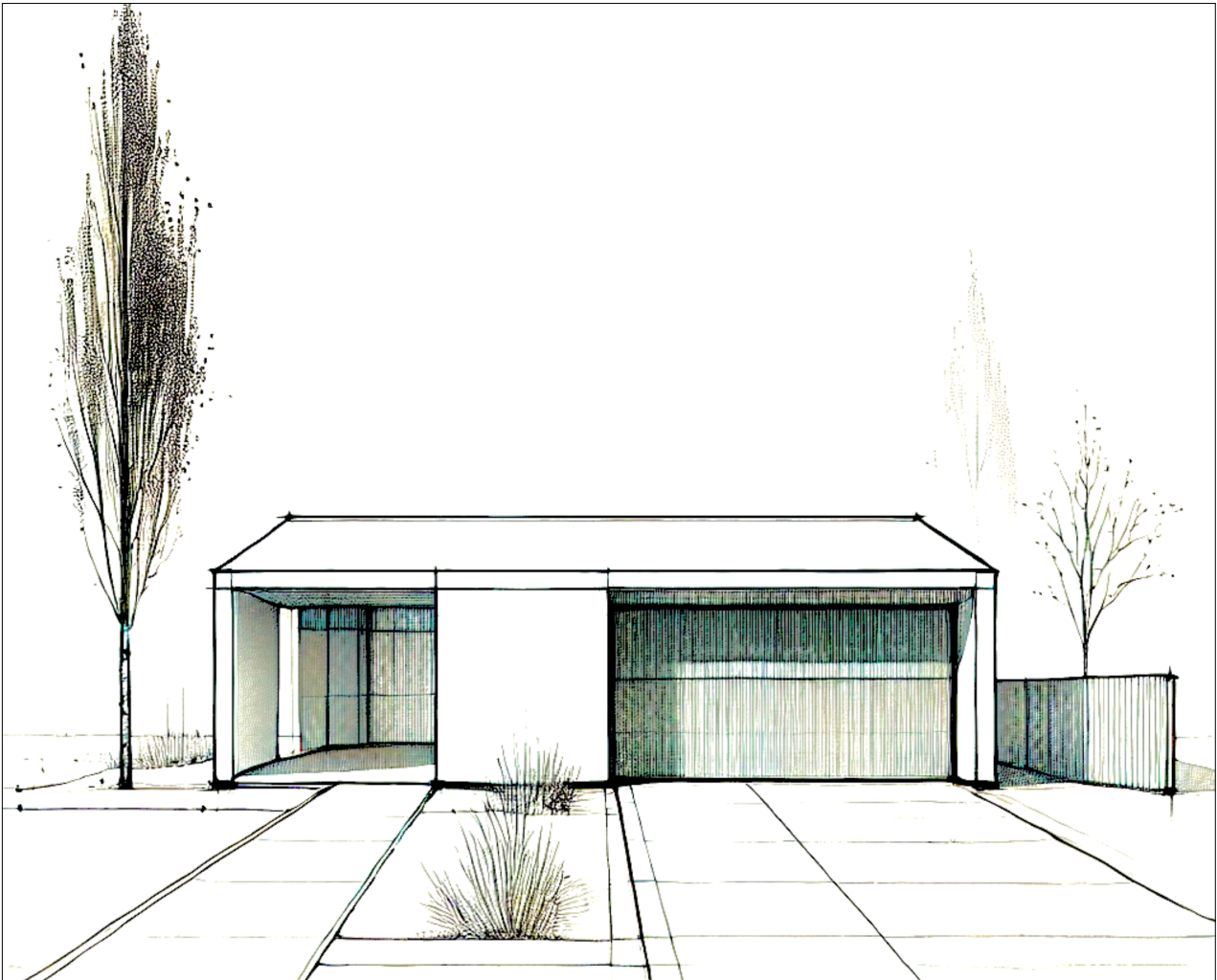
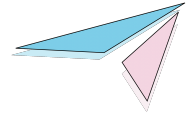


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## STRAIGHTLINE PLANNING

Proposal: Alterations/Additions: external shed/carport



*[Image for illustrative purposes only]*

# Statement of Environmental Effects

Prepared for: [REDACTED]

Prepared: [REDACTED]

Proposal: Alterations/Additions: external shed/carport

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## OVERVIEW

This Statement of Environmental Effects (SEE) forms part of a Development Application (DA) submitted to Goulburn Mulwaree Council for the addition of a storage/carport structure at [REDACTED] (the subject site).

