

BYRON SHIRE COUNCIL

**STATEMENT OF ENVIRONMENTAL EFFECTS AND
NOTES IN SUPPORT OF DEVELOPMENT APPLICATION**

PROPOSED FARM BUILDING & RETAINING WALL

550 Coolamon Scenic Dr, Coorabell NSW 2479

For Catherine & Geoff Wijnberg

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INTRODUCTION

This report is to accompany a Development Application for a Proposed Farm Building, Retaining Wall and installation of a Waste Water System.

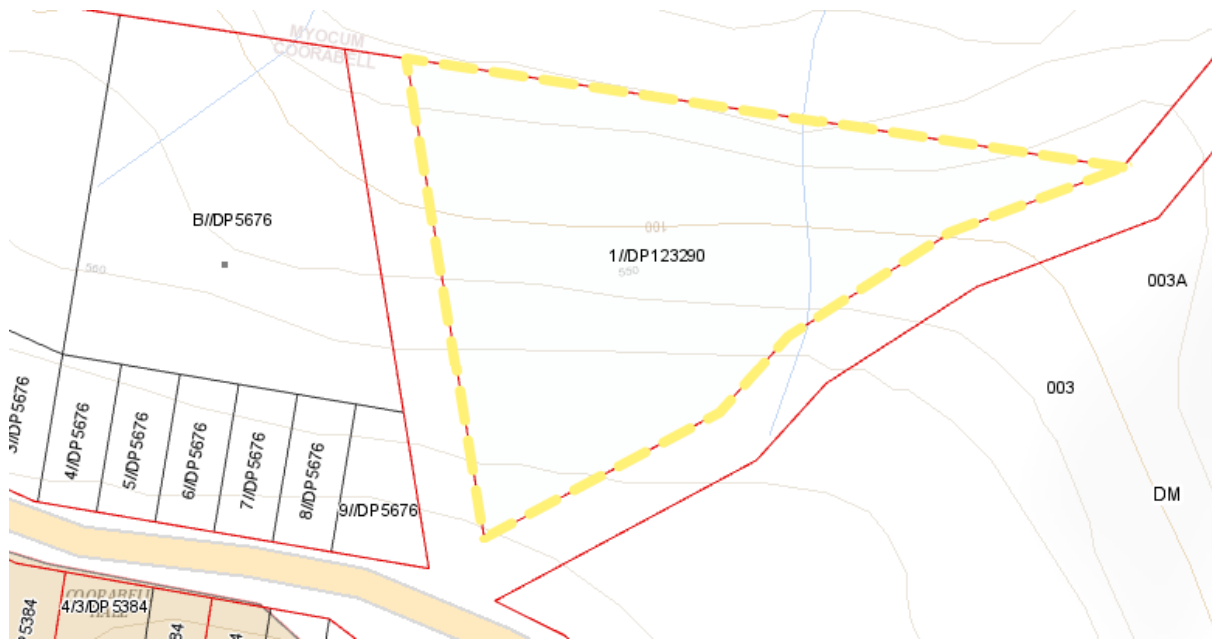
The property is Lot 1/123290 550 Coolamon Scenic Drive, Coorabell. This property as an area of 1.84ha. This Statement of Environmental Effects has been prepared on behalf of the owner of the subject property, Catherine & Geoff Wijnberg.

The property is Zoned 7(d) Scenic Escarpment under the provisions of Byron LEP 1988. This site has been deferred from inclusion in the recent Byron LEP 2014.

The Farm Building is proposed to be used for storage of farm vehicles ancillary to Horticultural activities.

The proposed Farm Building is to be non reflective colour bond “Monument”, to blend with the local environment.

All existing trees on the site are to be retained.



1/DP123290 550 Coolamon Scenic Dr, Coorabell NSW 2479

2. SITE ANALYSIS

2.1 Access to the site is gained via Lots 7,8 & 9/DP5676 560 Coolamon Scenic Dr on its South Eastern front boundary and the allotment is described as Lot & Deposited Plan No: 1/-/DP123290, and is known as 550 Coolamon Scenic Dr, Coorabell NSW 2479.

