

Statement of Environmental Effects

Accompanying a development application for

A Shed

At

Lot 4 /DP 856182
25 Henry Bayly Drive
Mudgee NSW 2850

4th March 2022

Statement of Environmental Effects
25 Henry Bayly Drive, Mudgee

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25 Henry Bayly Drive, Mudgee

1. Introduction

This statement of environmental effects has been prepared by Duncan and Penny Adam to accompany a development application for a shed at 25 Henry Bayly Drive, Mudgee. The application is being lodged by Penny and Duncan Adam, pursuant to Clause 4.12 of the Environmental Planning and Assessment Act 1979.

The proposal has been designed to achieve the relevant provisions of Mid-Western Regional Local Environmental Plan, and Clause 4.15 of the Environmental Planning and Assessment Act 1979 (as amended).

Construction of a barn style shed 10.5m x 9m 25 Henry Bayly Drive, Mudgee

This statement has been prepared having regard to the following documentation:

- Best Sheds Structural Certification Letter
- Best Sheds Engineering Schedule
- Barnson Site Plan & Erosion Control Details
- Environmental Impact Statement

2. Site description and analysis

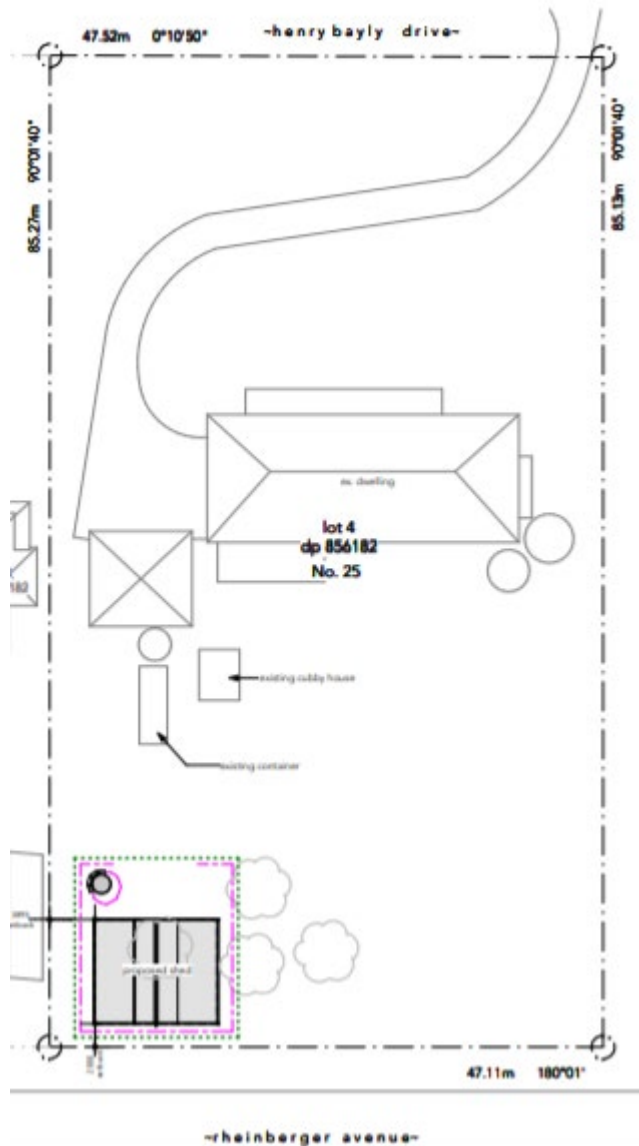
2.1 Location and property description

4000m² block which is situated between Henry Bayly Drive and Rheinburger Avenue. The front of the block is sloping down to the house where it flattens and then slopes downwards again near the red container at the back of the garage, for further detail see Barnson Site Plan.



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Barson snap shot of location of lot attached below, this shows the shed will be situated at the block on the right hand side.



2.2 Site characteristics

The site is a 4000m² block with one existing home building, a garage, a 20ft storage container and a small child's cubby house. There is considerable vegetation on the lot including gardens and numerous established trees such as a small Oak, Iron Bark, Gums, Elms, Crepe Myrtle, Manchurian Pear, Ornamental Plum, Olive and fruit trees (orange, lemon, pomegranate and apricot). The block slopes down from Henry Balyly Drive, flattens at the house area and then again slopes downwards before flattening behind the container. The lot is then relatively flat to Rheinburger Avenue.

