

# STATEMENT OF ENVIRONMENTAL EFFECTS

DATE: 08/05/2025

Property Owner: Max Frazer

Address: 1286 Coomba Road Coomba Bay 2428 (1/-/DP600830)

Proposed Structure and Size: Detached Steel Framed Shed & Awning (220m<sup>2</sup>)



*Image 1: Current Site Image*

## Current Use

1. **Zoning:** C4 Environmental Living
2. **Land Size:** 30,081m<sup>2</sup>
3. **Land Use:** Residential/Rural
4. **Existing Structures:**
  - a. Dwelling (267m<sup>2</sup>)

## 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 **160 m<sup>2</sup>** in size with an attached Awning **60 m<sup>2</sup>** in size.
3. The floor system will be a **Concrete Slab**.
4. The design of the Structure will be a standard gable with roof pitch of **15** degrees.
5. Stormwater from the roof will connect to **the two 34,000 Litre Rainwater Tanks**.
6. The discharge point **will be the existing dam**.
7. The lowest eave height will be **3.6 m** from the finished floor level.
8. The apex height of the structure (from finished floor level) will be **4.94 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. **0.3m** 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. **Approximately 20** 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 **23.94** m behind the front boundary.
7. Proposed is setback **no less than 150** m from the nearest side boundary.
8. Proposed is setback **no less than 60** 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.

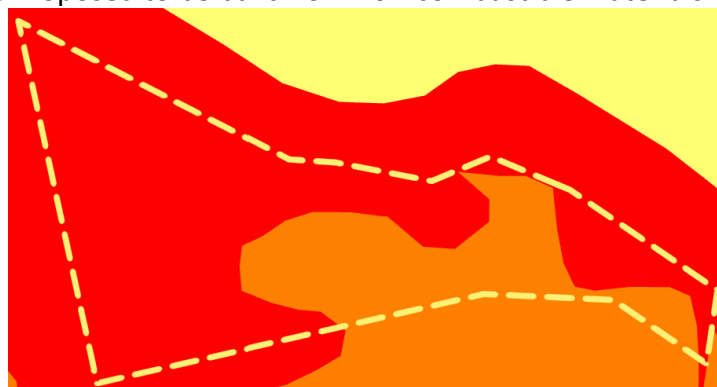
## Planning layers

### a. Mines Subsidence

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

### b. Hazard

- I. **Bushfire** The property **IS** within a **Bush fire** prone zone. *(see below bush fire prone map):*
  - Bushfire prone land Category - Vegetation Category 1, Category 3
  - Guideline - v5b
    - i. The Proposed Building is more than 10.0m away from any habitable dwellings.
    - ii. The Proposed to be built from non-combustible materials.



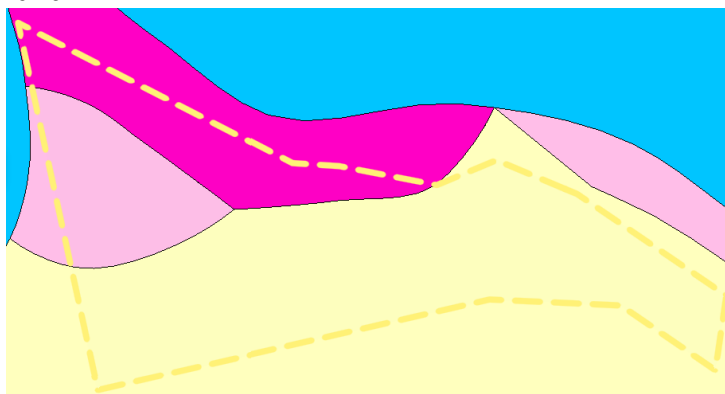
II. **Flood.** The proposed development **IS** in a **Flood prone** land:

The objectives of this clause are as follows—

- a) to minimise the flood risk to life and property associated with the use of land,
- b) to allow development on land that is compatible with the land's flood hazard,
- c) to avoid significant adverse impacts on flood behaviour and the environment.
- d) Flood planning level of a 1:100 ARI (average recurrent interval) flood event plus 0.5 metre freeboard.

**c. 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*):
  - a) Ensure that development does not disturb, expose, or drain acid sulfate soils and cause environmental damage.
  - b) **Class 2** - Works below the natural ground surface.  
Works by which the water table is likely to be lowered.
  - c) **Class 3** - Works more than 1 metre below the natural ground surface.  
Works by which the water table is likely to be lowered more than 1 metre below the natural ground surface.
  - d) **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** within an **Environmentally Sensitive Land** area. (*see below Environmentally Sensitive Land map*):
  - a) The development is not likely to have a significant impact on the land use in the vicinity of the development.



## Development Control Plan Compliance and Variations

| DCP Item   | Compliant | Non-Compliant |
|--|-----------|---------------|
| <b>Total Building Size/Floor Space</b><br>DCP: No more than 500m <sup>2</sup> Total Site Coverage.<br><b>Proposed:</b> 487m <sup>2</sup>                   | ✓         |               |
| <b>Maximum Height</b><br>DCP: 4.5m Wall Height, 7m Apex Height.<br><b>Proposed:</b> 3.6m Wall Height, 4.94m Apex Height.                                   | ✓         |               |
| <b>Minimum Front Boundary/Primary Building Line Setback</b><br>DCP: 20m from Primary Road Frontage.<br><b>Proposed:</b> 23.94m from Primary Road Frontage. | ✓         |               |
| <b>Minimum Side Boundary Setback</b><br>DCP: 10m.<br><b>Proposed:</b> No less than 150m.   | ✓         |               |
| <b>Minimum Rear Boundary Setback</b><br>DCP: 10m.<br><b>Proposed:</b> No less than 60m.  | ✓         |               |
| <b>Cut Required</b><br>DCP: 1.2m.<br><b>Proposed:</b> 0.3m.  | ✓         |               |
| <b>Fill Requirement</b><br>DCP: 1.2m.<br><b>Proposed:</b> No Fill Proposed.  | ✓         |               |

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