This application is made pursuant to s4.15 of the Environmental Planning & Assessment Act (1979) under the Goulburn Mulwaree Local Environmental Plan 2009 and the Goulburn Mulwaree Development Control Plan 2009. More specifically, this report has been prepared in accordance with section 2(4) of Schedule 1 of the Environmental Planning & Assessment Regulations (2021), which requires a SEE to include the following:

- a) The environmental impacts of the development
- b) How the environmental impacts of the development have been identified
- c) The steps to be taken to protect the environment or to lessen the expected harm to the environment
- d) Any matters required to be indicated by any guideline issued by the Secretary for the purposes of this clause.

The environmental impacts of the proposed development, including measures taken to protect or lessen the expected harm to the environment, are addressed throughout this report.

## DEVELOPMENT SUMMARY TABLE

Proposal	Approval for outbuilding: storage shed/carport
Site Address	
LGA	Goulburn Mulwaree Council
Date Prepared (v1.0)	
Project Number	

## SITE ANALYSIS

is situated in a newly established residential estate, providing a contemporary and cohesive suburban setting for its use and development. Located within close proximity to the Hume Highway, the site offers connectivity for local and regional travel.

The area is easily accessible to nearby amenities, including local shops, medical facilities and schools. The property accesses reliable infrastructure such as electricity, water, sewerage and high-speed internet.

Surrounded by modern homes and a well-maintained streetscape, the property fits into the family-friendly character of the neighbourhood. Recent development and the removal of vegetation as part of the estate's establishment have significantly reduced bushfire-related risks previously associated with the site.

The proposed storage shed with an adjoining carport will be located behind the front wall of the property, further concealed by a side fence which is shown in attached imagery, aligning with the residential nature of the area while preserving the streetscape and maximising useable backyard space.

