

# Statement of Environmental Effects

Date:-17/04/24

## **Applicant:-**

Mr Mick Falconel

## **Location:-**

Lot DP 42/-/DP1098806 42 Joshua Street Goulburn NSW 2580

## **Proposal:-**

Construction of a Steel Framed Colour bond detached Shed 8000mm Wide x14000mm Long 3000mm Eave Height.

Proposed colours:- Walls - Classic Cream Roof – Manor Red – Roller Door – Manor Red

## **Current Use:-**



## Site Image

- 1) Zoning R1 Low Density Residential
- 2) Lnad Size 719.26m<sup>2</sup>
- 3) Land Use Residential

## Building Details

- 1) The Development will involve the construction of a steel framed colourbond shed 112sqm in size (Total roof) The floor system will be **Concrete Slab**.
- 2) The design of structure will be a standard roof pitch of 10 degrees
- 3) Storm water from the roof will connect to **the existing storm water**.
- 4) The Lowest Eave height will be 3m from the finished floor level.
- 5) The Appex height of the proposed building (from the finished floor level will be 3.7m)
- 6) The Roof will be cladded in **Corrugated sheeting Manor Red in Colour**
- 7) The Walls Will be cladded in **Trimdeck Sheeting Classic Cream Colour**
- 8) The building will not be dominant in the area and will be keeping with area.

## Site Disturbance and placement

- 1) No Earthworks required.
- 2) On site waste storage area will be in place during the construction and disposed of through existing steel recycle services. (There will be no excessive waste)
- 3) No native flora or fauna shall be disturbed.
- 4) No industrial or commercial activities have been conducted on this site.
- 5) Placement of the shed should not cast adverse shadows on neighbouring properties.
- 6) There will be no disturbance of current traffic flow, noise pollution, and historical or archaeological aspects or on soil erosion. (No extra Traffic will be created)
- 7) No Sewer or stormwater will be effected All stormwater will be connected to existing services and plumbing will be conducted by a Licensed plumber and in accordance with the current building code.

## Planning Layers

### a. Hazard

- 1) **Bushfire** The Property is not within a bushfire prone zone.
- 2) **Flood** The Property is not within a Flood prone zone.

### b. Protection

- 1) **Heritage** The Property is not located in a heritage listed area.
- 2) **Aboriginal Heritage** The proposed development is not within an Aboriginal Heritage Site (see attached AHIMS Web Service Search Document)

**42 Joshua Street Goulburn**



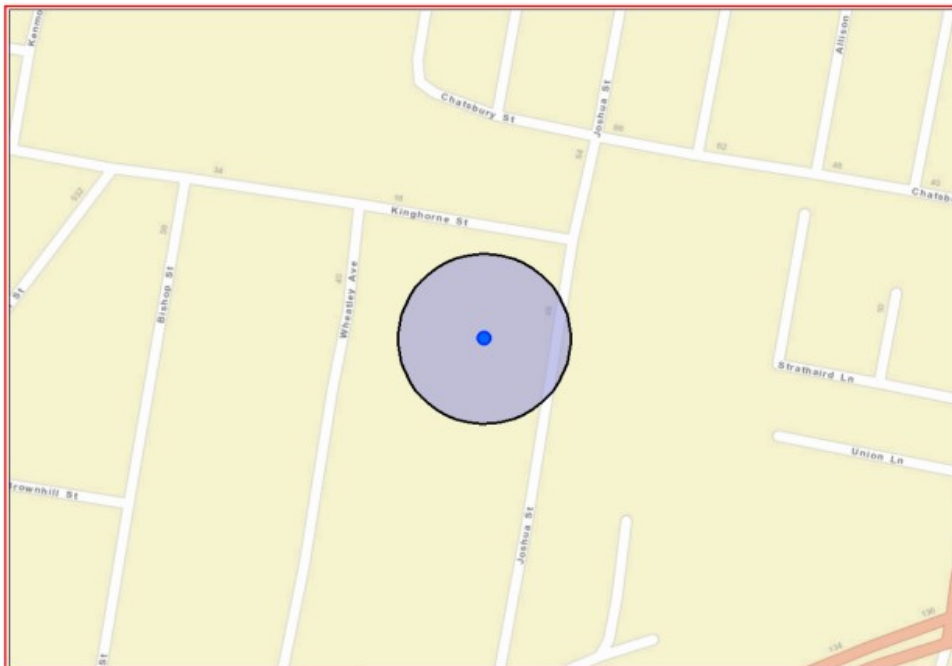
Tammie McLaughlin  
26 union street  
Goulburn New South Wales 2580  
Attention: Tammie McLaughlin  
Email: inlandcitysheds@gmail.com

Date: 17 April 2024

Dear Sir or Madam:








**AHIMS Web Service search for the following area at Address : 42 JOSHUA STREET GOULBURN 2580 with a Buffer of 50 meters, conducted by Tammie McLaughlin on 17 April 2024.**

The context area of your search is shown in the map below. Please note that the map does not accurately display the exact boundaries of the search as defined in the paragraph above. The map is to be used for general reference purposes only.



A search of Heritage NSW AHIMS Web Services (Aboriginal Heritage Information Management System) has shown that:

0	Aboriginal sites are recorded in or near the above location.
0	Aboriginal places have been declared in or near the above location. *

<b>DCP Item</b>	<b>Compliant</b>	<b>Non Compliant</b>
Permissible Building Type for Land Zoning R1		
Total Building size 112m <sup>2</sup>		
Wall Height 3m		
Minimum Front Setback (proposed 33.45)		
Minimum Left Side Setback (Proposed 4.69m)		
Minimum Right Side Setback (proposed 600mm)		
Minimum Rear Boundary Setback (Proposed 4.3m)		

### **Variations**

Right Boundary:- Replacing old for new in the same position.