

**STATEMENT OF ENVIRONMENTAL EFFECTS FOR  
LOT32, DP 20334  
#13 SKINNER STREET, WINGHAM.**

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**INTRODUCTION**

This Statement of Environmental Effects accompanies a development application for a detached storage shed at the rear of the above address. This Statement of Environmental Effects is prepared to present a description of the site, the proposed development, and its interaction with the existing locality. This is a personal assessment in respect to provisions of the local MCC LEP 2010 & DCP 2010 (manning Area).

**SUBJECT SITE**

Lot Zoning: R1. *Proposed permissible.*  
Lot FSR: 0.6:1 *Proposed complies.*  
Lot Height Limit: 5.9m. 5.44m (complies)  
Ancillary development in R1 Zone land: Max floor area of 100m<sup>2</sup>. *The proposed shed is 60% over this at 160 m<sup>2</sup>.*  
Flooding: *No.*  
Lot Size: 1385 m<sup>2</sup>  
Bushfire: *No.*  
Lot Slope: *Very little at all.*  
Existing Vegetation: *Grasses, scattered scrubs and residential landscaping only.*  
Existing Features: *Existing single storey dwelling.*  
Road frontages & Access: *Existing concrete driveway from Skinner street.*  
Available Services: *All services are available to existing lot.*  
On-Site Sewer Management: *No.*

**PROPOSED DEVELOPMENT**

Building Height: *Proposed ridge of 5.44m. (11% & 0.64m over the guidelines)  
Proposed walls of 4.1m. (35% & 1.1m over the guidelines)*  
Number of Storeys: *One. (complies).*  
Floor Areas: *160 m<sup>2</sup>. (60% & 60m<sup>2</sup> over the guidelines)*  
Setbacks: *Side setback of 1.2m & 3.0 m. Rear setback 3.0m. Proposed complies.*  
Excavation or Filling: *Minimum required for levelling of the proposed shed area, which would be a maximum of 300mm, plus footings/slab and drainage.*  
Vegetation Clearing: *Nil.*

## **STREETSCAPE STATEMENT**

The site is situated in an existing older subdivision. The general area consists mainly of of clad construction. Across the street from this lot is the Wingham Showground, which contains very large sheds with far greater areas and heights to which is proposed on this lot. I feel the proposed single storey detached garage, at the rear/side of the site will fit into the existing streetscape and will in no way affect the existing or future residence. The area of the proposed shed is screened from the street by existing dwellings.

## **PROPOSAL**

The proposal is a colorbond steel kit shed at the rear/side of the existing lot. My client has many vehicles of different types and ages that he wishes to protect from the weather, and also whilst at home, he likes to tinker with 4x4 cars etc and requires a shed to do this.

My client belongs to a 4x4 club and has regular outings. At these outings they push the boundaries for the vehicles to the max, quiet often even too far, damaging panels and the mechanics of the 4x4. The shed is for the storage of his many 4x4's, but also for personal repairs that my client has done for himself for many years.

Statement from owner below:

\* I have a hobby of 4x4 driving and restoring older 4x4 cars. These items by nature are quite tall. For repair of the gearboxes / engines in these pieces of machinery, I am going to require head room for a 2-post car hoist to work on gearboxes/engines whilst both in and out of the vehicles.

\* Currently I have a campervan stored at my grandparent's property as well as 2 car trailers. Once the shed is constructed, we will be able to dry store all my vehicles and campervan ect at my residence. In the shed they will be out of sight and secure. Please see photos of the 4x4 cars, trailers and utes.

\* I currently have 2 of my cars stored outside in the weather at my residence. I need the storage area to get these items out of the weather and out of sight. Please see photos of the cars and trailers.

## **SETBACKS**

The proposed side setback of 1.2m & 3.0m 100% complies with MCC guidelines for R1, along with the more than generous 2.0m rear setback. This will reduce any risk of overshadowing from the requested additional height & size of the shed.

## **DCP Part H4.1**

*The maximum floor area is 100 m2:* Whilst the proposed shed is over the guidelines at 160 m2, we feel the increase could be approved by the council after a site inspection and seeing the surrounding area. (See attached photo) Whilst the DCP does state a maximum wall height for a shed is to be 3.0m, the proposed position at the rear/side of this lot and the owner's need for such a size and height shed does, in my opinion justify the increase in size and height requested by 1100mm from the guidelines. For my client to install and use his private car hoist, this height is critical.

Whilst the DCP does state a maximum ridge height for a shed is to be 4.8m, the proposed position at the rear/side of this lot and the owner's need for such a size and height shed does, in my opinion justify the increase in size and height requested by 640mm above the guidelines.

The DCP is a guideline document only and if justification can be shown by the applicant for the variation, and it does not have any adverse effect on the neighbouring lots, council may approve such proposals.

