

Statement of Environmental Effects

For new double garage at 74 Gladstone Street Mudgee

The proposed new double garage will replace an existing single garage on the lot.

The existing garage will be demolished and removed by licensed asbestos contractors.

There is a single tree that will need to be removed to make way for the new garage.

The new garage is the same width and will be directly behind the existing house, therefore will not have a visual effect on the streetscape. The selected colour for the garage is cream, which will not cause offence to neighbours.

The stormwater from the new garage will connect to the existing house pipework which discharges to the street.

There will be no increase in traffic. The garage will house a classic car, a daily driving car and storage.