

Statement of Environmental Effects

2 Spicer Road, Oxford Falls

Lot 2 DP 504480 -



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Existing

The site is approximately 4.5 acres of rural setting. There is an existing single three bedroom dwelling on the property with living and dining areas at the back of the property.

Proposal

The proposal shed is to be located $\frac{3}{4}$ along the entrance driveway on the right hand side.

The proposal is to install a 7.5m x 12m shed on a concrete slab on an existing cleared site on the property.

The site selected will have minimal impact on existing flora and fauna. No trees need to be removed with minimal excavation for the sole purpose of levelling for the slab.

The shed is located approximately 18m from the closest North western boundary.

The colour chosen has been selected to fit in with the green landscape surroundings. The sheds primary use will be for the secure storage of plant and equipment.

Stormwater

Rain water will be collected from the roof via a 5000 L water tank. The overflow will continue into the front paddock (approx 2 acers). This paddock has a natural fall to the north western boundary fence. Along the boundary fence runs a stormwater gulley which continues to Spicer Road gulley run off.

Privacy and Noise

The sheds location is an elevated position above the next door neighbours block surrounded by existing trees. This will have little to no impact on the neighbours bush vista.

There will be minimal noise associated with the sheds construction and use.