2.2 The existing site has clear land with some trees.

2.3 The site topography slopes downwards from the South Eastern front boundary at Northern boundary by 25 meters in height difference.

2.4 The site has some small trees.

2.5 The strongest and most constant winds to the site present themselves throughout the year from the north/west through to south/west

3. DEVELOPMENT PROPOSAL

3.1 It is proposed to undertake the construction of Proposed Farm Building & Retaining Wall. The Proposed Farm Building & Retaining Wall will flow with the existing contour slop of the land with minimal land cut out.



Photo of 550 Coolamon Scenic Dr, Coorabell NSW 2479.

3.2 The Proposed Retaining Wall is facing North.

3.3 Proposed Retaining Wall has an approximate ground level of BOW 132.10 and supports the ground on the Southern side of the Proposed Farm Building.

3.4 The Proposed Farm Building has x3 28,000L water tanks on the Southern side of the building.

3.5 The Proposed Farm Building has an approximate level of FL 132.20.

3.6 Building Envelope & boundary setback details of the proposal

Proposed Farm Shed

The South Eastern side boundary setback to the Proposed Farm Building is 10.745 meters.

The Northern rear boundary setback to the Proposed Farm Building is 93.895 meters.

The Western side boundary setback to the Proposed Farm Building is 53.323 meters.

The total of Proposed Farm Building has an internal area of 90m²

Proposed Retaining Wall

The South Eastern side boundary setback to the Proposed Retaining Wall is 5.688 meters.

The Northern rear boundary setback to the Proposed Retaining Wall is 93.895 meters.

The Western side boundary setback to the Proposed Retaining Wall is 43.920 meters.

3.7 Compliance with Byron Shire Council Local Environment Plan 1988

Summary of LEP Requirement	Proposed
2.1 STATUTORY ZONE	The property is developed within Zone No 7 (d) (Scenic) under the provisions of Byron Shire Local Environment Plan 1988. This site has been deferred from inclusion in the recent Byron LEP 2014.

<p>2.2 - 7 (d) Zone OBJECTIVES</p> <p>1. The proposed development satisfies the objectives of the 7 (d) zone as follows -</p> <p>a) to protect and enhance the scenic qualities of the Shire of Byron which enhance the visual amenity by controlling the choice and colour of building materials, position and bulk of buildings access roads and landscaping.</p>	<p>The proposed Farm Building is to be visually isolated on already cleared lands and will be obscured by trees with no visual impact from local roads and adjacent properties, and as such the potential visual impact is mitigated. All external building materials are to have earth tone finishes and the single storey nature of this building will maintain the visual integrity of the area.</p>
<p>b) to prohibit development with the zone that is likely to have a visually disruptive effect on the scenic quality and visual amenity of the Shire.</p>	<p>The proposed Farm Building as stated above will not be visually disruptive.</p>
<p>c) to enable development for certain purposes where such development would not have a detrimental effect on the scenic quality and visual amenity of the Shire.</p>	<p>The proposed Farm Building, as stated above, will not be visually disruptive,</p>
<p>d) to minimise soil erosion from escarpment areas and prevent development in geologically hazardous zones.</p>	<p>Environmental disturbance will be minimal as the proposed Farm Building uses an existing cleared areas where only minimal earthworks are required for the foundations of the farm building and retaining wall. This minimises the potential for cumulative detrimental impact on the visual amenity of the area.</p>
<p>e) to enable the careful control of noxious plants and weeds by means not likely to be significantly detrimental to the native ecosystem.</p>	<p>The ongoing management of weeds within the vegetation on site already occurs and the design retains existing landscaping about the site by utilising an existing cleared area.</p>

