

## MA STEEL

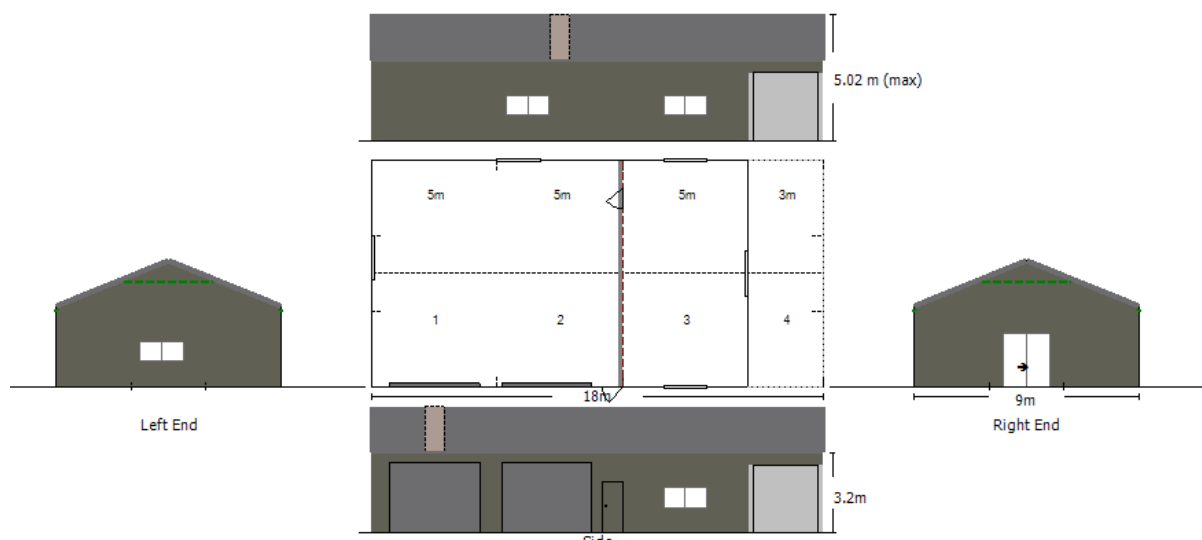
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# STATEMENT OF ENVIRONMENTAL EFFECTS

## Development Application

DESCRIPTION	9 x 18 x 3.2m Colorbond Shed
PROPERTY ADDRESS	79 Gooloogong Road GRENFELL NSW 2810
LOT/DP	1261/-/DP754578
APPLICANT/OWNER	Warren Keep
LGA	Weddin Shire


### LAYOUT:



### 3D:



## **DESCRIPTION OF DEVELOPMENT**

PROPOSED STRUCTURE	Construction of a 9 x 18 x 3.2m Colorbond Shed Total Area =162sqm Apex = 5.02m
INTENDED USE	Storage of vehicles, tools and equipment to maintain the property and a workshop area with amenities for hobby purposes (clarified with owner)– Section 68 by others (Dwelling DA to be submitted by others)
COLOURS	 <div style="display: flex; justify-content: space-around; margin-top: 10px;"> <span>Basalt*</span> <span>Woodland Grey*</span> </div>
LAND ZONING	R1- General Residential
LOCATION/SET BACKS	7m from Southern boundary and 6.5m from Eastern boundary – see site plan
DEMOLITION	Nil
EARTHWORKS	No more than 0.7m – all excess to be distributed on site
TREE REMOVAL	Nil
STORMWATER	Connected to proposed tank

### **Access and traffic**

- Increases to traffic movements is not anticipated
- Construction will be carried out during daylight hours only

### **Air and Noise**

- There will be minimal additional noise associated with the development.

### **Visual impacts**

- The shed will have minimal impact on the neighbouring properties.

### **Other environmental considerations**

- The development is deemed to comply with the relevant NSW Environment Policies
- No constraints are envisaged and the site has been deemed suitable for the proposed development.
- We assess the likely environmental impact of the development to be minimal.

Should you require any further information please contact either myself or the owner.  
Regards, MA Steel 02 6382 4387 on behalf of Warren Keep