

Statement of Environmental Effects

Attachment C to the Development Application

made under the Environmental Planning & Assessment Regulation 2000

INTRODUCTION

To assist Council in assessing your development application, in accordance with relevant legislative requirements, it is necessary for you to answer the following questions and provide justification of your responses. These questions relate to common matters that need to be addressed in order to mitigate potential impacts resulting from your development.

Please note: Incomplete or insufficient information may lead to your application be delayed or rejected.

PERMISSIBILITY

- Is your proposal permissible in the zone?
- Is your proposal consistent with the zone objectives?
- Is your proposal in accordance with the relevant development control plan?

☒ Yes

☐ No

☒ Yes

☐ No

☒ Yes

☐ No

If you answered "No" to any of the above, you should make an appointment to discuss your proposal with a member of the Health & Planning Division before lodging a development application.

Please justify your answers below:

Application is for a new shed in
new residential subdivision

DESCRIPTION OF DEVELOPMENT

This needs to include where applicable a description of matters such as proposed buildings, proposed building materials, nominated colour scheme, nature of use, staging of the development details of any demolition and other works etc.

6m x 9m Colourbond Surfmist steel clad
shed with concrete flooring to be
used for storage of garden tools

DESCRIPTION OF SITE

1. Describe the site including any physical features of the site such as shape, slope, vegetation, any waterways. Also describe the current use/s on the site.

Flat, clear residential block with dwelling under construction

2. What is the present use and previous uses of the site?

Residential

3. Is the development site subject to any of the following natural hazards: (e.g. bushfire prone, salinity, flooding or stormwater inundation etc.)

No

4. What other constraints exist on the site? (e.g. vegetation, easements, sloping land, drainage lines contamination, etc.)

None

5. What types of land use and development exist on surrounding land?

Residential subdivision

CONTEXT AND SETTING

- Will the development be:
 - Visually prominent in the surrounding area?
 - Inconsistent with the existing streetscape?
 - Out of character with the surrounding area?
 - Inconsistent with surrounding land uses?

☐ Yes
☐ Yes
☐ Yes
☐ Yes

☒ No
☒ No
☒ No
☒ No

Please justify your answers below:

Just an average garden shed

PRIVACY, VIEWS AND OVERSHADOWING

- Will the development result in any privacy issues between adjoining properties as a result of the placement of windows, decks, pergolas, private open space, etc.?
- Will the development result in the overshadowing of adjoining properties resulting in an adverse impact on solar access?
- Will the development result in any acoustic issues between adjoining properties as a result of the placement of active use outdoor areas, vehicular movement areas, air conditioners and pumps, bedroom and living room windows, etc.?
- Will the development impact on views enjoyed from adjoining or nearby properties and public places such as parks roads and footpaths?

☐ Yes

☒ No

☐ Yes

☒ No

☐ Yes

☒ No

☐ Yes

☒ No

Please justify your answers below:

shed is in back corner of block
and not excessively large

ACCESS, TRAFFIC AND UTILITIES

- Is legal and practical access available to the development?
- Will the development increase local traffic movements / volumes?
If yes, by how much?
- Are additional access points to a road network required?
- Has vehicle manoeuvring and onsite parking been addressed in the design?
- Are power, water, sewer and telecommunication services readily available to the site?

☒ Yes
☐ Yes

☐ No
☒ No

☐ Yes
☒ Yes

☒ No
☐ No

☒ Yes

☐ No

Please justify your answers below:

