

Statement of Environmental effects

Site Suitability

The chosen site for the shed is not affected by and flooding, bushfire, soil erosion or landslip. Stormwater will drain into a rainwater tank that will be placed on the back of the shed a short time after the shed is built, in the meantime the water will just go down into the dam located in the back of the property.

Access and Traffic

Access and traffic at the site are not a major issue being on private property only house holders will have access to the shed and there is no other traffic surrounding.

Streetscape and Design

The external finishes of the shed are very basic, steel is used throughout the shed; the colours of the shed will match the colour scheme of the house located on the property, black beige.

Electricity will be brought to the shed for lighting.

Stormwater disposal will be caught in a rainwater tank which will be installed a short time after the shed is built , in the meantime the water will just go down into the dam located in the back of the property.

Privacy views and Overshadowing

The location of the shed has been thoroughly thought through it is placed almost vertically parallel with the neighbours shed, which means the neighbours views will not be obstructed. It is not placed in front of any windows and its position will not cast a shadow into and windows.

Social and Economic Effects

The shed will have no impact on the local community but will have a positive impact on the house.

Flora and Fauna

Impact that the shed will have is minimal, there is no current vegetation located in that area, and cut and fill required will be put back onto the farm land because the land once was used for crop farming and now has small uneven patched that could use some filling.

Land and building size

The current house on the property has a total size of 330m²

The proposed shed has a size of 120m²

The total would be around 450m²

Council regulations indicate that the Mount Vernon area can't pass 600m² built land