

Statement of Environmental Effects
Ian Grabham Development Application
10 Thoroughbred Drive Murrumbateman

We are proposing to erect a shed 8m(w)x14m(l)x3.5m(h) Colorbond shed.

The shed will be placed behind our existing house. It will be smaller height than the existing house so Neighbours properties will not be affected by its height nor will it adversely stand out in the surrounding area.

There will be no increase in noise from the proposed shed as it will only be used for providing shelter for vehicles.

We will use experienced contractors for the concreting and erect of the sheds. All builders waste will be removed in the proper manner as per regulations. Water from the roof will be directed into existing tank onsite which has capacity to store the water. There will be no household waste. The shed will be installed with power at some stage for lighting.

The site is flat so no excavation will be required. No vegetation or native habitat will be affected. We are not located in a bushfire or flood zone nor are we in a heritage conservation zone.

The colours of the new shed will match our existing colour scheme so there will be no noticeable change to the landscape or any new colours introduced.

In summary, this shed will not impact on surrounding dwellings in any way or have any adverse environmental effect. All standards will be followed during the building processes to ensure limited waste and minimal damage is caused. The shed will be located in an area which can safely be blocked to traffic during the building process and will not interfere with existing processes if approved and built.