198m<sup>2</sup>. The wall height is 5 metres and the ridge height is 7.6 metres. The shed dimensions are 15 metres x 13.2 metres. The shed size is required to provide basic shelter and security for vehicles and equipment. The door height of 4.3 metres clearance will enable the truck and machine to enter and exit without unloading the small excavator.

### **BUILDING MATERIALS AND COLOURS**

The shed will be all steel framed with Colorbond walls and roof. The wall colour is "Surfmist" and the roof colour is "Shale Grey". These are both non-reflective Colorbond colours and will not highlight the shed, but rather blend in with the rural background.

### **USE OF SHED**

The proposed shed will be used to provide shelter and security for vehicles and farm equipment. This includes a truck, small excavator, utility, boat, farm-use tractor and implements, (hoe, slasher, carry-all), box trailer, ride-on mower, garden tools, quad bike, tool lock-up, hay and animal feed storage and a small bench and hobby area. The shed is for own personal use and not for residential or industrial use.

### **SHADOWS AND PRIVACY**

The shed is 5 metres from the north-west boundary and will only cast a small shadow on the adjoining paddock between 9am-11am on June 21. This will not have an adverse impact on any of the outdoor living areas used by our neighbour. The shed has no windows and the doors are 44 metres from the boundary they are facing.

### **BUSHFIRE RISK**

Our land is level and substantially clear. The adjoining lands do have dense vegetation especially towards the rear of the land. The shed will be over 20 metres from any dwelling. This means it will not require any additional building upgrades as described in A.S.3959-2009.

### **ENVIRONMENT**

The construction of the shed will not require the removal of any trees. The completed shed will not create any noise, smoke, dust, odour or other harmful emissions. The shed will not have an adverse impact on the natural or built environment.

### **COMPLIANCE WITH DCP 2010**

The proposed shed siting, floor space, height, roof pitch, colour and use comply with "D1-Rural Land Uses" of the Penrith City Council Development Control Plan 2010 for rural land under 3 hectares.

**B PACE**