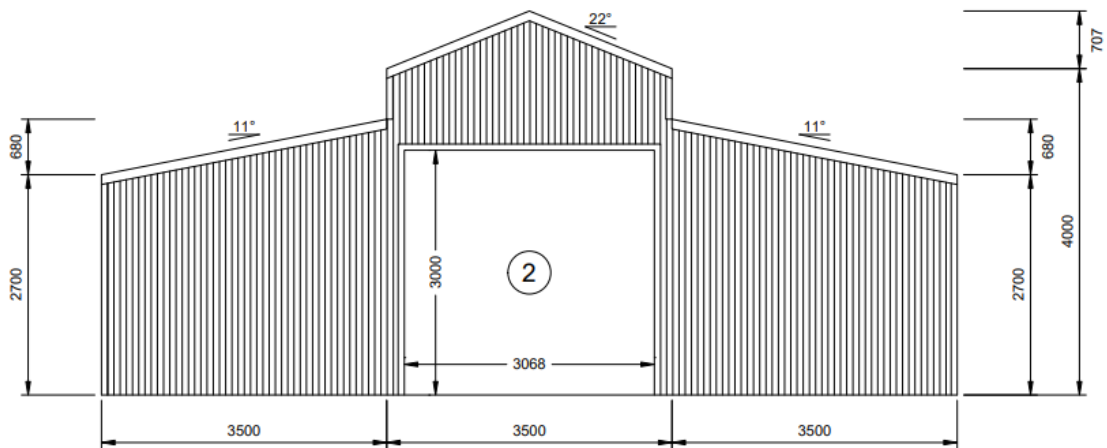
2.3 Surrounding development

The property is in a residential area, the houses surrounding the lot on either side are large blocks of 2000m² to 4000m². The property on the topside of Henry Bayly Drive and on the other side of Rhenburger Avenue are 2000m² and smaller block sizes. All properties are residential.

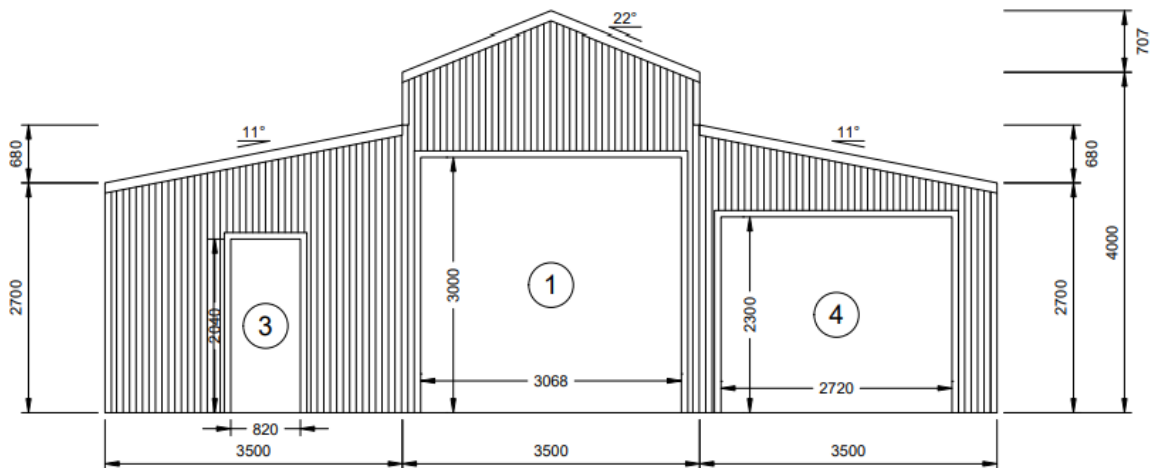
3. Details of proposal

3.1 Proposed works

Erection of a barn style shed, 10.5m x 9m² with a cement floor, detail of dimensions below. Colorbond will be used for the construction, the colour selected is Slate Grey. A single roller door will face Rheinburger Avenue. The occupants intend to plant a hedge or trees on either side of the roller door.



Front facing view of the shed which faces the back of the house. This side will have two roller doors and a personal entry door as shown below.



