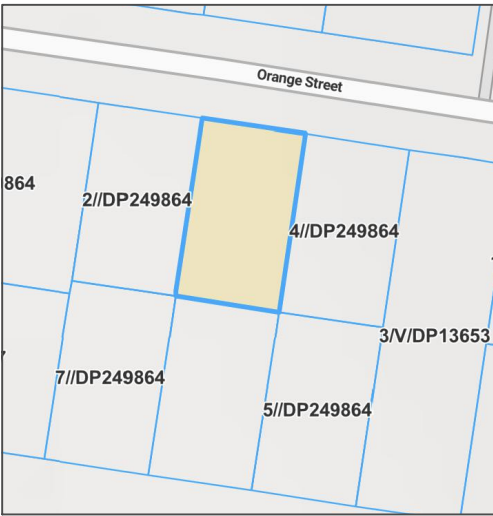


Supplied By:



Locality Map
NTS

Area Ratios: Property Size = 742 m²

	Proposed Steel Frame Shed = 72m ² (9.70%)
	Existing - Dwelling Approx. = 138m ² (18.60%) Existing - Carport Approx. = 23m ² (3.10%)
	Free space Approx. = 509m ² (68.60%)
	Total Site Coverage Approx. = 233m ² (31.40%)



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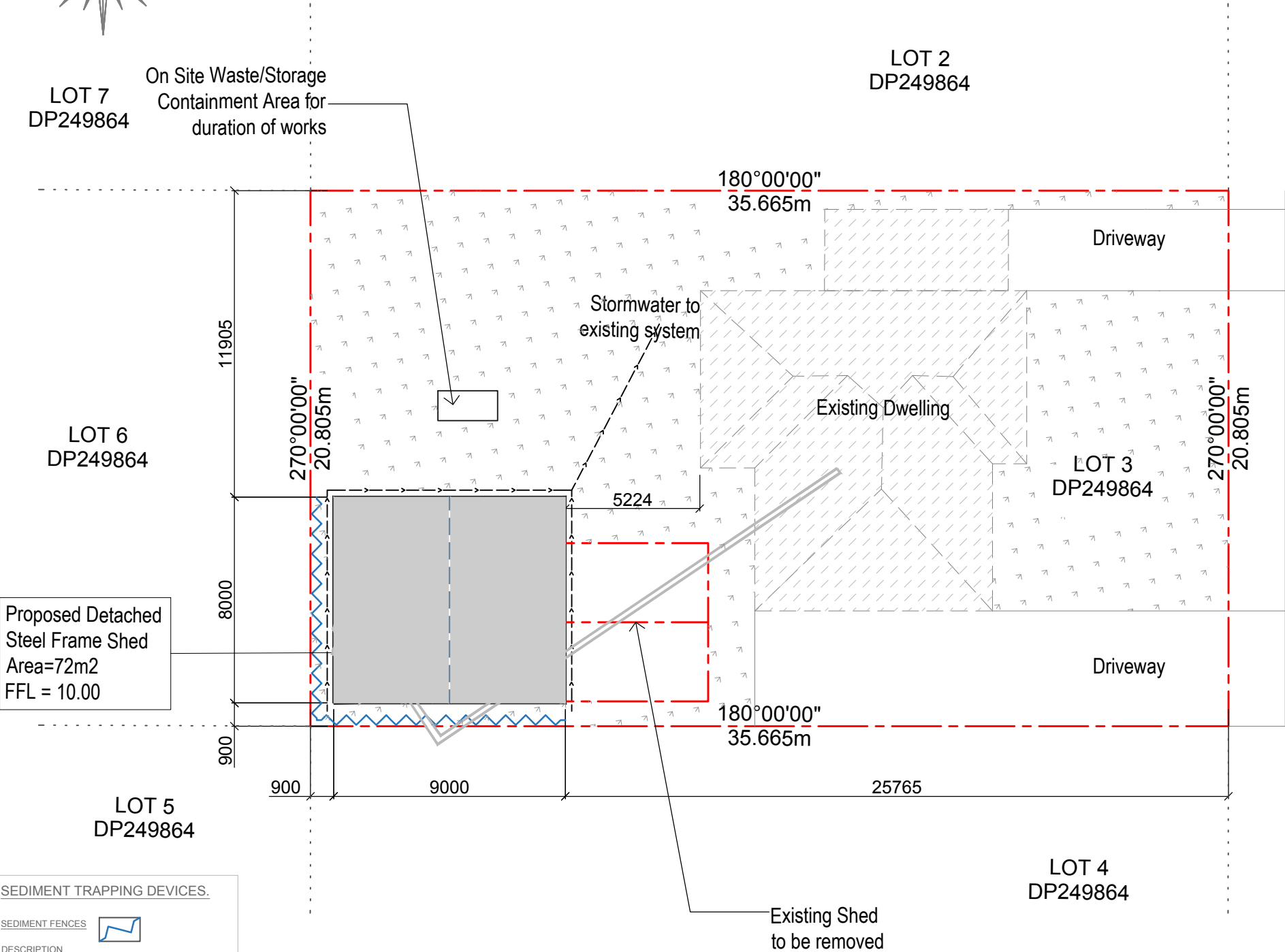
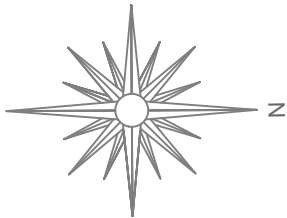
Proposed: Detached Steel Frame Shed
Client: John Loftus
Address: 162 Orange Street
Lot 3 / DP249864
Council: Lachlan Shire Council