shed is on existing dwelling site
and plenty of access to shed is
available

ENVIRONMENTAL IMPACTS

- | | | |
|---|---|--|
| • Is the development likely to result in any form of air pollution (smoke, dust, odour etc.)? | ☐ Yes | ☒ No |
| • Does the development have the potential to result in any form of water pollution (eg. sediment run-off)? | ☐ Yes | ☒ No |
| • Will the development have any noise impacts above background noise levels (eg. swimming pool pumps)? | ☐ Yes | ☒ No |
| • Does the development involve any significant excavation or filling? | ☐ Yes | ☒ No |
| • Could the development cause erosion or sediment run-off (including during the construction period)? | ☐ Yes | ☒ No |
| • Is there any likelihood in the development resulting in soil contamination? | ☒ Yes | ☒ No |
| • Is the development considered to be environmentally sustainable (including provision of BASIX certificate where required)? | ☒ Yes | ☐ No |
| • Is the development situated in a heritage area or likely to have an impact on any heritage item or item of cultural significance? | ☐ Yes | ☒ No |
| • Is the development likely to disturb any aboriginal artefacts or relics? | ☐ Yes | ☒ No |

Please justify your answers below:

Materials will be recycled & no
excessive noise or damage to the
area will be caused

FLORA AND FAUNA IMPACTS

- | | | |
|---|------------------------------|--|
| • Will the development result in the removal of any native vegetation from the site? | ☐ Yes | ☒ No |
| • Is the development likely to have any impact on threatened species or native habitat? | ☐ Yes | ☒ No |

For further information on threatened species, visit www.threatenedspecies.environment.nsw.gov.au

Please justify your answers below:

Site is cleared residential block

WASTE AND STORMWATER DISPOSAL

- How will effluent be disposed of?
☒ To Sewer ☐ Onsite
- How will stormwater (from roof and hard standing) be disposed of:
☒ Council Drainage System ☐ Other (please provide details)
- Will liquid trade waste be discharged to Council's sewer? ☐ Yes ☒ No
- Will the development result in any hazardous waste or other waste disposal issue? ☐ Yes ☒ No
- Does the development propose to have rainwater tanks? ☐ Yes ☒ No
- Have all potential overland stormwater risks been considered in the design of the development? ☒ Yes ☐ No

Please justify your answers below:

No extra requirements needed

SOCIAL AND ECONOMIC IMPACTS

- Will the proposal have any economic or social consequences in the area? ☐ Yes ☒ No
- Has the development addressed any safety, security or crime prevention issues? ☒ Yes ☐ No

Please justify your answers below:

