

STATEMENT OF ENVIRONMENTAL EFFECTS

DATE: 05/05/25

Property Owner: David McBlane

Address: 57 Grey Street Clarence Town 2321

Proposed Structure and Size: Detached Steel framed Shed – 119m²



Image 1: Current Site Image

Current Use

1. **Zoning:** E1: Local Centre
2. **Land Size:** 2,023.43m²
3. **Land Use:** Residential

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 **119m²** in size (Total Roof).
3. The floor system will be a **Concrete Slab**.
4. The design of the Structure will be a standard gable with roof pitch of **11** degrees.
5. Stormwater from the roof will connect to **Rainwater Tank of 23,000L, overflow to the street discharge**.
6. The discharge point of **sewer pipes to discharge to the existing septic systems**.
7. The lowest eave height will be **3 m** from the finished floor level.
8. The apex height of the garage building (from finished floor level) will be **4.875 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. **0.37m** cut is required.
 - b. **No** 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 **1.0** m behind the primary building line.
7. Proposed is setback **1m** from the nearest side boundary.
8. Proposed is setback **41.38m** 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. 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. Protection


- I. The proposed development is **NOT** within a **Conservation area**.
- II. The proposed development **IS** within an **Acid Sulphate soil** affected area.
 - i. Class 5
 - ii. Control:
 1. Works within 500 metres of adjacent Class 1, 2, 3 or 4 land that is below 5 metres Australian Height Datum and by which the watertable is likely to be lowered below 1 metre Australian Height Datum on adjacent Class 1, 2, 3 or 4 land.
 - iii. Proposed development will not result in the draining of the acid sulphate soils on site.



- iv. The development will ensure the soils are not disposed in a detrimental or contaminating capacity.
- III. The proposed development **IS** within **Drinking Water Catchment** area.
 - i. **Location:** Special Area - Williams as denoted under the Dungog Local Environmental Plan 2014
 - ii. The proposed development will ensure the stormwater and sewer connections do not impact the passing of watercourses along the site.
- 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 NOT affected by **Terrestrial Biodiversity** defined land and is not near a **Terrestrial Biodiversity** defined area.

c. Mines Subsidence

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

Development Control Plan Compliance and Variations

DCP Item Outbuildings Control	Compliant	Non-Compliant
4.4.2 Development Principles DCP: <ol style="list-style-type: none"> 1. Outbuildings/sheds should be clustered in one location on the property. Where possible, this should be close to dwellings, but not where this will result in land use conflict. 2. Farm buildings and outbuildings/sheds are to be sited and orientated to minimise their visual dominance and impact on the streetscape. In particular: i) Ridgeline or hilltops locations should be avoided. ii) On smaller allotments with limited width the narrow elevation of the building should face the primary street frontage. 3. Farm buildings and outbuildings/sheds as well as related driveways, manoeuvring areas and filled areas are to be positioned on the land so as to minimise the removal of any native vegetation. 4. Outbuildings/sheds on properties which contain or are adjacent to a heritage item will be assessed on merit. Development applications shall be supported by an assessment against clause 5.10 Heritage conservation of the LEP and Part C Chapter 17 Heritage conservation of the DCP. 5. Cut and fill for buildings, manoeuvring areas, fill batters and access driveways should be limited to a maximum 2 metres of cut and 1.5 metres of fill. (Figure 1) 6. Farm buildings and outbuildings should not be erected on land having a slope in excess of 10%. Proposed: <ul style="list-style-type: none"> Proposed structure is located within proximity of existing structures on the site. The outbuilding will not be located in an area creating excessive bulk or detract from the general locality of the site. The structure is not locality on a ridgeline or hill top. 0.37m cut proposed, which is consistent with being under slope of 10% and under the site of the DCP. 		

<p>C.3 Building Line Setback</p> <p>DCP:</p> <p>2.3.5 Land Zoned B2 Local Centre or B4 Mixed Use - On land zoned B2 or B4, the minimum setback from the front property boundary shall be as determined by Council (site specific).</p> <p>Proposed:</p> <ul style="list-style-type: none"> Proposed development is appropriately sited for the locality, and the other ancillary structures within the area. 		
<p>C-17 Heritage</p> <p>5.10 Heritage Conservation - LEP</p> <p>Proposed:</p> <p>In summation of the extent of C-17, the outbuilding will be consistent with the surrounding outbuildings. The proposal is not excessive or inconsistent with the development within the locality.</p> <p>The roof pitch, openings and colours are consistent with the outbuildings within the Clarence town locality and the surrounding residential development.</p>		

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