

Statement of Environmental Effects
Anthony and Katherine Watson Development Application
4 Graciano Place Murrumbateman, NSW 2582

We are proposing to erect a 7m(w)x9m(l)x3m(h) Colorbond shed .

The shed will be placed next to house that is currently under construction. It will not be as high as our house so Neighbours properties will not be affected by its height nor will it adversely stand out in the surrounding area.

There will be no increase in noise from the proposed shed as it will only be used for providing shelter for vehicles and household effects.

We will use experienced contractors for the concreting and erect of the sheds. All builders waste will be removed in the proper manner as per regulations. Rain will be directed into the property's main water tank. There will be no household waste. The shed will be require power (connected to the house mains) for lighting and the operation of the main garage door to allow access by household vehicles.

The site is flat so no excavation will be required. No vegetation or native habitat will be affected. We are not located in a bushfire or flood zone nor are we in a heritage conservation zone.

The colours of the new shed will match our existing colour scheme of the house so there will be no noticeable change to the landscape or any new colours introduced.

In summary, this shed will not impact on surrounding dwellings in any way or have any adverse environmental effect. All standards will be followed during the building processes to ensure limited waste and minimal damage is caused. The shed will be located in an area which can safely be blocked to traffic during the building process and will not interfere with existing processes if approved and built.