

STATEMENT OF ENVIRONMENTAL EFFECTS

DATE: 05/02/2025

Property Owner: Damien Hudson

Address: 10 Coomber Street Rylstone (5/11/DP758891)

Proposed Structure and Size: Detached Steel Framed Shed (144m²)



Image 1: Current Site Image

Current Use

1. **Zoning:** RU5 Village
2. **Land Size:** 3,035.13m²
3. **Land Use:** Residential
4. **Existing Structures:**
 - a. Dwelling (260m²)

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 **144 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 **2.7** m from the finished floor level.
7. The apex height of the structure (from finished floor level) will be **3.478** 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. **0.65m** cut is required.
 - b. **1.4m** fill is required to be retained within the proposed drop edge beam.
 - 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 the primary building line.
7. Proposed **is** setback **2.5** m from the nearest side boundary.
8. Proposed **is** setback **47.44** m from the 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: 150m ² Proposed: 144m ²	✓	
Maximum Height DCP: 4.5m. Proposed: 3.478m.	✓	
Minimum Front Boundary/Primary Building Line Setback DCP: 6.5m. Proposed: 10m.	✓	
Minimum Side Boundary Setback DCP: 2.5m. Proposed: 2.5m.	✓	
Minimum Rear Boundary Setback DCP: 2.5m. Proposed: 47.44m.	✓	
Cut Required DCP: 1m. Proposed: 0.65m.	✓	
Fill Requirement DCP: 0.6m. Proposed: 1.4m.		✗
<p style="text-align: center;">Variation:</p> <p>Item: Fill Requirement DCP: 0.6m. Proposed: 1.4m.</p> <p>Justification:</p> <ul style="list-style-type: none"> The current earthworks proposed are necessary for the development area to be leveled for this project. Any reduction in the fill proposed would necessitate an increase in the cut proposed which would generate an additional variation for this application. The proposed fill is not intended to cross the property boundary and as such this variation will not generate an adverse impact on the neighbouring lot if approved. Alternate build locations for this structure are not feasible due to the mature vegetation present on the site and the slope of the block. Alternate locations would require additional earthworks, and vegetation removal, both of which are undesirable. The proposed fill will only increase the height of the shed when viewed from the Southern side of the shed, and as a result of this, the variation proposed will not present a visual inconsistency when viewed from Coomber Street. All fill proposed is to be battered off as per Australian Standards and will not present a risk for land slip in the future if approved. 		

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