4 Clause 4.15 -Matters for consideration

The following provides an assessment of the proposal against the provisions of Clause 4.15 of the Environmental Planning and Assessment Act (as amended).

(a) the provisions of:

(b) (i) any environmental planning instruments

State Environmental Planning Policies

Clause 3B:

- Area of lot required to be landscaped
- Minimum Setbacks
- Vehicle access requirements

Local Environmental Plan

Land is Zoned R1 General Residential

The proposal is defined as a shed

Clause 2.8 Part 2 applies to this proposal. The proposal satisfies the objective of the R1 zone as it provides facilities or services to meet the day to day needs of residents. The storage of motor vehicles and a camper trailer is consistent with this provision.

Maximum Building Height – under 8.5m

(ii) any proposed instrument that is or has been the subject of public consultation under this Act and that has been notified to the consent authority (unless the Planning Secretary has notified the consent authority that the making of the proposed instrument has been deferred indefinitely or has not been approved), and

Not Applicable

(iii) any development control plan

Not Applicable

(iiia) any planning agreement that has been entered into under section 93F, or any draft planning agreement that a developer has offered to enter into under section 93F

Not Applicable

(iv) the regulations (to the extent that they prescribe matters for the purposes of this paragraph)

Not Applicable

(v) any coastal zone management plan (within the meaning of the Coastal Protection Act 1979), that apply to the land to which the development application relates,

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Not Applicable

(b) the likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality,

Not Applicable

(c) The suitability of the site for the development,

Not Applicable

(d) any submissions made in accordance with this Act or the regulations,

Consideration will be given to any submissions made as a result of Council's consultation and notification processes.

(e) the public interest.

Not Applicable

5.0 Other considerations

5.1 Visual Impacts

The shed is dark grey in colour therefore there will be no reflection on the surrounding neighbours. It will also have plantings either side of the roller door to soften the visual impact on Rheinburger Avenue.

5.2 Open Space

The shed is situated on a privately owned lot and will have no impact on community open space.

5.3 Overshadowing and Privacy

The Shed is situated at the rear of the block. There is an easement on one side and the neighbours on the other side have a shed situated in the same position at the rear of their block and therefore will not be overshadowing any residence. The properties across the road are higher than the lot at 25 Henry Bayly Drive and therefore will not have issues with overshadowing.

There is only one roller door access to Rheinburger Avenue with no windows or doors, therefore will not affect the privacy of neighbouring properties across the road.

5.4 Noise

The required quiet times will be observed when building the shed. It will be largely used for storage of motor vehicles with some household furniture and camping equipment and therefore noise will be minimal.

When the shed is being used after approval for any noise making activities this will only be done within the time frames allowed.

The shed is fully insulated which will further assist in dampening any noise.

5.5 Erosion Control Measures

Erosion Control measures are detailed in the Barnson document. They show the use of a sediment fence and a strawbale filter.

5.6 Economic and Social Impacts

Not Applicable

5.7 Environmental Benefits

Not Applicable

5.8 Disabled Access

Not Applicable – private

5.9 Security, Site Facilities and Safety

The site will be fenced off from the street, a locked gate will provide access to the site.

The construction team will have access to bathroom and kitchen facilities in the existing dwelling on site.

Safety measure required such as scaffolding or working at heights equipment will be provided by the construction team.

5.10 Waste Management

There is no proposed connection of water or sewerage.

5.11 Building Code of Australia

A construction certificate from Best Sheds is included as apart of the development application.

5.12 Traffic

Not Applicable – there will be no further vehicles travelling to or from that are not held by the occupants.

5.13 Stormwater/flooding

The proposed shed has complete guttering with downpipes that will be connected to a water tank at the side of the shed.

5.14 etc.

Not Applicable

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6.0 Conclusion

The proposed development of a Colorbond barn style shed measure 10.5 x 9m will be situated at 25 Henry Balyly Drive. The shed is on a private lot in a R1 residential zoned area. The shed will be used for storage of motor vehicles, a camping trailer and camping equipment. The building adheres to all required SEPPs and LEPs and will have little to no impact on the surrounding neighbourhood. In conclusion the proposed shed meets the requirements of 4.15(1) of the *Environmental Planning and Assessment Act 1979* and should be approved.