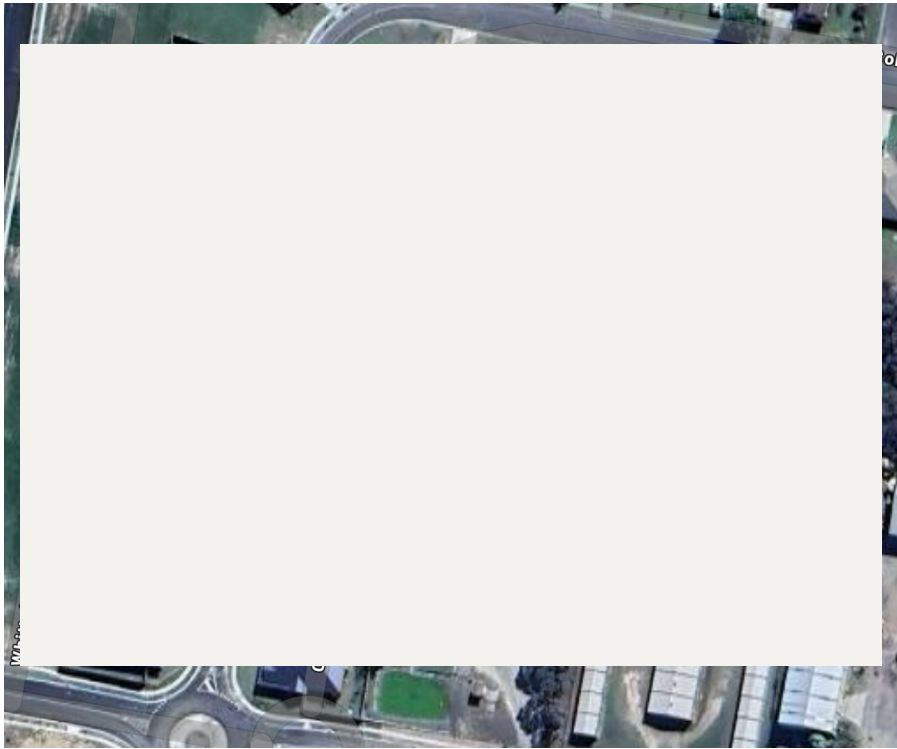
# SITE IMAGERY



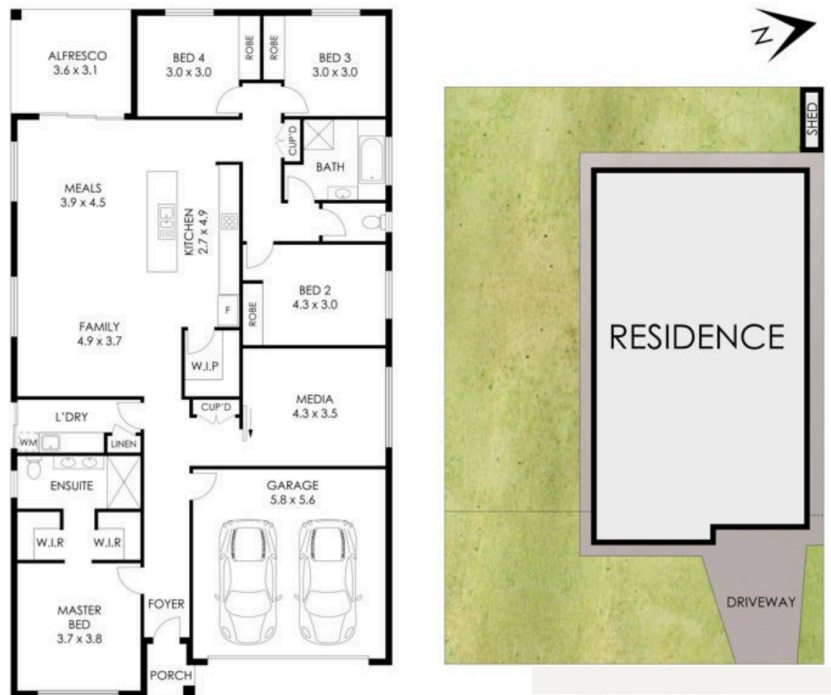
*[Six Maps representation of broader location/local surroundings]*



*[NSW Spatial Viewer representation indicating zoning of site and neighbouring properties]*



[Google Maps representation indicating updated imagery showing homes in new estate]



[Real Estate marketing floor plan and site plan indicating adherence to site coverage requirements]



Location of proposed storage/  
carport outbuilding

*[Real Estate marketing photo with indicated location of storage/carport behind fence/front of building line]*

# LOCALITY ANALYSIS - MARULAN NSW

## **Geographical Overview:**

Marulan is a growing town situated in the Southern Tablelands of New South Wales, approximately 30 kilometres northeast of Goulburn and around 175 kilometres southwest of Sydney. Its strategic location near the Hume Highway makes it an essential stopover point for travellers and provides excellent connectivity for residents to larger regional centres and metropolitan areas. The town is surrounded by scenic countryside and farmland, offering a tranquil rural setting that balances natural beauty with modern infrastructure.

## **Demographic Profile:**

Marulan is home to a diverse population, including families, retirees and professionals who appreciate its quiet lifestyle and close-knit community atmosphere. With ongoing residential development, the area is attracting new residents seeking affordable housing and a semi-rural lifestyle within commuting distance to Goulburn and Sydney.

## **Local Economy and Employment:**

The local economy is supported by small businesses, retail services and agricultural activities, reflecting its rural heritage. The proximity to industrial hubs in Goulburn also provides employment opportunities, while some residents commute to work in nearby regions or Sydney via the Hume Highway.

## **Transportation and Accessibility:**

Marulan benefits from its location along the Hume Highway, offering access to Sydney and Canberra. The Marulan train station provides additional connectivity for residents, linking them to the broader NSW rail network. Local roads and transport services further enhance accessibility within the town and to nearby communities.

## **Education and Healthcare:**

Marulan has a primary school catering to local families, while secondary schools are available in nearby Goulburn. Basic healthcare needs are met through local clinics and pharmacies, with larger hospitals accessible in Goulburn or via a short commute to other regional centres.



### **Real Estate and Housing:**

The housing market in Marulan is characterised by a mix of modern homes and established residences, reflecting the town's recent growth. Ongoing development has introduced new housing estates, offering spacious lots at competitive prices, appealing to first-time buyers, families and retirees seeking a peaceful lifestyle.

