

Statement of Environmental Effects
Lachlan and Tanya Chay Development Application
27 Kenilworth Lane, Marchmont, NSW, 2582

We are proposing to erect a 9m(w)x18m(l)x3.6m(h) Colorbond shed, with a 3m(w) x 18(l) r/h side lean-to.

The shed will be placed on the south western side of the property measuring approximately 130m from the Kenilworth Rd boundary and approximately 25m from the south western boundary. This also allows for the 20m easement (10m either side) for the overhead power line that runs along the south western boundary. The shed will have the same wall height as the existing shed so neighbouring 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 and as a general purpose workshop for domestic use only.

We will use experienced contractors for the concreting and to erect the shed. All builders' waste will be removed in the proper manner as per regulations. Storm Water will be directed towards the dam on the property until a water tank can be installed at a later date. The shed will have waste drainage pipes installed through the slab for a toilet and shower to be installed at a later date. The shed will have power provided and installed to it by a licensed electrician at a later date.

The site is flat so minimal excavation (<1m deep), will be required. No vegetation or native habitat will be affected. The property is located in a bushfire prone area, with only grassland surrounding the proposed site area. A 20m asset protection zone is maintained with grass height kept below 100mm. The shed is well above the 1/100 year flood line or RL511.00 located down towards the Yass River. We are not in a heritage conservation zone.

The colours of the new shed will match our existing shed 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 will not affect traffic during the building process and will not interfere with existing processes if approved and built.