



Hunter Valley Sheds n More Pty Ltd  
ABN: 84 640 303 064  
Unit 4, 1 Shipley Drive  
Rutherford NSW 2320

02 4934 6636  
02 6541 3176

[info@huntersheds.com](mailto:info@huntersheds.com)  
[www.huntersheds.info](http://www.huntersheds.info)

## STATEMENT OF ENVIRONMENTAL EFFECTS

Development Application for Carport

Lot: C DP 23780 63 Carl Street Muswellbrook

### Proposed Development

Development Application construction of a new carport.

### Site Analysis

The legal description of the subject site is Lot C DP 23780 63 Carl Street Muswellbrook. The site is regular in shape and has an 20m wide frontage to Carl Street. The site has an area of 903m<sup>2</sup> and contains a dwelling and shed. Vehicle access to the property is Carl Street.

### Muswellbrook Local Environmental Plan 2009

The site is zoned R1 General Residential pursuant to the provisions of Muswellbrook Local Environmental Plan 2009.

#### Clause 2.3 Zone objectives and land use table

This clause requires that the consent authority must have regard to the objectives for development in a zone when determining a development application. The objectives of the R1 General Residential zone are:



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- *To provide for the housing needs of the community.*
- *To provide for a variety of housing types and densities.*
- *To enable other land uses that provide facilities or services to meet the day to day needs of residents.*
- *To enable sensitive infill development of other housing types.*
- *To allow people to carry out a reasonable range of activities from their homes, where such activities do not adversely affect the living environment of neighbours.*
- *To promote the principles of ecological sustainable development including energy and water efficient subdivision and housing design.*
- *To minimise the impact of non-residential uses and ensure these are in character and compatible with surrounding development.*
- *To ensure that development is carried out in a way that is compatible with the flood risk of the area.*

The proposed development has regard to the objectives as follows:

The application seeks approval for the erection of a new carport.

The proposed carport will provide an ancillary structure that will support the use of the site as a residential dwelling. The site area ensures that the proposed carport can be comfortably accommodated on site. The proposed carport will be constructed using Colourbond colours Ironstone that match or compliment the existing dwelling on the site to ensure it preserves the existing streetscape. The carport will not increase the demand for public services or facilities.

The proposed carport will be used ancillary to the dwelling contained on the site. A dwelling house is permissible in the R1 General Residential Zone.



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## **Environmental Impacts**

### **Earthworks**

The carport will not require any earthworks.

### **Stormwater**

Stormwater will be connected to the kerb.

### **Maximum height**

The proposed carport has a height of 4.2 metres. The carport measures 8m x 4.3m – an area of 38.7m<sup>2</sup> in size

### **Setbacks**

The setbacks will be as follows:

Western Front boundary – 3.23m  
Northern Side boundary – 900mm  
Southern Side boundary – 15.31m  
Eastern Rear boundary – 31.83m

### **Landscaping**

The proposed carport can be accommodated on site without adversely impacting on any biodiversity outcomes, will not result in land degradation and will not adversely impact on the environment.

There is a grassed area at the rear of the proposed dwelling that will be maintained.



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## Building appearance

The carport is compatible with other buildings in the locality and will not detract from the visual quality of the streetscape and is consistent with the locality. The proposed carport will not adversely impact on the surrounding built forms and landscape qualities and will not detract from the visual amenity of the locality.

## Waste

The proposed dwelling on the site will be serviced by Council's kerbside collection.

It is not expected the carport will generate any additional waste. All construction waste will be stored on site, for disposal or recycling at the Council Waste Depot.

## Traffic and Parking

Carl Street is a two way sealed road, in good condition. Vehicle access into the site is via Carl Street. The proposed carport will be used in conjunction with the proposed dwelling on the site so will not generate any additional traffic or parking needs.

## Use

The carport will be used for the parking of a caravan.

## Clause 6.1.6 Garages, Carports and Sheds

### Objectives

- a) *To ensure that ancillary buildings do not dominate the streetscape and reflects the existing location of ancillary buildings within the streetscape.*



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## Controls

- (i) Garages, carports and sheds visible from the street shall compliment (i.e. not detract from) the colour and roof form (i.e. pitch) of the dwelling on that allotment.
- (ii) Garages and sheds are not located forward of the established building line.
- (iii) Open carports, less than 36m<sup>2</sup> in roof area and no greater than 6m wide, may be built to the side boundary or no closer than 1m to the street frontage provided they meet the objectives of this clause.

The proposed carport is located 3.23m from the front boundary of the site. The carport is 4.3m wide x 9m deep and has an area of 38.7m<sup>2</sup>. Whilst the carport meets the width requirements of this the development control it does provide a slightly larger roof area. The additional 2.7m<sup>2</sup> of rood area will not have an adverse impact on the streetscape. There are a number of carports within the locality that are located forward of the building line and the proposed carport is consistent with this. Carl Street has a wide road reserve which creates space and openness. The proposed carport will not encroach on the existing streetscape. The existing street tree at the front of the property will be retains to provide screening and softening of the views from the street.

## Heritage

The site is located within the Muswellbrook Heritage Conservation Area. Whilst the area is typically characterised by older style homes, there has been a redevelopment of the area that has introduced more modern built forms. In particular 13 Bligh Street and 1 Bligh Lane, which are in close proximity to the subject site. The property at 11 Bligh Street has a gable roofed carport within the front building line and presents with a very minor front setback.

The design of the proposed carport has considered the style of existing carports and buildings in the area. The carport has a gable roof with a 20 degree roof pitch. The roof form ensures the carport is sympathetic to the streetscape and does not dominate the existing dwelling. The design is low key and presents a simple and unintrusive design into the site. The proposed colours are recessive and will not compete with the main residence on the site. Trimdeck roof cladding is proposed consistent with sheds in the locality. The use of Ironstone Colorbond will be recessive in the proposed location and will not compete visually with the dwelling.



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