<p>2.3 - Clause 30 Development within Zone No 7 (d) (Scenic Escarpment)</p> <p>(1) This clause applies to all land within Zone No 7 (d).</p> <p>(2) In this clause—</p> <p>external surfaces, in relation to a building or work, includes the external walls and cladding (if any) thereon, external doors, external door and window frames, columns, roofs, fences and any surface of that building or work visible from the exterior of that building or work.</p> <p>prescribed materials, means dark tones or dark coloured materials of low reflective quality or materials which are painted or similarly treated with dark toned or dark coloured paint or pigment of low reflective quality.</p> <p>(3) Before giving its consent to the erection of a building on land to which this clause applies, the council shall make an assessment as to whether it should impose conditions relating to—</p> <p>(a) the use on the external surfaces of the building of prescribed materials,</p> <p>(b) the number, type and location of existing trees and shrubs which are to be retained</p> <p>and the extent of landscaping to be carried out on the site, and</p> <p>(c) the siting of the proposed buildings.</p>	<p>The site is gently sloping, and the proposed use of the existing cleared area is designed to minimise environmental impact and at the same time provide a Farm Building which optimises solar access and minimises impact on, and loss of amenity to, adjacent properties, and the visual integrity of the local area through the preservation of existing trees.</p> <p>The Farm Building achieves adequate boundary setbacks which help it to blend into the site, within its Scenic Escarpment designation.</p> <p>As such it does not offend the provisions of this section of the Byron LEP.</p>

<p>2.4 Clause 31 Development on ridgetops The council shall not consent to the erection of a building or carrying out of other development on or near any ridgeline on land to which this plan applies unless no alternative location for the building or development is available, in which case the following objectives to lessen the impact are to be considered before consent is granted.</p> <p>(a) whether there will be adequate, existing or proposed landscaping trees or other vegetation which assist or are likely to assist in mitigating visual impact and</p> <p>(b) Whether the proposed building design elements, material of construction and proposed colours will mitigate potential adverse visual impacts including the reflectivity of materials to be used.</p> <p>2 Without development consent Nil.</p> <p>3 Only with development consent Agriculture; bed and breakfast establishments; bushfire hazard reduction; car parks; clearing of land; drainage; dwelling-houses; environmental facilities; home industries; primitive camping grounds; restaurants; roads; utility installations.</p>	<p>The proposed farm building is not at odds with the Zones Objectives as it is not visually dominant and as such maintains the visual amenity of the Byron Shire.</p> <p>The growing of Flowers is Horticulture and the proposed farm building for storage of farm machinery is ancillary to the permissible land use.</p>
<p>Clause 45 (Provision of services) Prior adequate arrangements for the provisions of sewerage, drainage and water services to the land.</p>	<p>3 x water tanks (28,000L) will be installed on site along with a waste management system.</p>
	<p>Summary: Viewed in total the approval of the Farm Building will in no way prejudice the proper future planning of the area, or the development of adjoining land, as it accords with Zoning, Zone Objective and D.C.P. requirements.</p>

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4. SITE WORKS

4.1 WASTE

All waste created during the construction process will be recycled or reused where possible. Pre-fabricating components in factories should be considered to reduce the amount of on-site waste.

4.2 SITE MANAGEMENT

Safety temporary fencing must be constructed around areas of works during the construction process. This is a private site however will ensure public access and occupants access to hazardous substances or unsafe finishes/structures is restricted. It will also prevent any losses of materials and tools stored on site. Access point for construction is the main driveway to the site.

5. CONCLUSION

- . 5.1 This proposal to undertake the construction of a Proposed Farm Building & Retaining Wall is generally in compliance with councils Statutory & DCP provisions for rural development. On this basis, this minimal impact design should achieve Council Approval.
- . 5.2 Accordingly, this Development Application is submitted in the belief that it is deserving of council's favourable consideration.
- . 5.3 Distinctive Characteristics of proposed development is consistent with the existing character of the area: There is no visual impact of the Proposed Farm Building & Retaining Wall from the street.
- . 5.4 Access to the site is gained via 560 Coolamon Scenic Dr on its South Eastern front boundary.
- . 5.5 There are no overshadowing issues with this development.
- . 5.6 No known privacy issues.