



Hunter Valley Sheds n More Pty Ltd
ABN: 84 640 303 064
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STATEMENT OF ENVIRONMENTAL EFFECTS

Development application for shed

Lot: 11 DP 712070 59 View Street Vacy

Proposed Development

Construction of a shed with attached awning

Shed 12m x 18m – 216m²

Wraparound awning – 5m x 23m and 5m x 22m.

Site Analysis

The legal description of the subject site is Lot 11 DP 712070 59 View Street Vacy. The site is irregular in shape. The site has an area of approximately 1.9 hectares. Vehicle access to the property is from View Street via an existing driveway crossing. The site contains a dwelling and outbuilding.

Dungog Local Environmental Plan 2014

The site is zoned R5 Large Lot Residential pursuant to the provisions of Dungog Local Environmental Plan 2014.



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Clause 2.3 Zone objectives and land use table

This clause requires that the consent authority must have regard to the objectives for development in a zone when determining a development application. The objectives of the R5 Large Lot Residential zone are:

- *To provide residential housing in a rural setting while preserving, and minimising impacts on, environmentally sensitive locations and scenic quality.*
- *To ensure that large residential lots do not hinder the proper and orderly development of urban areas in the future.*
- *To ensure that development in the area does not unreasonably increase the demand for public services or public facilities.*
- *To minimise conflict between land uses within this zone and land uses within adjoining zones.*
- *To isolate housing from existing intensive agriculture or future intensive agricultural areas.*

The proposed development has regard to the objectives as follows:

The application seeks approval for the erection of a shed on the site.

The shed is located towards the rear of the site, to the south of the existing vehicle access to allow for ease of access. The shed has been located within close proximity to the existing dwelling to ensure that there is no adverse impact on any environmentally sensitive locations or the scenic quality of the locality. The existing vegetation on site will be retained.



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The proposed shed will not increase the demand for public services or facilities and will not create land use conflicts.

Environmental Impacts

Earthworks

The proposed shed will require earthworks to provide a level building pad as detailed on the site plan. Excavation up to 690mm and fill up to 400mm is required. All earthworks will be battered to natural ground.

Stormwater

Stormwater will be piped to a rainwater tank as noted on the site plan. The rainwater tank will pipe overflow away from shed and boundaries for dispersal overland. A level spreader or similar will disperse the water.

Maximum height

The proposed shed is a barn style with a ridge height of 6.9 metres and an eave height of 5.3 metres in the centre bay. The side awnings have a height of 3.2m

Floor Area

The shed measures 12m x 18m and has a floor area of 216m².



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Setbacks

Setback	Requirement	Proposed
Front Boundary	20m	90m
Northern Boundary	10m	58m
Southern Boundary	10m	8.28m
Western Boundary	10m	82m

The shed has been positioned on site to take advantage of the existing layout of the dwelling and gardens. There is a slight encroachment on the southern side boundary with the setback proposed of 8.28m. The variation of 1.72m will be the awning portion of the shed only so will not have an adverse impact on the adjoining property. The elevation closest to the southern boundary has been articulated with roller doors and windows to break up the building façade.

Landscaping

The proposed shed can be accommodated on site without adversely impacting on any biodiversity outcomes, will not result in land degradation and will not adversely impact on the environment. The proposed shed will not require the removal of any vegetation.

Building appearance

The shed is compatible with other buildings in the locality and will not detract from the visual quality of the streetscape as it will be set well back from the road and is consistent with the sheds in the



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locality. The proposed shed will not adversely impact on the surrounding built forms and landscape qualities and will not detract from the visual amenity of the locality. There are similar sized buildings located within Vacy which do not detract from the visual amenity of the locality. The shed is proposed to be constructed from Colourbond wall and roof sheeting in colours Pale Eucalypt and Heritage Cream which are low reflective and recessive tones.

Traffic and Parking

View Street is a two-way sealed road in good condition that provides suitable access to the property. There is an existing, approved driveway crossing from View Street into the site.

Solar Access

The orientation and size of the allotment and location of the shed ensures that there will be no overshadowing impacts on adjoining properties. The shed has been located on the site so that adequate sunlight is available to the living areas and outdoor private open space directly accessible from the dwelling.

The proposed development is not expected to cause a detrimental impact on solar access of the subject site or adjoining properties.

Waste

All construction waste will be stored on site, for disposal or recycling at Council's Waste Depot. The proposed shed is prefabricated off site, so construction waste is limited to minor steel offcuts. Steel



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offcuts will be taken to waste facility for recycling by private contractor on completion of construction works. Construction is expected to take 2 days, 1 day for frame installation and 1 day for roof and wall sheeting to be installed. Steel off cut waste is generated during the last stage of construction when roof and wall sheets are installed. Given this there will be no waste storage required, steel offcuts will be placed into a secure trailer which will then be removed from site for disposal upon completion of the works.

After occupation it is not expected that the use of the shed will generate any additional waste. All residential waste will continue to be disposed of via Council's weekly kerbside collection.

Use

The proposed shed will be used as a hobby shed for the owner of the property. The owner is a classic car and motorbike collector and has a large personal collection that will be stored on site. There are no other outbuildings on the site, with exception of a small garden shed. The shed will provide a space for storage of collector vehicles, trailer, mower and tractor. Given the size of the property the proposed shed is considered suitable.

Bushfire

The site is mapped as Bushfire Prone Land. The proposed shed extension is provided with a 12m setback to the existing dwelling.

Clause 8.3.2 of Planning for Bushfire Protection 2019 states:



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8.3.2 Class 10 structures

The NCC defines a Class 10 building as a non- habitable building or structure such as a:

- a. Class 10a – a non-habitable building being a private garage, carport, shed or the like; or*
- b. Class 10b – a structure being a fence, mast, antenna, retaining or free-standing wall, swimming pool, or the like; or*
- c. Class 10c – a private bush fire shelter*

There is no bush fire protection requirements for Class 10a buildings located more than 6m from a dwelling in bush fire prone areas. Where a Class 10a building is located within 6m of a dwelling it must be constructed in accordance with the NCC.

The proposed shed is classified as a Class 10a building and will be situated at a distance greater than 6 metres from the existing dwelling. In compliance with Clause 8.3.2 of Planning for Bushfire Protection 2019, the proposed development does not trigger specific bushfire protection requirements, as it meets the setback provisions established for Class 10a structures.



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