

MA STEEL

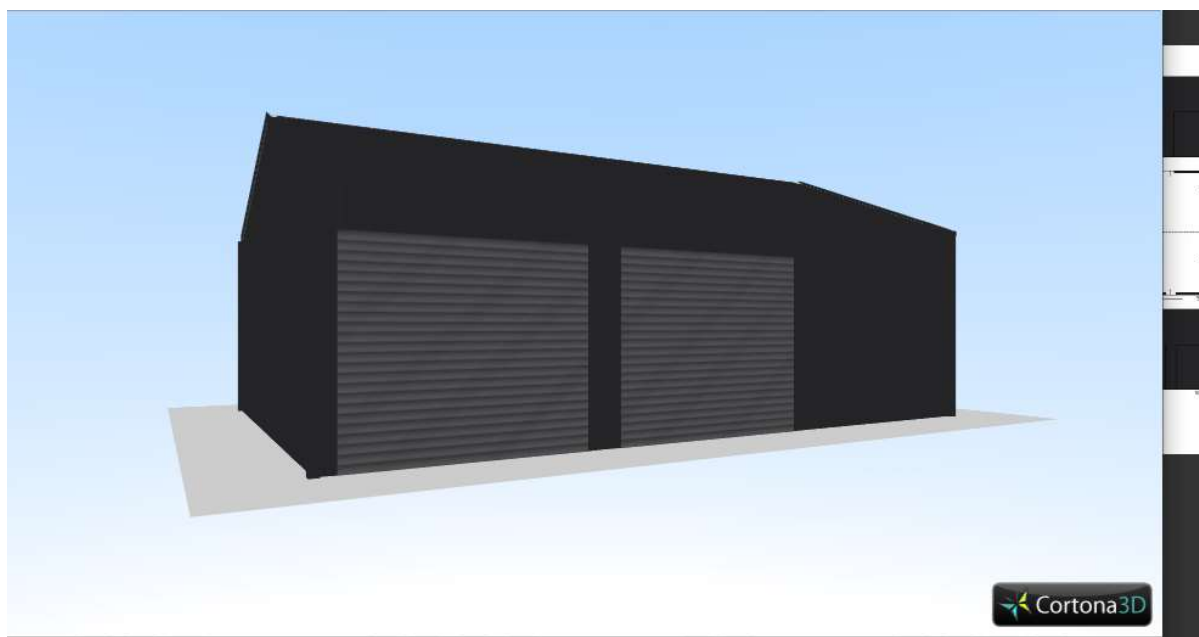
ACN 109 626 280
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STATEMENT OF ENVIRONMENTAL EFFECTS

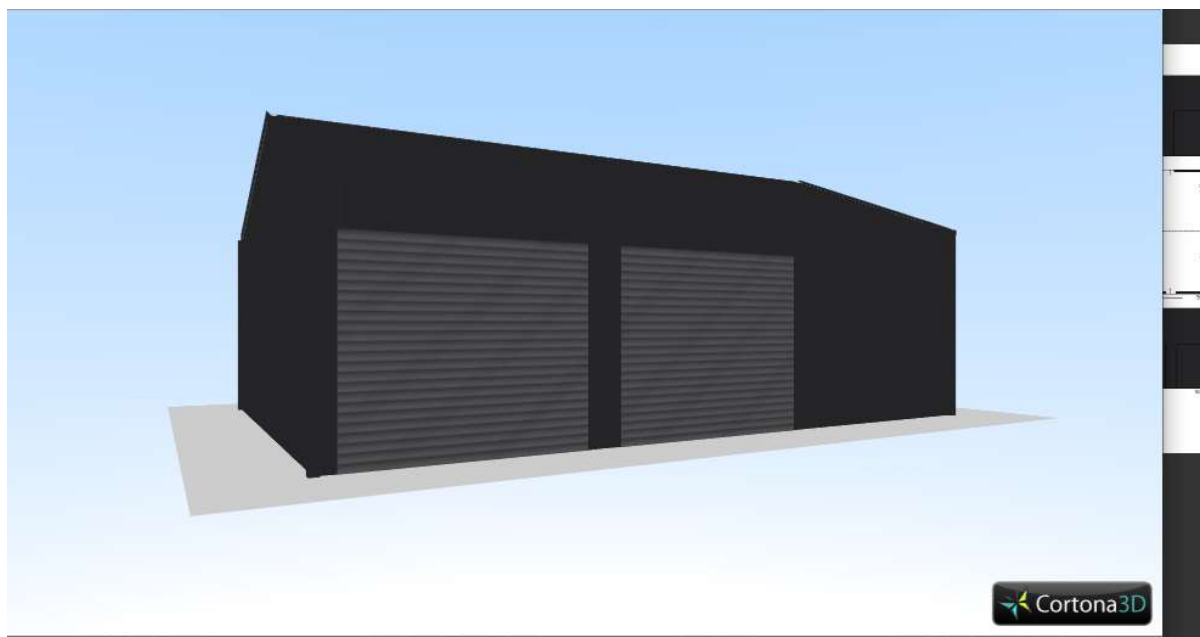
Development Application

DESCRIPTION	Erection of 6x9x2.7 all colourbond Garage
PROPERTY ADDRESS	87 Naill Street, Harden NSW 2587
LOT/DP	3/-/DP633968
APPLICANT/OWNER	Jezabe; Sherborne
LGA	

LAYOUT:



3D:



DESCRIPTION OF DEVELOPMENT

PROPOSED STRUCTURE	6m x 9m x 2.7m all colourbond garage
INTENDED USE	Garage/Storage of household gardening equipment
COLOURS	
LAND ZONING	MU1 - Mixed Use
LOCATION/SET BACKS	North boundary 1mtr, eastern boundary 1 mtr, western boundary 3.33m, southern boundary 48.62m
DEMOLITION	Nil
EARTHWORKS	No more than 0.5m – all excess to be distributed on site
TREE REMOVAL	Nil
STORMWATER	Connected to proposed new water tank

**Access and traffic**

- Increases to traffic movements is not anticipated
- Construction will be carried out during daylight hours only
- Access into new garage will be off Clarke Lane to the north of the property where there is an existing double gate to access.

Air and Noise

- There will be minimal additional noise associated with the development.

Visual impacts

- The shed will have minimal impact on the neighbouring properties.

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.
- 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,

Lynn Smith
Admin/Office Manager

MA Steel 02 6382 4387 on behalf of Jezebel Sherborne