

# STATEMENT OF ENVIRONMENTAL EFFECTS

DATE: 06/12/2024

Property Owner: Amanda Marsden

Address: 1638 Windeyer Road Windeyer (288/-/DP756923)

Proposed Structure and Size: Detached Steel Framed Shed (133m<sup>2</sup>)



Image 1: Current Site Image

## Current Use

1. **Zoning:** RU1 Primary Production, RU5 Village
2. **Land Size:** 16,693.28m<sup>2</sup>
3. **Land Use:** Residential/Rural
4. **Existing Structures:**
  - a. Dwelling (230.49m<sup>2</sup>)

## 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 **133 m<sup>2</sup>** in size (Total Roof).
3. The floor system will be a **Concrete Slab**.
4. The design of the Structure will be an American Barn with roof pitch of **22** and **11** degrees.
5. Stormwater from the roof will connect to **the proposed 5,000 Litre Rainwater Tank**.
6. The discharge point **will be to the natural watercourse**.
7. The lowest eave height will be **2.8** m from the finished floor level.
8. The apex height of the structure (from finished floor level) will be **4.707** m.

9. The roof will be cladded in **Corrugated** roof cladding.
10. The walls will be cladded in **Corrugated** wall cladding.
11. 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. **No more than 0.3m** cut is required.
  - b. **No more than 0.3m** 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 **no less than 80** m behind the primary building line.
7. Proposed is setback **46.8** m from the nearest side boundary.
8. Proposed is setback **2.5** 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. Protection

- I. The proposed development **IS** affected by **Terrestrial Biodiversity** defined land and is near a **Terrestrial Biodiversity** defined area. (*see below Biodiversity Values map*):
  - a) The proposed development has no adverse impact on the condition, ecological value and significance of the fauna and flora on the land.
  - b) The proposed development is designed, sited, and will be managed to avoid any significant adverse environmental impact.



- II. The proposed development is **NOT** within a **Conservation area**.
- III. The proposed development is **NOT** within an **Acid Sulphate soil** affected area.
- IV. The proposed development is **NOT** within **Drinking Water Catchment** area.
- V. The proposed development is **NOT** within **Groundwater Vulnerability** defined area.
- VI. The proposed development is **NOT** within a **Riparian Water course**.

**b. Mines Subsidence**

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

**c. Hazard**


- I. **Bushfire** The property **IS** within a **Bush fire** prone zone. (see below bush fire prone map):  
 Bushfire prone land Category - Vegetation Category 2  
 Guideline - Unknown
  - i. The Proposed Building is more than 10.0m away from any habitable dwellings.
  - ii. The Proposed to be built from non-combustible materials.



- II. **Flood.** The proposed development is **NOT** in a Flood prone land.

**Development Control Plan Compliance and Variations**

DCP Item	Compliant	Non-Compliant
<b>Total Building Size/Floor Space</b> DCP: 150m <sup>2</sup> Proposed: 133m <sup>2</sup>	✓	
<b>Maximum Height</b> DCP: 4.5m. Proposed: 4.707m.		✗
<b>Minimum Front Boundary/Primary Building Line Setback</b> DCP: Behind Building Line. Proposed: Behind Building Line.	✓	
<b>Minimum Side Boundary Setback</b> DCP: 2.5m. Proposed: 46.8m.	✓	
<b>Minimum Rear Boundary Setback</b> DCP: 2.5m. Proposed: 2.5m.	✓	
<b>Cut Required</b> DCP: 1m. Proposed: No more than 0.3m.	✓	

<b>Fill Requirement</b> <b>DCP:</b> 0.6m. <b>Proposed:</b> No more than 0.3m.		
<b>Variation:</b>  <b>Item:</b> <b>Maximum Height</b> <b>DCP:</b> 4.5m. <b>Proposed:</b> 4.707m. <b>Justification:</b> <ul style="list-style-type: none"> <li>• The height proposed is on account of the American Barn design of the shed, which cannot achieve a lower height due to the roof pitch and minimum wall heights incorporated into the design. This can only be achieved by converting the proposal to a skillion or standard gable roof.</li> <li>• The proposed variation is only 0.207m in total which is a 4.5% variation to this control. This is an appropriate scope of variation to propose and will not set an adverse precedent in the wider locality if approved.</li> <li>• The structure is significantly setback from the primary road and any neighbouring dwelling and as such this variation will not present an adverse impact on any neighbours in the locality. The shed will not cast any adverse shadows, nor will it impact on views to prominent ridgelines if approved.</li> <li>• The overall design and size of the structure is appropriate for the wider rural locality, and achieves the aesthetic qualities of other ancillary buildings on rural properties, further ensuring the visual consistency of the locality is retained despite this variation.</li> </ul>		

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