### **Leisure and Lifestyle:**

Marulan offers residents access to several recreational amenities, including parks, walking tracks and community facilities. Its rural surroundings provide opportunities for outdoor activities such as bushwalking and cycling, while its small-town charm and local events foster a welcoming community spirit.

### **Environmental Considerations:**

Marulan's environment is characterised by open green spaces and a semi-rural landscape. Recent residential development has been carefully planned to preserve the natural features of the area. The removal of trees for housing estates has reduced some bushfire risks, making the town increasingly suitable for residential expansion.

# DEVELOPMENT PROPOSAL

This development proposal outlines the addition of a residential outbuilding comprising an enclosed storage area and an adjoining covered carport for single-car use at the specified address. The proposed outbuilding will occupy approximately 49 square meters and will be positioned behind the front building line, further concealed from street view to protect the existing streetscape by being located behind the current fence line.

Key features of the structure include a secure, enclosed storage area alongside an open-sided carport providing weather protection for a single charity-show project vehicle. The design will complement the existing dwelling, utilising non-reflective materials and a roofline that aligns with the architectural style of the main residence. Care has been taken to ensure that the placement minimises visual impact and maintains the character of the residential area.

Compliance with all relevant local zoning regulations and building codes will be ensured, with all necessary permits obtained prior to construction. This development is designed to enhance the functionality of the property while maintaining its visual harmony with the surrounding neighbourhood.

The proposed development is to be classified as a non-habitable outbuilding/shed. It adheres specifically with the LEP objective *'To enable other land uses that provide facilities or services to meet the day to day needs of residents.'* It is considered development that is permitted with consent due to its omission from the list of prohibited development, and its relevance to ancillary usage of a residential dwelling.

# PLANNING ASSESSMENT - RELEVANT LEGISLATION

The application is to be assessed against the relevant Environmental Planning Instruments below:

1. Environmental Planning & Assessment Act (1979)
2. Environmental Planning & Assessment Regulations (2021)
3. Goulburn Mulwaree Local Environmental Plan (2009)

And the following Local Provisions:

4. Goulburn Mulwaree Development Control Plan (2009).

## **Environmental Planning and Assessment Regulation 2021**

Section 25 - Concurrences and/or Approvals

*In accordance with Section 25 of the Regulation there are no concurrences or approvals required for the proposed development.*

# SITE SUITABILITY

## Goulburn Mulwaree Local Environment Plan 2009

### Zone R1 - General Residential

Objectives of Zone	<ul style="list-style-type: none"> <li>• To provide for the housing needs of the community.</li> <li>• To provide for a variety of housing types and densities.</li> <li>• To enable other land uses that provide facilities or services to meet the day to day needs of residents.</li> <li>• To maintain the economic strength of commercial centres by limiting the retailing of food and clothing.</li> </ul>
Permitted without consent	Home occupations; Roads
Permitted with consent	Attached dwellings; Bed and breakfast accommodation; Boarding houses; Centre-based child care facilities; Community facilities; Dwelling houses; Food and drink premises; Group homes; Home industries; Hostels; Multi dwelling housing; Neighbourhood shops; Oyster aquaculture; Places of public worship; Plant nurseries; Pond-based aquaculture; Residential flat buildings; Respite day care centres; Semi-detached dwellings; Seniors housing; Serviced apartments; Shop top housing; Tank-based aquaculture; Any other development not specified in item 2 or 4
Prohibited	Agriculture; Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishments; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Charter and tourism boating facilities; Commercial premises; Correctional centres; Crematoria; Eco-tourist facilities; Electricity generating works; Entertainment facilities; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Function centres; Funeral homes; Heavy industrial storage establishments; Helipads; Highway service centres; Home occupations (sex services); Industrial retail outlets; Industrial training facilities; Industries; Jetties; Local distribution premises; Marinas; Mooring pens; Moorings; Mortuaries; Open cut mining; Passenger transport facilities; Recreation facilities (major); Registered clubs; Research stations; Restricted premises; Rural industries; Rural workers' dwellings; Service stations; Sewerage systems; Sex services premises; Storage premises; Tourist and visitor accommodation; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Veterinary hospitals; Warehouse or distribution centres; Waste or resource management facilities; Water recreation structures; Water supply systems; Wharf or boating facilities; Wholesale supplies