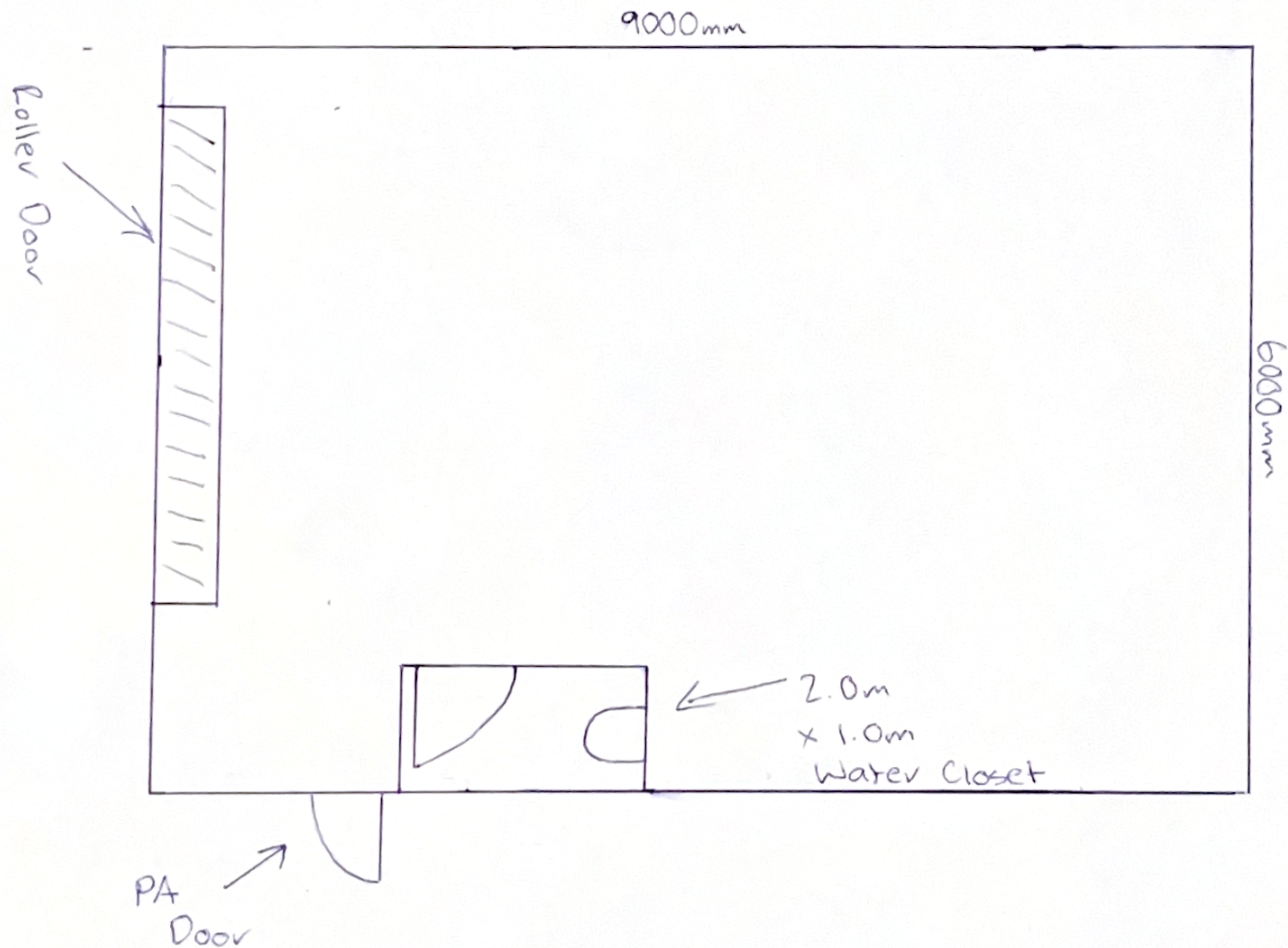
N/A

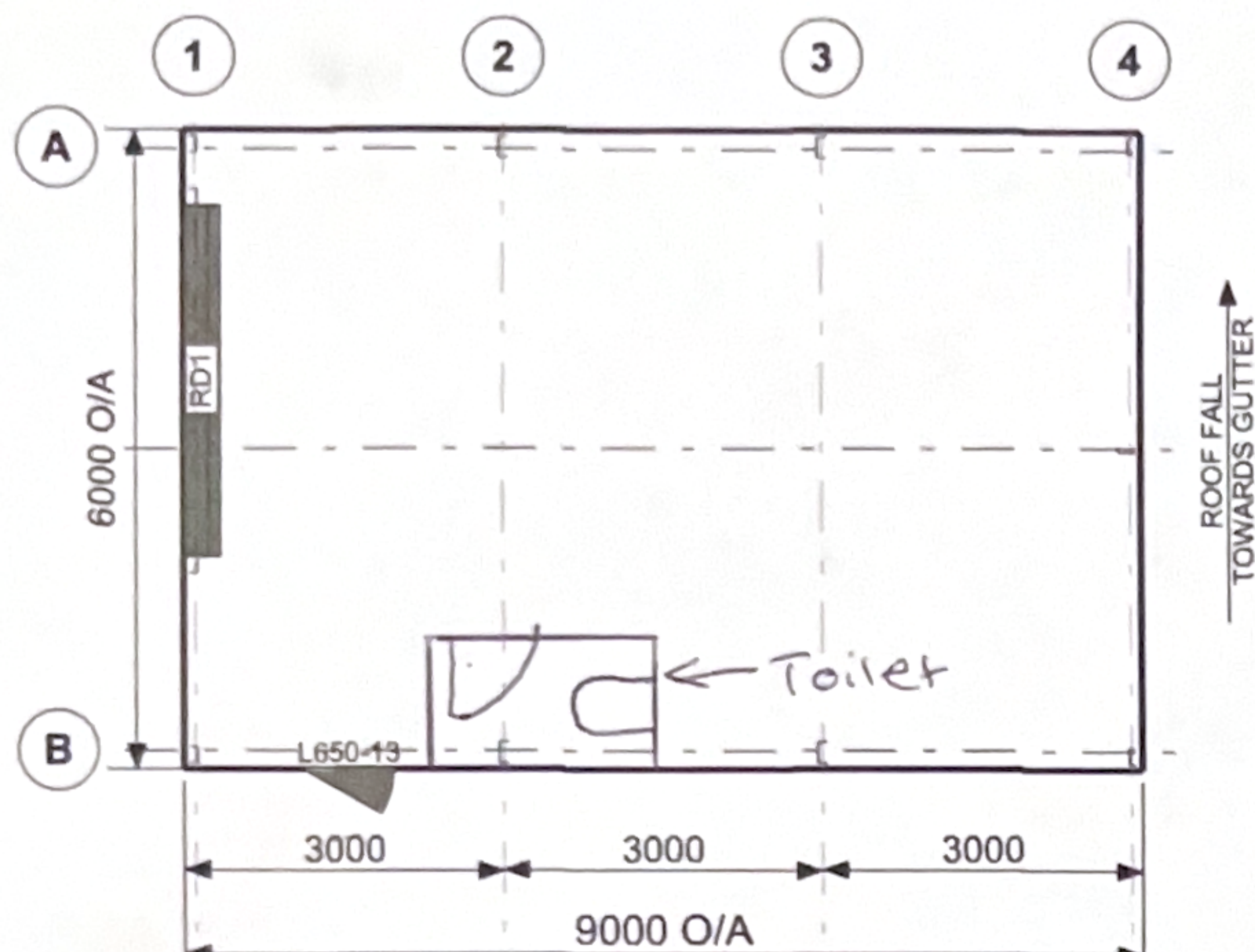
CONCLUSION

Cumulative effects of all factors.