Plan: Site Plan

Drawn: RP
Date: September 2025
Scale: 1:200 @ A3
Job No: 250925

01
05

Note: Plans to be printed on A3 to be too scale. Do not scale off plans. All dimensions to be checked and verified on site.



SEDIMENT TRAPPING DEVICES.

SEDIMENT FENCES

DESCRIPTION
A sediment fence (also known as a silt fence) is a temporary barrier of geotextile filter or fabric, usually supported by steel mesh and steel posts.

DESIGN LIMITATIONS
Sediment Fences have the following design limits:
- The area draining to the fence is 0.6ha or less.
- The maximum slope length behind the fence is 60m.

PURPOSE
Sediment fences filter runoff, trapping the sediment and allowing filtered water to pass through.

INSTALLATION
Sediment fences should have a stable outlet or overflow point, in case the flow rates exceed their capacity to filter the water.

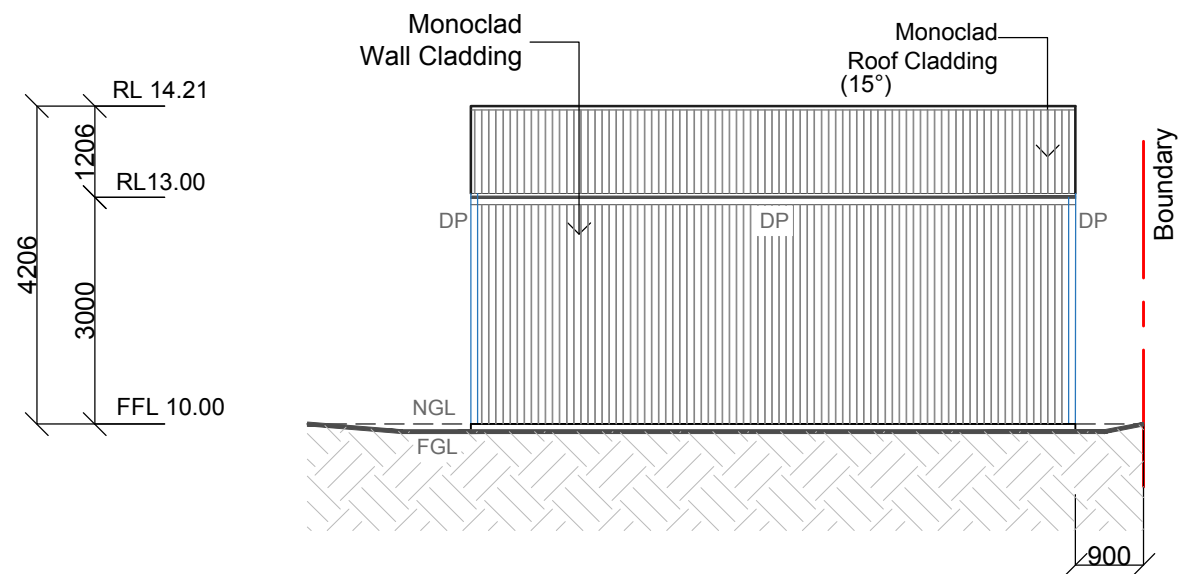
MAINTENANCE
After each rain event check for undercutting, sagging and overtopping, and repair immediately. Sediment collected should be removed from site.

