

STATEMENT OF ENVIRONMENTAL EFFECTS

DATE: 06/05/2026

Address: 269 TULLAMORE ROAD LOOMBERAH 2340 (23/-/DP707803)

Proposal: Attached Steel Framed Shed Extension (105m²)



Image 1: Current Site Image

Current Use

1. **Zoning:** RU1 Primary Production
2. **Land Size:** 22,260m²
3. **Land Use:** Residential/Rural
4. **Existing Structures:**
 - a. Dwelling (298m²)
 - b. Existing Shed (119m²)

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 **105 m²** in size (Total Roof).
3. The floor system will be a **Concrete Slab**.
4. The design of the Structure will be a skillion with roof pitch of **5** degrees.
5. Stormwater from the roof will connect to **the existing stormwater system**.

6. The lowest eave height will be **3.044** m from the finished floor level.
7. The apex height of the structure (from finished floor level) will be **3.7** 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. **No** cut is required.
 - b. **0.94m** 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 **7.53** m from the nearest side boundary.
8. Proposed **is** setback **146.97** 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 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. Protection

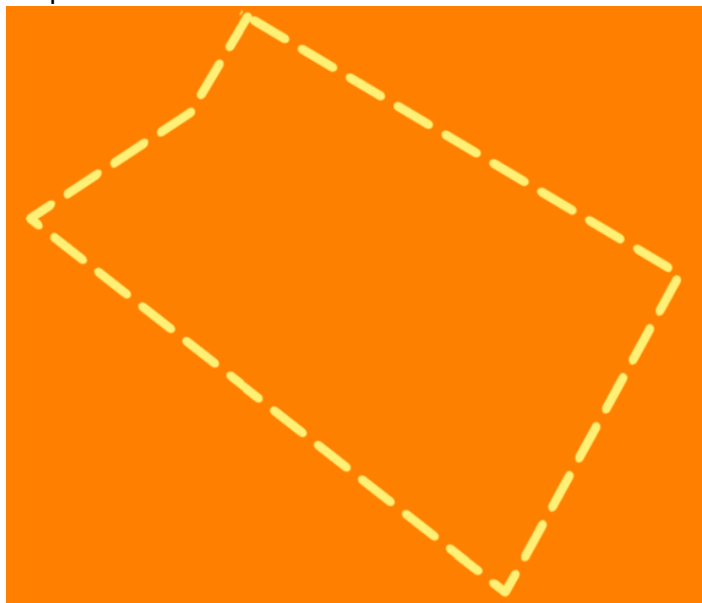
- I. The proposed development is **NOT** within a **Conservation area**.
- II. The proposed development is **NOT** within an **Acid Sulphate soil** affected area.
- III. The proposed development is **NOT** within **Drinking Water Catchment** area.
- IV. The proposed development is **NOT** within **Groundwater 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.

b. Mines Subsidence

- I. The proposed development is **NOT** within a **Mines Subsidence** affected area.
- II. The proposed development is **NOT** within an **Underground Coal Mining** affected area.

c. Hazard

- I. The property **IS** within a **Bush fire** prone zone. *(see below bush fire prone map):*
Bushfire prone land Category - Vegetation 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. The proposed development is **NOT** in a **Flood** prone land.

Development Control Plan Compliance and Variations

DCP Item	Compliant	Non-Compliant
Total Building Size/Floor Space DCP: Merit. Proposed: 214m ²	✓	
Maximum Height DCP: Merit. Proposed: 3.7m.	✓	
Minimum Front Boundary/Primary Building Line Setback DCP: 20m. Proposed: No less than 25m.	✓	
Minimum Side Boundary Setback DCP: 10m. Proposed: 7.53m.		✗
Minimum Rear Boundary Setback DCP: 10m. Proposed: 146.97m.	✓	
Maximum Cut DCP: Merit. Proposed: No Cut Proposed.	✓	
Maximum Fill DCP: Merit. Proposed: 0.91m.	✓	

Variation:

Item:

Minimum Side Boundary Setback

DCP: 10m.

Proposed: 7.53m.

Justification:

- The current setback maintained for the structure is necessary due to the nature of the development proposed. The development is an extension of an existing shed, which as such is required to maintain the same orientation as the existing shed. Compliance cannot be achieved by rotating the building as would otherwise be the case.
- The proposed structure achieves compliance with this clause for a portion of the building due to the above mentioned angle the structure is proposed. This softens the impact of the non-compliance as only a portion of the façade of the shed will be within 10m of the boundary.
- The proposed structure is not excessive in height or bulk and as such will not impact on the views of any neighbours to prominent ridgelines despite the proximity of the structure to the near side boundary.
- The proposed development still achieves a significant setback from the neighbouring dwelling on lot 22, which will ensure that the structure does not cast any adverse shadows that would impact on the neighbours regardless of the DCP variation proposed.
- The overall scope of non-compliance is approximately 25% (2.5m) which is not an excessive scope of variation to propose and would not set any adverse precedents within the locality if approved.

Prepared by Fernleigh Drafting

admin@fernleighdrafting.com.au

(02) 7902 5111

www.fernleighdrafting.com.au

P.O. BOX 45 Thirroul NSW

Unit 3G, 49 The Northern Road, Narellan

