

STATEMENT OF ENVIRONMENTAL EFFECTS

DATE: 26/03/2024

Property Owner: Alex & Rachel Evans

Address: 16 Uranquinty Street Uranquinty 2652 (51 & 52 DP629962)

Proposed Structure and Size: Detached Steel Framed Shed (120m²)



Image 1: Current Site Image

Current Use

1. **Zoning:** RU5 Village
2. **Land Size:** 824.8m²
3. **Land Use:** Residential
4. **Existing Structures:**
 - a. Dwelling (150m²)

Building details

1. The development is proposed under the Building Code of Australia as Class **10a**.
2. The development will involve the construction of Steel Portal Frame Shed **120 m²** in size (Total Roof).
3. The floor system will be a **Concrete Slab**.
4. The design of the Structure will be a standard gable with roof pitch of **11** degrees.
5. Stormwater from the roof will connect to **the existing dwelling's stormwater line**.
6. The lowest eave height will be **3.7** m from the finished floor level.
7. The apex height of the garage building (from finished floor level) will be **4.672** m.
8. The roof will be cladded in **Corrugated** roof cladding.
9. The walls will be cladded in **Corrugated** wall cladding.
10. The building will not be dominant in visual appearance.

Site disturbance and placement

1. **Minor** Earthworks will be required to cut and fill site.
 - a. **0.39m** cut is required.
 - b. **0.16m** fill is required.
 - c. An on site waste storage area will be used and will remain in place until the construction is completed.
 - d. A silt/sediment fence will be constructed on the low side of the disturbed earth and maintained for the duration of works.
 - e. All surfaces disturbed are to be returned to a state that will prevent ongoing erosion and sediment.
2. No native flora or fauna shall be disturbed.
3. **No** trees are required to be removed.
4. No Industrial or commercial activities have been conducted on the site in recent years.
5. Proposed ancillary building is not a shipping container.
6. Proposed **is** setback behind primary building line.
7. Proposed **is** setback **3.61** m from nearest side boundary.
8. Proposed **is** setback **3.5** m from rear boundary.
9. Placement of the shed will not cast adverse shadows on neighbouring properties and is designed to maintain neighbouring privacy.
10. 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.
11. The proposed structure is NOT a waterfront property or encroaching on crown land.
12. The development shall be carried out in accordance with the Building Code of Australia.
13. The proposed development will in no way have impact regarding special design features.
14. There will be no disturbance to traffic flow, noise pollution, and historical or archaeological aspects or on soil erosion.
15. There will be no excessive waste or wastewater created during construction.

Planning layers

a. Hazard

- I. **Bushfire** The property is **NOT** within a bush fire prone zone.
- II. **Flood.** The proposed development is **NOT** in a Flood prone land.

b. Protection

- I. The proposed development is **NOT** within a **Conservation area**.
- II. The proposed development is **NOT** within an **Acid Sulphate soil** affected area.
- III. The proposed development is **NOT** within **Drinking Water Catchment** area.
- IV. The proposed development is **NOT** within **Groundwater Vulnerability** defined area.
- V. The proposed development is **NOT** within a **Riparian Water course**.
- VI. The proposed development is NOT affected by **Terrestrial Biodiversity** defined land and is not near a **Terrestrial Biodiversity** defined area.

c. Mines Subsidence

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

Development Control Plan Compliance and Variations

DCP Item	Compliant	Non-Compliant
Total Building Size/Floor Space DCP: Merit. Proposed: 120m ²	✓	
Maximum Height DCP: Merit. Proposed: 4.672m.	✓	
Minimum Front Boundary/Primary Building Line Setback DCP: Merit. Proposed: No less than 30m.	✓	
Minimum Side Boundary Setback DCP: Merit. Proposed: 3.61m.	✓	
Minimum Rear Boundary Setback DCP: Merit. Proposed: 3.5m.	✓	
Cut Required DCP: Merit. Proposed: 0.39m.	✓	
Fill Requirement DCP: Merit. Proposed: 0.16m.	✓	

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