I feel that this application has shown justification and also shown that the proposed shed wall height of 4.1m and the 60% over floor area will have no effect on anyone and it serves a justified purpose for the client. The local area has many existing oversize and over height sheds that have been approved by GTCC.

## VIEWS

The proposed development is single-storey detached storage shed and will NOT restrict any views from surrounding existing buildings.

## SOCIAL IMPACT

The proposed development is not expected to have any social impact on the existing locality as the site is generally being developed within the MCC DCP/LEP guidelines and the area is scattered with similar developments, be it across the road and a different zoning, and some with far more height and bulk that is proposed, and therefore we feel the proposed will have little effect on existing surrounding sites.

## CUMULATIVE IMPACT

There are not considered to be any cumulative negative impacts as a result of the proposed single storey detached storage shed in the rear/side yard of the lot.







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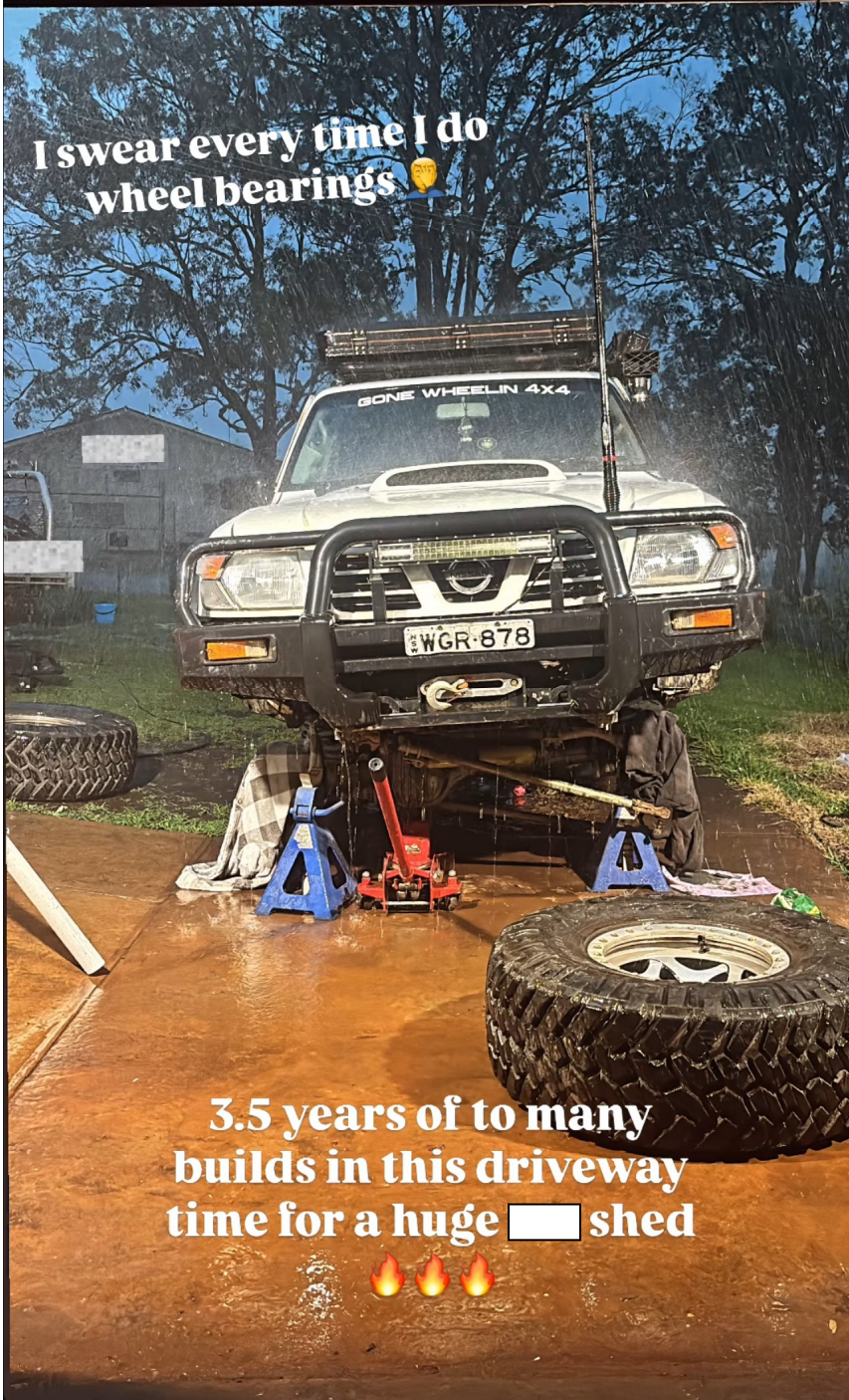


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I swear every time I do  
wheel bearings 🛠️



3.5 years of to many  
builds in this driveway  
time for a huge [redacted] shed



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