

ANDY'S DESIGN & DRAFTING



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Statement of Environmental Effects

Proposed Shed—Class 8
Proposed Office Class 5
Proposed Use— Workshop (Automotive Repair)

Weddin Local Environmental Plan 2011 (pub. 5-12-2011)
Land Zoning IN1 - General Industrial: (pub. 5-12-2011)

Property Description

10 PHIL ASTON PLACE GRENFELL 2810
Lot 27/-/DP1237971



1.Summary

Andys Design and Drafting has been engaged to prepare a Statement of Environmental Effects for Council regarding Planning considerations and BCA matters of the proposed development.

2.Description of Property and Adjoining properties :

The proposed development is located in

IN1 - General Industrial: (pub. 5-12-2011)

Present use is Land which is considered Vacant

This statement deals only with proposed Shed and ancillary development as per plans presented.

No contamination Investigation has taken place to the knowledge of this office
To Owners knowledge no known reason for land to be contaminated is known

3.Description of proposal

1. Construction of Shed (24 m * 21 m 504 sqm) for **Class 8 use (Factory/workshop)**
2. Construction of Office/Amenities (class 5)

Proposed Use for Paceys Automotive (repair and maintenance automotive)

4.Site Constraints

Proposed construction is within all boundaries of land under this title and Land zoning requirements

5.Landscaping

Landscaping as per plans and Council requirements
Element of grassed area at Front with tree planting along fence lines where practical
Easements at Front/rear boundaries

6.Deliveries

Delivery and pickup to Site

7.Waste and Hazardous Materials

Storage or disposal of such materials is in keeping with Local, state and Federal requirements.

8.Traffic Management

Construction phase:

Signage for parking and traffic movement during construction phase to be supplied by builder
This area is not frequented by a pedestrian presence or public transport

Permanent Vehicle Movement:

All vehicles are able to enter and leave in a forward direction.
No Vehicle parking is proposed on street
Largest Vehicle—B Double (26m) able to enter/leave (Radius 20 m) - Template provided

9.Policy Compliance

Compliance with all relevant provisions contained in
State Environmental Planning policies, Local environmental Plan and Development Control Plans,
Building Code Local and National to the Owners knowledge will be made.
A Variation application to any policy if required will be made

10.Noise

Noise issues for this proposal

Normal movement and noise expected after completion
Hours of Construction operation being with daylight hours

11.Heritage

No heritage issues are known for the site

12.Site Management for Construction

Compliance with all state, local and national requirements will be made
On site storage of materials and of waste is available

Traffic management plan will be provided by a suitably qualified person/s ***if required***
Signage for site will be provided to comply with a relevant consenting authorities

Dust control
Detention fences
Disposal waste measures

information will be provided by the relevant contractor

13.Materials/Colours

Roof— Steel Custom Orb— Medium— —non reflective
Walls— Cladding—Steel (sheds)/Selected (Office) — Low to non reflective

Hours of Construction Monday to Friday 7 am to 7 pm Saturday 8 am to 4 pm Sunday 9 am to 4 pm

14.Operating Hours

Monday to Friday 7 am to 6 pm Saturday 7 am to 5 pm
Excepting Public Holidays

15.Staff

3 persons total
1 Full Time
2 Casual

16.Customers

Estimated maximum patronage is 8 customers per working day
With a median average of 4

17.Traffic Movement

Delivery Trucks (12 m—26 m) during operating hours 2 per working week
Staff Movement—twice per day (arrive/leave)
Vehicle parking for passenger vehicles and trucks available on site
6 Vehicle spaces for customers/staff
Vehicle manoeuvring available for vehicles to enter/leave in a forward direction

18.Flood

Floodplain Location (Figure A1.1):

Category of Development: (Annexure 1: Land Use Category)

Flood Planning Level: (Fig A1.1/Annexure 2: DC Matrix)

Intermediate Floodplain

Business/Commercial/Industrial

Planning Consideration	INTERMEDIATE FLOODPLAIN						
	Essential Community Facilities	Critical Utilities and Uses	Flood Vulnerable Residential	Residential	Business & Commercial/Industrial	Non-Urban and Outbuildings	Residential Sub-Division
Floor Level	1	1	1	1	1		1
Building Components	2	2	1	1	1		1
Structural Soundness	2	2	1	1	1		1
Flood Affection							
Evacuation/ Access	1	1	1				
Management & Design	2,3	2,3	5		4		6



Not Relevant

Floor Level

1. Floor levels to be equal to or greater than the **FPL** (100 year ARI food level plus 500 mm freeboard).

Building Components & Method

1. All structures to have flood compatible building components below 100 year ARI flood level plus 500 mm freeboard.

Structural Soundness

1. Structure to be designed to withstand the forces of floodwater, debris and buoyancy up to 100 year ARI flood plus 500 mm freeboard.

Evacuation/Access

1. Reliable access for pedestrians or vehicles required in the event of 100 year ARI flood.

Management and Design

4. Where it is not practicable to provide floor levels to 100 year ARI plus 500 mm freeboard, applicant is to provide an area to store goods at that level.

4.7.12.2 Evaluation of Development Proposals

The Applicant will need to demonstrate, using Council supplied flood information, that:

1. The development conforms with the requirements of this Policy for the particular Flood Hazard Zone in which it is located.
2. Depending on the nature and extent of the development and its location within the floodplain, Council may request the Applicant to prepare a Flood Risk Report to demonstrate that its construction does not increase the flood hazard to existing and future occupiers of the floodplain (see Section 2.12.3).

Council will make its evaluation and confirm requirements regarding the proposed site development, based on the Existing Site Survey Plan and accompanying survey data on the proposed development (see Annexure 4) and provision of information set out in the Development Controls Matrix – Annexure 2 and Chapter 2.

Flood Planning documents (council) indicate that site is above inundation level

It is subject to Flooding

Practical to provide Office/staff Amenities to floor level required

Workshop required at Ground level for Heavy Vehicle access.