Site Plan

1:200

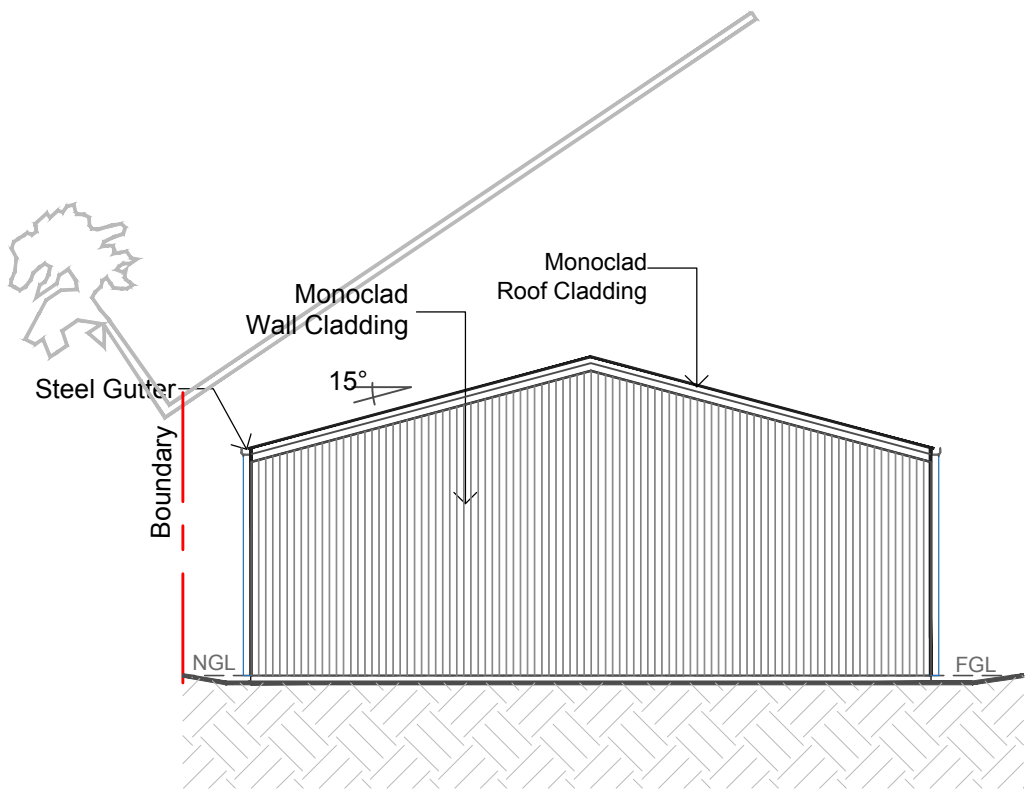
Neighbour Notification

Supplied By:



South Elevation

1:100



East Elevation

1:100



- Roof Cladding / Ironstone
- Wall Cladding / Surfmist
- Roller Doors / Ironstone
- Flashings / Ironstone
- PA Door / Window / Ironstone



