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Thursday, 6 January 2022

Weddin Shire Council
Building Services
Grenfell NSW 2580

**RE: Development Application for Constance Patricia Reid
2 Sullivan, Grenfell 2810
Lot 1169 DP754578**

STATEMENT OF ENVIRONMENTAL EFFECTS

To Whom It May Concern:

In accordance with the submitted development application we provide the following information:

Building Specifications

- To erect enclosed shed with future amenities 9m x 23m x 3m gable roof for storage and work shop purposes. The amenities will be used to wash up in the future after work carried out in the workshop or garden.
- The amenities proposed are a future plan, showing them will allow for the plumbing to be placed into when the slab is initially poured.
- Main building gutter height is 3.m, Apex 4.2m
- The Steel cladding will Colorbond materials – Monoclad walls / Corrugated walls
- Roof: Colorbond : Cove
- Walls: Colorbond : Paperbark
- The proposed shed will be –10.5mt from eastern boundary, 10mt from Northern (Makin St) boundary.

Site Suitability

- The land currently Zoned R1 General Residential
- The present land is currently residential with its history most likely being rural originally
- The proposed development will be compatible with the surrounding buildings as the area is developed
- No trees will be removed.

Access and traffic

- There are bitumen roads accessing the block
- Increases to traffic movements are not anticipated

Visual impacts

- There will be little impact or shadowing on the neighbouring property, that is currently vacant, by the proposed building.

Other environmental considerations

- There will be minor earthworks and excavation for small footings – materials will be disposed of on site
- Run off from clad building will be directed away from the shed to a new water tank to be installed
- Construction will be completed during daylight hours only with a staff of a maximum of 5 people
- Construction materials from on site will be recycled where possible
- 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

The environmental impact of the proposed development has been minimised due to limiting the working hours during construction.

Should you require any further information please contact either myself or the owner.

Regards,

Julie Downs MA Steel 6382 4387
on behalf of
Constance Patricia Reid (0438355199 John -son)