

STATEMENT OF ENVIRONMENTAL EFFECTS



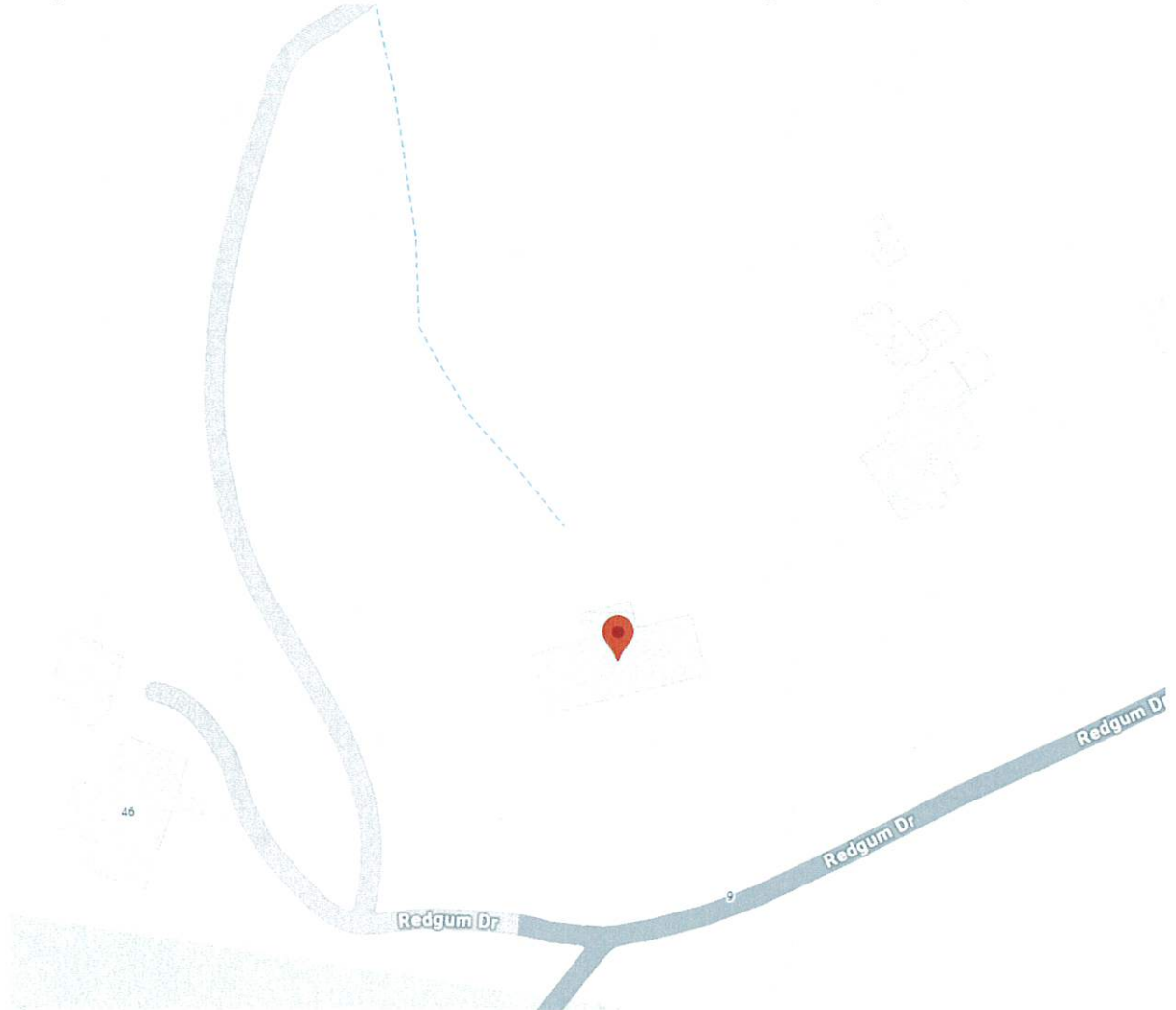
Sheds & More

TOPLINE SHEDS

Property Owner: Robert and Colby DENKO

Address: 40 Redgum Drive CLARENCE TOWN NSW 2321 (Lot 20/-/DP859686)

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



Current Site Image

Current Use

1. Zoning: R5 Large Lot Residential
2. Land Size: 27,519m2
3. Land Use: Residential
4. Existing Structures:
 - a. Recently constructed dwelling

Building details

1. The development is proposed under the Building Code of Australia as Class 10a.
2. The development will involve the construction of a Colorbond Steel Framed Storage Shed – 12m wide x 12m long x 3.6m high.
3. The foundations will be a Concrete Slab.
4. The design of the Structure will be a standard gable roof with a 15 Degree roof pitch.
5. Stormwater from the proposed development to stormwater outlet to natural, to be clear of downstream structures. Direct flow to existing dam.
6. The lowest eave height will be 3.6m to allow necessary clearance for roller doors.
7. The apex height of the storage shed will be 5.208m.
8. The roof will be cladded in Corrugated (Colorbond) roof cladding.
9. The walls will be cladded in Monoclad (Colorbond) wall cladding.
10. The building will not be out of character of these large lots.

Site disturbance and placement

1. Minor Earthworks will be required to cut and fill site;
 - a. Maximum 600mm cut is required.
 - b. Maximum 500mm fill is required.
 - c. A designated waste storage area will be used and will remain in place until the construction is completed.
 - d. All surfaces disturbed are to be retained on site and 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.
5. Proposed ancillary building is not a shipping container.
6. Proposed is setback behind the primary building line.
7. Proposed is setback 2.8m from the nearest side boundary.
8. Proposed is setback 24m from the front 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.
11. The development shall be carried out in accordance with the Building Code of Australia.
12. There will be no disturbance to traffic flow, noise pollution, and historical or archaeological aspects or on soil erosion.
13. There will be no excessive waste or wastewater created during construction.

Planning Layers**1. Mines Subsidence**

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

2. Hazard

- a. Bushfire – The property has been identified as a bush fire prone zone, however is now 6.2m away from the house.
- b. Flood – The proposed development is NOT in a Flood prone land.

Development Control Plan Compliant

1. **Total Building Size / Floor Space** – Outbuildings/sheds on an allotment of land between 1.5 and 10 hectares should not have an area of more than 200m².
 - a. **Proposed development = 144m²**
2. **Maximum Height** – Outbuildings/sheds should be not higher than 7 metres above the existing ground level.
 - a. **Proposed development = 5.208m**
3. **Minimum Front Boundary / Primary Building Line Setback** – R5 Zoned land is 15m from New Road within Subdivision.
 - a. **Proposed development = Greater the required 15m.**
4. **Minimum Side Boundary Setback** – R5 Zoned land is 10m for side and rear setback.
 - a. **Proposed development = Side setback 2.8m to meet in with property owners requirements. We acknowledge that a request to vary the building line will be required.**
 - b. **Proposed development = Rear setback greater than required 10m**
5. **Cut / Fill Requirements** – Cut and fill for buildings, manoeuvring areas, fill batters and access driveways should be limited to a maximum of 2 metres of cut and 1.5 metres of fill.
 - a. **Proposed development = 500mm CUT**
 - b. **Proposed development = 100mm FILL**

Current Elevation Diagram