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Proposed: Detached Steel Frame Shed
Client: John Loftus
Address: 162 Orange Street
Lot 3 / DP249864
Council: Lachlan Shire Council

Plan: Elevations

Drawn: RP
Date: September 2025
Scale: 1:100 @ A3
Job No: 250925

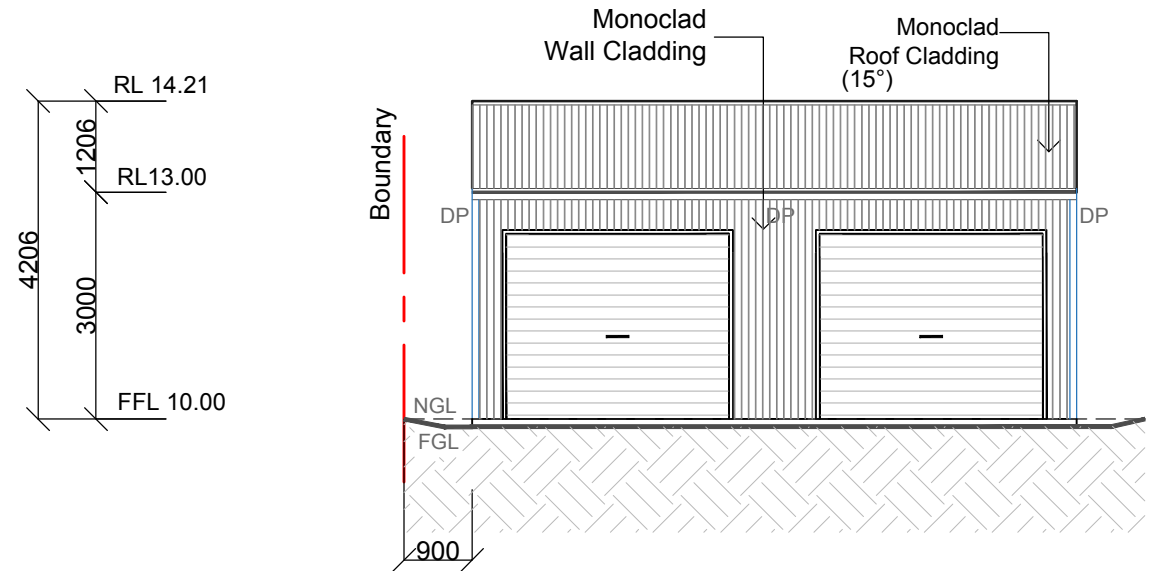
of: 04
05

Note: Plans to be printed on A3 to be too scale. Do not scale off plans. All dimensions to be checked and verified on site.

Neighbour Notification

Supplied By:

