

STATEMENT OF ENVIRONMENTAL EFFECTS

DATE: 20/07/2023

Applicant: Kofi Amponn

Address: 10 Henschke Avenue San Isidore 2650 (18/-/DP245101)

Proposed Structure(s) and Size(s): Steel Framed Sheds (200m²) and Demolition of Existing Shed



Image 1: Current Site Image

Current Use

1. **Zoning:** R5 Large Lot Residential
2. **Land Size:** 20,576m²
3. **Land Use:** Residential
4. **Existing Structures:**
 - a. Dwelling (approx. 380m²)

Building details

1. The development will involve the construction of two Steel Portal Frame Sheds **80 m²** and **120 m²** in size.
2. The floor system will be a **Concrete Slab**.
3. The design of the structure will be a skillion with roof pitch of **5** degrees.
4. Stormwater from the roof will connect to **the existing Rainwater Tank**.
5. The discharge point **will be consistent with the existing**.
6. The lowest eave height will be **5 m** from the finished floor level.
7. The apex height of the structure (from finished floor level) will be **6 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. **0.25m** cut is required.
 - b. **0.25m** 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 5** m behind primary building line.
7. Proposed is setback **2** m from nearest side boundary.
8. Proposed is setback **no less than 40** 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. Mines Subsidence

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

c. Protection

- I. The proposed development is **NOT** within a **Conservation** area.
- II. The proposed development is **NOT** within an **Acid Sulfate soils** 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** 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.



Development Control Plan Compliance and Variations

DCP Item	Compliant	Non-Compliant
Total Building Size/Floor Space DCP: 175m ² . Proposed: 200m ² .		✗
Maximum Height DCP: 4.8m. Proposed: 6m.		✗
Minimum Front Boundary/Primary Building Line Setback DCP: Behind Building Line. Proposed: Behind Building Line.	✓	
Minimum Side Boundary Setback DCP: 2m. Proposed: 2m.	✓	
Minimum Rear Boundary Setback DCP: 2m. Proposed: No less than 40m.	✓	
Cut Required DCP: Merit. Proposed: 0.25m.	✓	
Fill Requirement DCP: Merit. Proposed: 0.25m.	✓	
Variations		
Item		
C6 of Section 9.4.4 of the Wagga Wagga - Development Control Plan (DCP) 2010		
Maximum Height		
DCP: 4.8m.		
Proposed: 6m – Less than 6m from natural ground level.		
Justifications:		

- The height of the structure is necessary for the intended use of the sheds. The sheds will be used for the storage of vehicles on the ground floor and household items and land maintenance equipment on the mezzanine levels. A reduction in the height would require the removal of the mezzanines which is undesirable as a storage solution.
- The structure is appropriately sited and is not in any close proximity to neighbouring dwellings which will ensure the development does not impact on the views of prominent ridgelines for any neighbours.
- The structure will not cast any adverse shadows on neighbouring properties despite its height on account of its placement on the site.
- The structure will not be larger than the dwelling on the property which will ensure that the visual consistency of the area is preserved.
- Existing mature vegetation on the site will further ensure that the structure is not inappropriately sized with regards to height.
- The structure size is required to predominantly store a vehicle (school bus), 4.7m high securely for insurance purposes.
- The height for the roller doors needs to accommodate this structure, therefore the height is established to enable this access for the vehicle.
- Masking mechanisms have been incorporated in the design to help mask the structure from the primary road. As well as the increase in earthworks to reduce the height of the structure from natural ground.

Item

Total Building Size/Floor Space

DCP: 175m².

Proposed: 200m².

Justifications:

- The total floor space proposed for the development is 200m² however each individual structure is within the DCP guidelines for floor space. The 80m² and 120m² sheds are to be joined with a central walkway however for compliance purposes the structures should be assessed individually.
- The current floor space proposed is necessary for the intended use of the sheds. The current shed on the site is not large enough to accommodate the vehicles, land maintenance equipment and household items that require a safe storage solution, and as such is proposed to be demolished. The proposed structures are intended to replace the existing shed and successfully accommodate these items.
- The demolition of the existing shed is proposed to reduce cluttering on the property and ensure as small a portion of the site is occupied as developed area as possible.

Prepared by Fernleigh Drafting

admin@fernleighbuilding.com.au

(02) 7902 5111

www.fernleighbuilding.com.au

P.O. BOX 45 Thirroul, 2515 NSW

Unit 3G, 49 The Northern Road, Narellan



Fernleigh

DRAFTING | COUNCIL SERVICES