

STATEMENT OF ENVIRONMENTAL EFFECTS

DATE: 05/05/2025

Property Owner: Sarah Blankenzee

Address: 29 Bangalow Road Coopernook (6/-/DP1265781)

Proposed Structure and Size: Detached Steel Framed Shed (80.4m²)



Image 1: Current Site Image

Current Use

1. **Zoning:** RU5 Village
2. **Land Size:** 1,006m²
3. **Land Use:** Residential
4. **Existing Structures:**
 - a. Dwelling (213m²)

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 **80.4 m²** 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 **the existing dwelling's easement connection point**.
6. The lowest eave height will be **4.1** m from the finished floor level.
7. The apex height of the structure (from finished floor level) will be **4.751** 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. **0.26m** cut is required.
 - b. **0.33m** fill is required to be retained in the proposed drop edge beam.
 - 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 behind the primary building line.
7. Proposed **is** setback **0.9** m from the nearest side boundary.
8. Proposed **is** setback **3.9** m 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

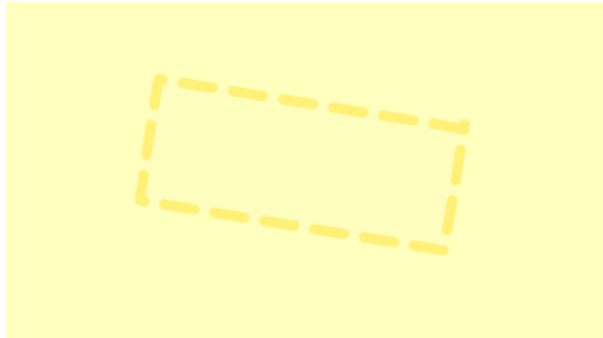
- I. **Bushfire** The property **IS** within a **Bush fire** prone zone. (*see below bush fire prone map*):
 - Bushfire prone land Category - Vegetation Buffer
 - Guideline - v5b
 - i. The Proposed Building is more than 6m away from any habitable dwellings.
 - ii. The Proposed to be built from non-combustible materials.



- 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 Sulfate soils** affected area & the concrete will be treated on site (*see below Acid Sulfate soils map*):
- Ensure that development does not disturb, expose, or drain acid sulfate soils and cause environmental damage.
 - Class 5** - 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 water table is likely to be lowered below 1 metre Australian Height Datum on adjacent Class 1, 2, 3 or 4 land.



- 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 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	Compliant	Non-Compliant
Total Building Size/Floor Space DCP: 100m ² Proposed: 80.4m ²	✓	
Maximum Height DCP: 4.8m. Proposed: 4.751m.	✓	
Minimum Front Boundary/Primary Building Line Setback DCP: 0.5m Behind Primary Building Line. Proposed: No less than 15m Behind Primary Building Line.	✓	
Minimum Side Boundary Setback DCP: 0.9m + wall height over 2.7m divided by 2 (1.6m). Proposed: 0.9m.		✗
Minimum Rear Boundary Setback DCP: 0.9m + wall height over 2.7m divided by 2 (1.6m). Proposed: 3.9m.	✓	

Cut Required DCP: 1.2m. Proposed: 0.27m.	✓	
Fill Requirement DCP: 1.2m. Proposed: 0.33m.	✓	
<p style="text-align: center;">Variation:</p> <p>Item: Minimum Side Boundary Setback DCP: 0.9m + wall height over 2.7m divided by 2 (1.6m). Proposed: 0.9m.</p> <p>Justification:</p> <ul style="list-style-type: none"> The near side boundary offset has been selected due to the significant slope of the block. Relocation of the shed to 1.6m from the near side boundary would require additional earthworks to level the development area which would expand the scope and cost of the development which is strongly undesirable. The proposed shed is not excessive in height or bulk and as a result, will not generate any adverse visual impact on the neighbouring dwelling, either by way of impacting views to prominent ridgelines or vistas. The location of the shed has been selected to minimize overall site disturbance. The current placement of the proposed shed does not require the removal of any vegetation on the property which may not be the case in alternate build locations. The proposed shed will not cast any adverse shadows on the near side neighbour despite it's proximity to the boundary on account of the appropriate height and bulk of the structure proposed. 		

Prepared by Fernleigh Drafting

admin@fernleighbuilding.com.au

(02) 7902 5111

www.fernleighbuilding.com.au

P.O. BOX 45 Thirroul NSW

Unit 3G, 49 The Northern Road, Narellan