Shed will comply with every requirement & cause no excess damage or pollution

SHED FLOOR PLAN





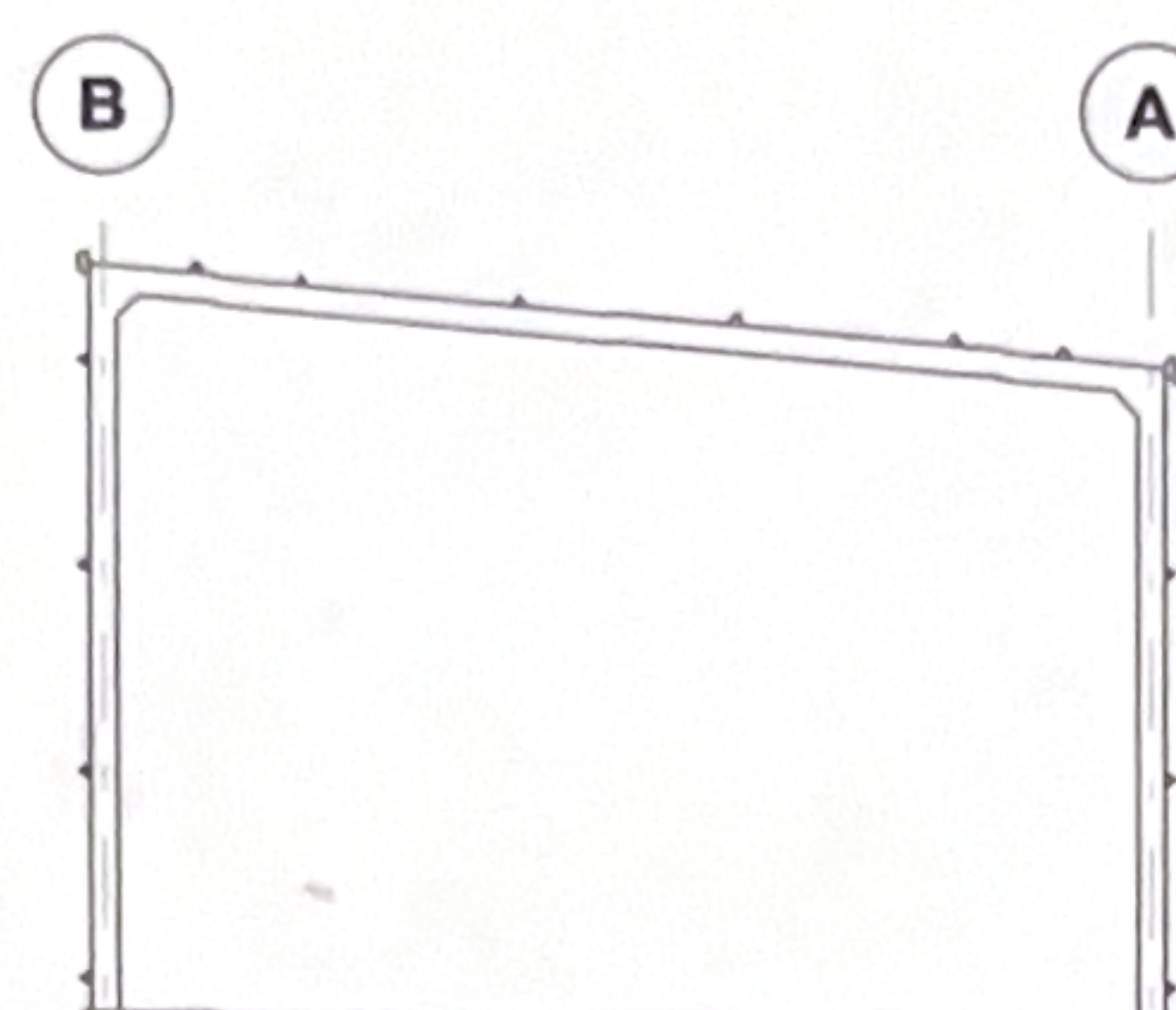
FRAME ROOF PLAN



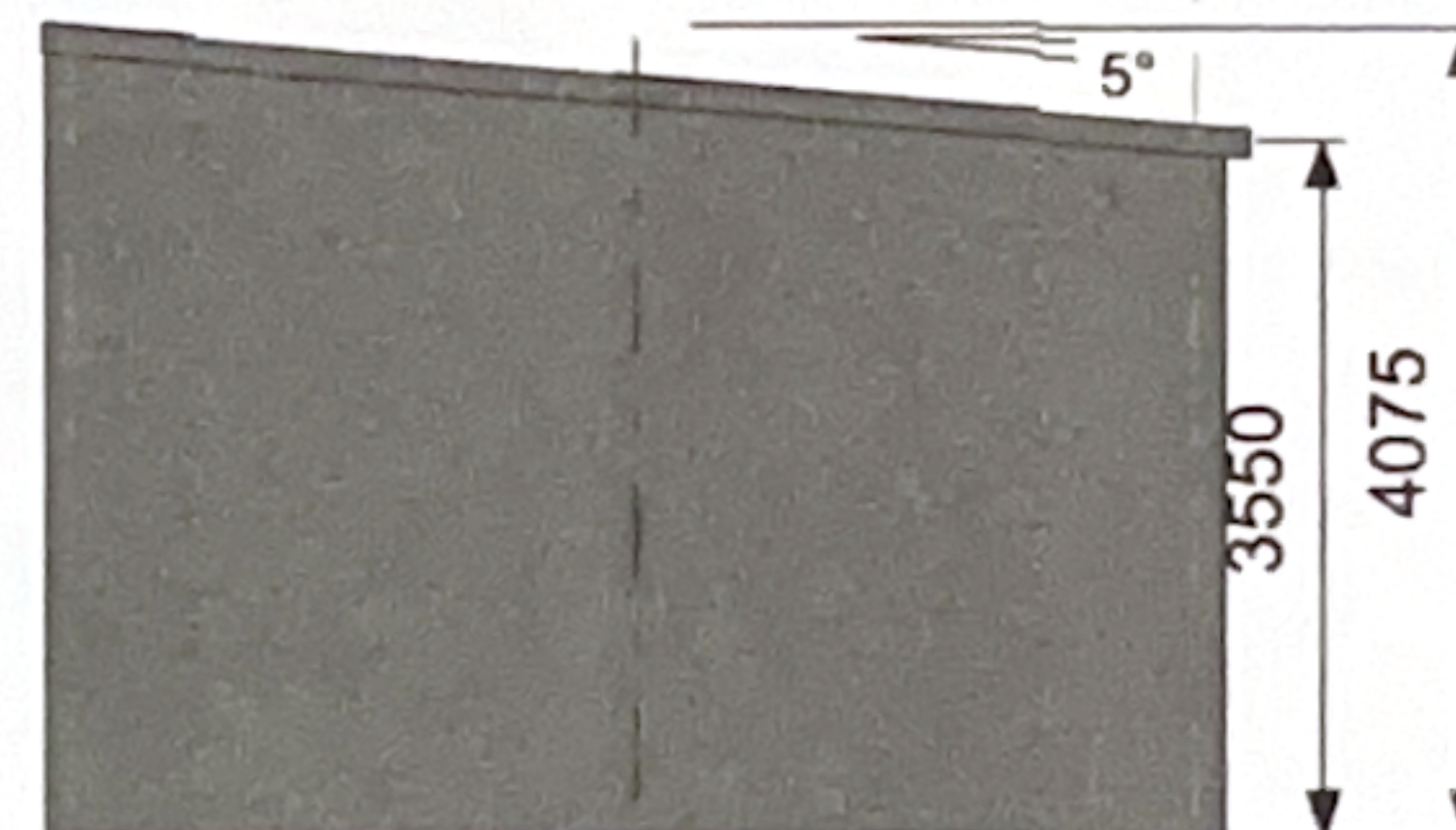
ELEVATION GRID B



ELEVATION GRID A



SECTION GRID 2, 3



ELEVATION GRID 4



ELEVATION GRID 1

CLADDING

ITEM	PROFILE (min)	FINISH	COLOUR
ROOF	TRIMDEK 0.42 BMT	CB	AA
WALLS	TRIMDEK 0.35 BMT	CB	AA
CORNERS	-	CB	AA
BARGE	-	CB	AA
GUTTER	SHEERLINE	CB	AA
DOWNSPIPE	100x50	CB	AA

0.35bmt=0.40tct; 0.42bmt=0.47tct; 0.48bmt=0.53tct

ACCESSORY SCHEDULE & LEGEND

QTY	MARK	DESCRIPTION
1	RD1	B&D, Firmadoor, R.D, Maxi "R3F", 2925 high x 3300 wide Clear Opening C/B
1	L650-13	Larnec Door & Frame Kit, 650/37, Std. 2040 x 820 C/Bond

ARCHITECTURAL DRAWING ONLY, NOT FOR CONSTRUCTION USE

CLIENT
Aaron Duck

SITE
**148 Summer Drive
GOL GOL NSW 2738**

BUILDING
**DELUXE SKILLION
6000 SPAN x 3550/4075 EAVE x 9000 LONG**

TITLE
FLOOR PLAN & ELEVATION

SCALE
A4 SHEET 1:125

DRAWING NUMBER
MILD01-9272

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