

Statement of Environmental Effects

Accompanying a development application for

The construction of a storage shed

At

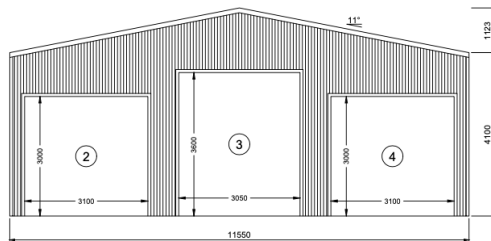
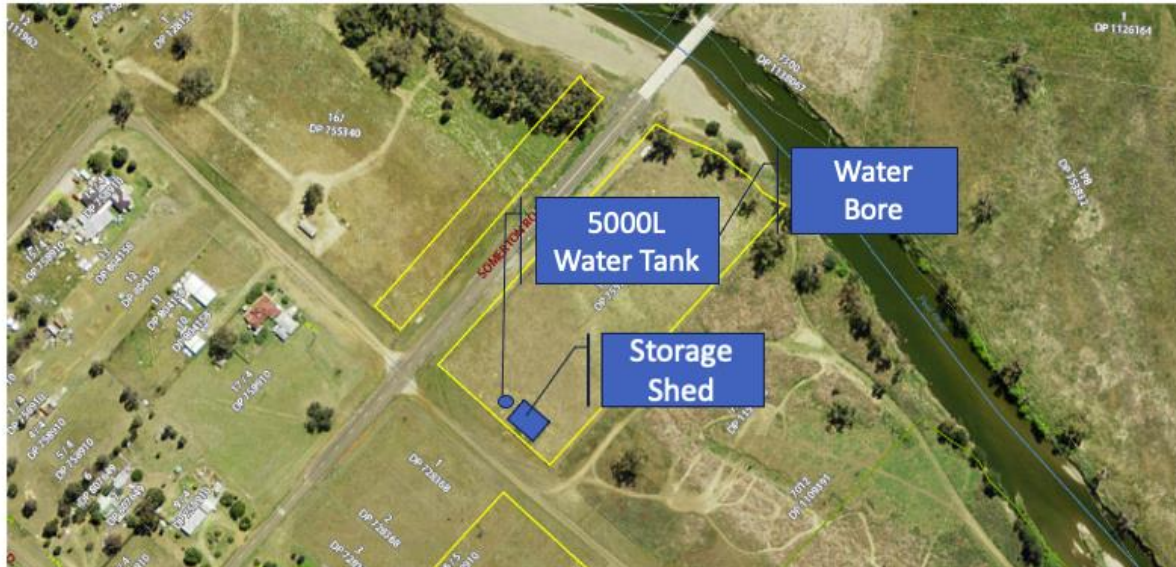
Lot 168 DP755340



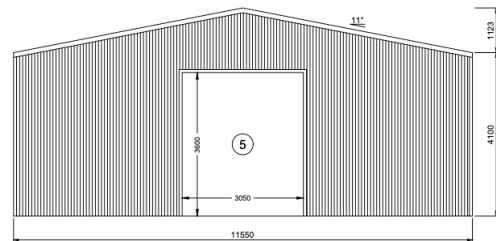
Statement of Environmental Effects
LOT 168 DP 755340

Description of Proposal

The purpose of this Statement of Environmental Effects is to document the details associated with the construction of a storage shed located at Lot 168 DP755340.



2 FRONT ELEVATION
SCALE: 1:75
FRAME #1



1 REAR ELEVATION
SCALE: 1:75
FRAME #3

Present and Previous Uses

This property was sub-divided by the Catholic Church in 1859, the land is Zoned Rural and will be continued to be used within these limitations.

Description of the Site and Surrounding Locality

As illustrated in the image below, the site is central to the village of Somerton. The site is surrounded by half acre blocks. With the construction of this shed we will be able to store personal effects (vintage tractors, boats and canoes) and property maintenance equipment.

Signage – Nil

Statement of Environmental Effects
LOT 168 DP 755340

Pollution/waste Control – Nil, we currently do not use the council provided rubbish service, we do not expect that to change.

Compliance with relevant Planning Controls

Does the application seek variation, or is subject to the provisions from the any of the following planning controls?

Tamworth Regional Local Environmental Plan 2010 – No
Tamworth Regional Development Control Plan 2010 – No

Any other relevant State Environmental Planning Policies?

SEPP No.55 – Remediation of Land – N/A

SEPP No.64 Advertising and Signage – N/A

Essential Services

Water – Bore Water - As illustrated in the image above a water bore has already been established and will be equipped with a solar pump.

- **Rainwater** – once established the shed will be equipped with a 5000L water tank.

Sewer – Somerton currently has no sewerage system, as this is only for the purposes of storage not toilets will be on site.

Stormwater – during construction a small berm will be graded on the low side of the site to reduce potential water flow, as indicated above the shed will be fitted with rain water gutters and 5000L water tank that will gravity water trees on the site.

Power – the site is being set up as off grid, however down the track and when required then mains power will be connected.