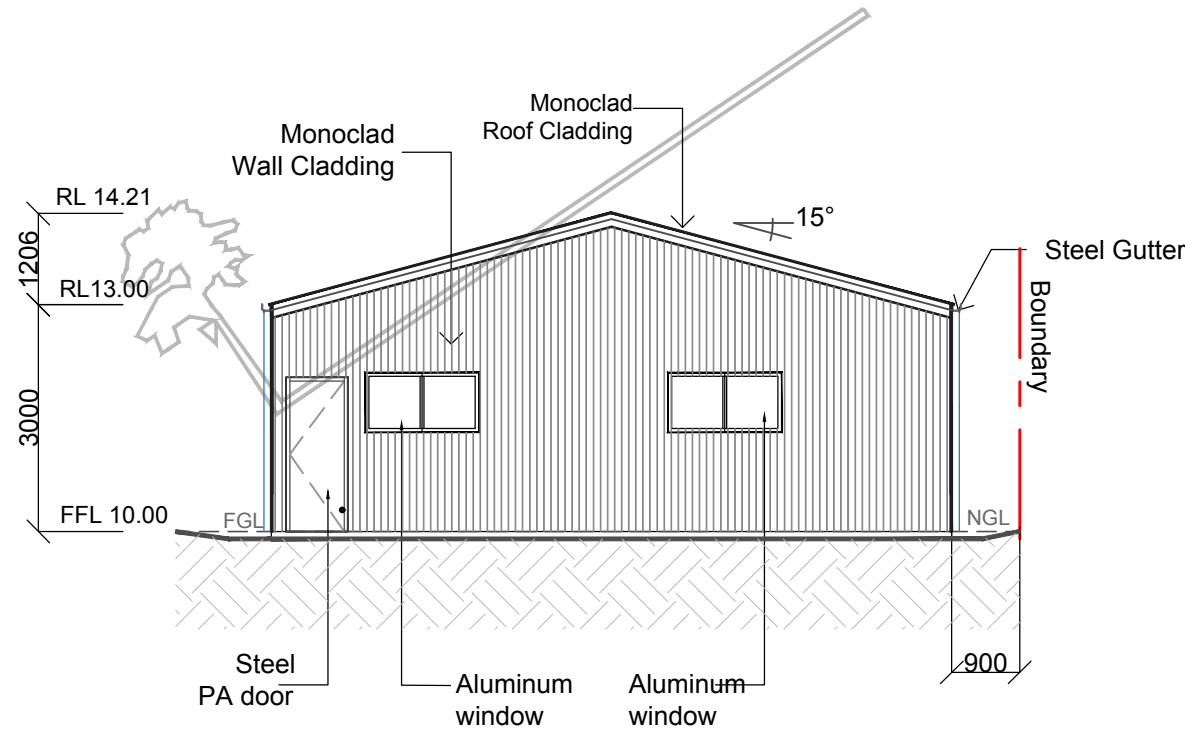
easysshed



North Elevation

1:100

03
05



West Elevation

1:100

04
05



Neighbour Notification

- Roof Cladding / Ironstone
- Wall Cladding / Surfmist
- Roller Doors / Ironstone
- Flashings / Ironstone
- PA Door / Window / Ironstone



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Proposed: Detached Steel Frame Shed

Client: John Loftus

Address: 162 Orange Street

Lot 3 / DP249864

Council: Lachlan Shire Council

Plan: Elevations

Drawn: RP

Date: September 2025

Scale: 1:100 @ A3

Job No: 250925

05
05

Note: Plans to be printed on A3 to be too scale. Do not scale off plans. All dimensions to be checked and verified on site.

STATEMENT OF ENVIRONMENTAL EFFECTS

DATE: 14/10/2025

Property Owner: John Loftus

Address: 162 Orange Street Condobolin 2877 (3/-/DP249864)

Proposal: Detached Steel Framed Shed (72m²) & Demolition of Existing Shed



Image 1: Current Site Image

Current Use

1. **Zoning:** RU5 Village
2. **Land Size:** 742m²
3. **Land Use:** Residential
4. **Existing Structures:**
 - a. Dwelling with Carport (161m²)

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 **72 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 **15** degrees.
5. Stormwater from the roof will connect to **the existing dwelling's stormwater line**.

6. The lowest eave height will be **3 m** from the finished floor level.
7. The apex height of the structure (from finished floor level) will be **4.206 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 more than 0.2m** cut is required.
 - b. **No more than 0.2m** 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 behind the primary building line.
7. Proposed **is** setback **0.9 m** from the nearest side boundary.
8. Proposed **is** setback **0.9 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 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. The proposed development is **NOT** within a **bush fire** prone zone.
- II. 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 **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.

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: Merit. Proposed: 72m ²	✓	
Maximum Height DCP: Merit. Proposed: 4.206m.	✓	
Minimum Front Boundary/Primary Building Line Setback DCP: Behind Building Line. Proposed: Behind Building Line.	✓	
Minimum Side Boundary Setback DCP: Merit. Proposed: 0.9m.	✓	
Minimum Rear Boundary Setback DCP: Merit. Proposed: 0.9m.	✓	
Maximum Cut DCP: Merit. Proposed: No more than 0.2m.	✓	
Maximum Fill DCP: Merit. Proposed: No more than 0.2m.	✓	

Prepared by Fernleigh Drafting

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