

# Statement of Environmental Effects

Accompanying a development application for

**SHED ADDITION**

At

**LOT: 53**

**DP: 1172013**

**44 Winter Street, Mudgee NSW 2850**

**10/9/2022**

## **1. Introduction**

This statement of environmental effects has been prepared by Danie Sloan to accompany a development application for Shed Addition at 44 Winter Street. The application is being lodged by Daniel Sloan, pursuant to Clause 4.12 of the Environmental Planning and Assessment Act 1979.

## **2. Site description and analysis**

### **2.1 Location and property description**

The property is located at 44 Winter Street, Mudgee NSW 2850  
[Link to ariel view here](#)

### **2.2 Site characteristics**

The site is 1000sqm flat and level with a 4 bedroom house currently on the block



### **2.3 Surrounding development**

Both neighboring properties have large sheds currently

### **3. Details of proposal**

#### **3.1 Proposed works**

I am aiming to put a 12.5m x 8m x 3.2m shed on my property to help store my various vehicles and maintain them.

#### **4 Clause 4.15 -Matters for consideration**

##### ***The suitability of the site for the development,***

The site is flat and level with good drainage and run off. I believe that there will be no need for major works in the construction of the shed on this property.

#### **5.0 Other considerations**

##### **5.1 Visual Impacts**

Due to the amount of shedding in the area there will very little impact visually

##### **5.2 Overshadowing and Privacy**

This will help stop walkers being able to access the property and assist with privacy

##### **5.3 Noise**

Once constructed there will no very minimal amounts of noise produced and will help block noise from walkers behind the property

##### **5.4 Security, Site Facilities and Safety**

I currently have security cameras on the property

##### **5.5 Waste Management**

No added waste will be generated due to shed construction

##### **5.6 Stormwater/flooding**

There will be no flooding/storm water issues and shed will have water tank attached to catch any water

## **6.0 Conclusion**

I hope this addresses and issues or concerns for the development of the property and satisfies all queries.

Kind Regards,  
Daniel Sloan