

Statement of Environmental Effects

Site Address: 7 Maclaurin Avenue, East Hills

Builder: Ranbuild

1. Site Description

The proposed site has an existing clad residence on it as well as one existing shed. The front of the block faces North. It is in an established residential area.

2. Demolition

There is no demolition required as a part of this proposal.

3. Development

The proposed development is to construct a new shed on the site. The shed will be constructed in accordance with all local, state and Australian Standards.

4. Vegetation

There is one tree that is required to be removed as a part of this application as it is directly in the way of where we are proposing to site the new shed.

5. Easements

There are no easements on the site.

6. Cut and Fill

Site excavation is required to achieve a suitable building platform. The extent of excavation is indicated on the elevations.

7. Privacy

The proposed shed does not pose any privacy issues to neighboring properties.

8. Natural Watercourses

There are no natural water courses currently burdening the land.

9. Stormwater Disposal

All downpipes will be connected to the existing stormwater overflow of the existing house.

10. Wastewater Disposal

There will be no waste water generated as a part of this proposal.

11. Overshadowing

The proposed development is single story and all not overshadow any neighboring properties.

12. Noise

The property will not produce any noise beyond the expected level of domestic residential noise.

13. Water Tanks

Rainwater tanks are not required as a part of this application.

14. Land Contamination

We are unaware of any contaminants on site.