



MA STEEL

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3 February 2022

Hilltops Council
Building Services
HARDEN 2586

RE: Development Application for Peter Bourke and Vicki Windbank

STATEMENT OF ENVIRONMENTAL EFFECTS

We refer to the development application for the storage shed for vehicles at the above address and provide the following information

Building Properties

Structure is a Colorbond steel clad shed to be used for storage of vehicles and garden tools
Colour will be Woodland Grey walls and Basalt roof

Site Suitability

- The land is zoned R1 –General Residential
- This is a new structure in keeping with the surrounding blocks.
- The subject site is not heritage listed
- No contamination of the site is evident.
- All waste materials generated will be disposed of to a licenced facility

Current and previous uses

- The present use is general Residential and previous use of the block has been residential

Operational details

- Earthworks will include minimal levelling of site as the site proposed for the development is relatively flat, with all excess fill being distributed onsite.
- All stormwater flows from the roof area will be directed to a new tank at a later date

Access and traffic

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

Air and Noise

- There will be minimal additional noise associated with the development. All construction will be conducted during daylight hours

Visual impacts

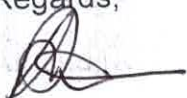
The shed will be situated 37.136 mtrs west of Marsden Street entrance(eastern boundary) , .900 m from southern boundary and 11.2m from eastern boundary.

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
- There will be no removal of trees or other vegetation
- 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,



Lynne Smith for Peter Bourke and Vicki Windbank as per authority