

STATEMENT OF ENVIRONMENTAL EFFECTS

**RE: PROPOSED SHED AT:
9-13 GARSWOOD ROAD,
GLENMORE PARK NSW 2745**

1. The subject property is an 8570.0m² block and is currently vacant. There is an existing dam at the front of the property & it is intended that a dwelling shall be constructed in the future.
2. The proposal is for the construction of a new metal shed to provide shelter for the owner's items listed below:
 - Trailers
 - Motorbikes
 - Truck
 - Ride on mower
 - General property maintenance equipment
3. The shed as proposed shall be 18.0m by 12.0m, resulting in a floor area of 216.0m². It is noted that Council specify a maximum floor area of 200m² for lots less than 3ha. **We request a variation to this control in order to provide adequate storage space for the Owner's items listed above. It is noted that the bulk & scale of the proposed shed is consistent with ancillary structures on neighbouring properties.**



Image 1: Existing shed on neighbouring property.

4. The maximum overall height as measured from lowest natural ground shall be 6.52m with a 5.0m wall height.
5. The setbacks to the side & rear boundaries shall be 5.0m.
6. It is noted that the proposal will not generate additional noise & will not affect the adjacent dwellings.
7. There shall be a maximum of 240 mm of fill and 270 mm of cut.

8. The proposal is not located in a right-of-way.
9. The proposal shall in no way affect neighbour overshadowing, easements or pipelines.
10. Stormwater shall be directed to the ground as shown on the submitted drainage plan. The site naturally slopes towards the existing dam on the property. A licensed plumber shall carry out the installation in accordance with AS 3500.
11. The proposed development will in no way have impact regarding special design features.
12. There will be no disturbance to traffic flow, noise pollution, and historical or archaeological aspects; or on soil erosion.
13. The size, height and design of the outbuilding shall be complimentary with the future proposed dwelling & adjoining structures and shall not be detrimental or materially affect the amenity of adjacent or adjoining neighbours.
14. The proposed Class 10A structure shall not be used for human occupation.
15. The development shall be carried out in accordance with the Building Code of Australia.

Consequently, we request that Council supports the proposal.



Image 2: Proposed location of new shed at rear of property. A neighbouring shed of similar proportions can be seen in the background.