# COMPLIANCE SUMMARY

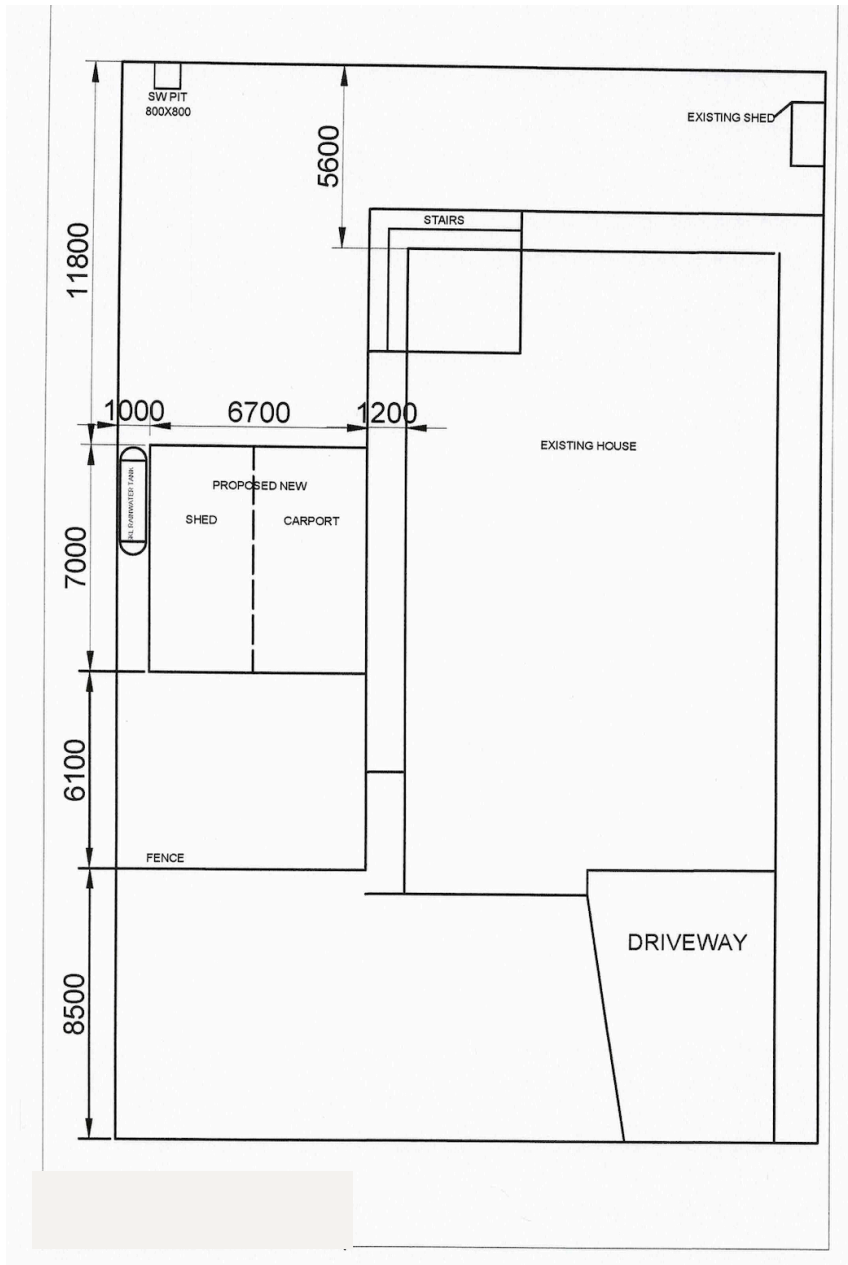
Final compliance is required to be assessed and authorised by council, but this report seeks to identify elements of the design that comply, do not comply or those that should comply based on merit through use of justification.

## 1. Vegetation and Bushfire Considerations

- Vegetation Category 3 - Bushfire:
  - The subject site was previously designated under Vegetation Category 3 - Bushfire, but this classification is requested for review. The removal of trees for the establishment of a new housing estate appears to have mitigated the bushfire risk for this location. As such, a bushfire assessment has not been attached to this proposal.
  - No additional bushfire mitigation measures are required for this proposal, as the site no longer exhibits bushfire-prone characteristics.
  - The proposed development does not involve further vegetation clearance or create conditions that would elevate bushfire risks.

## 2. Site Coverage

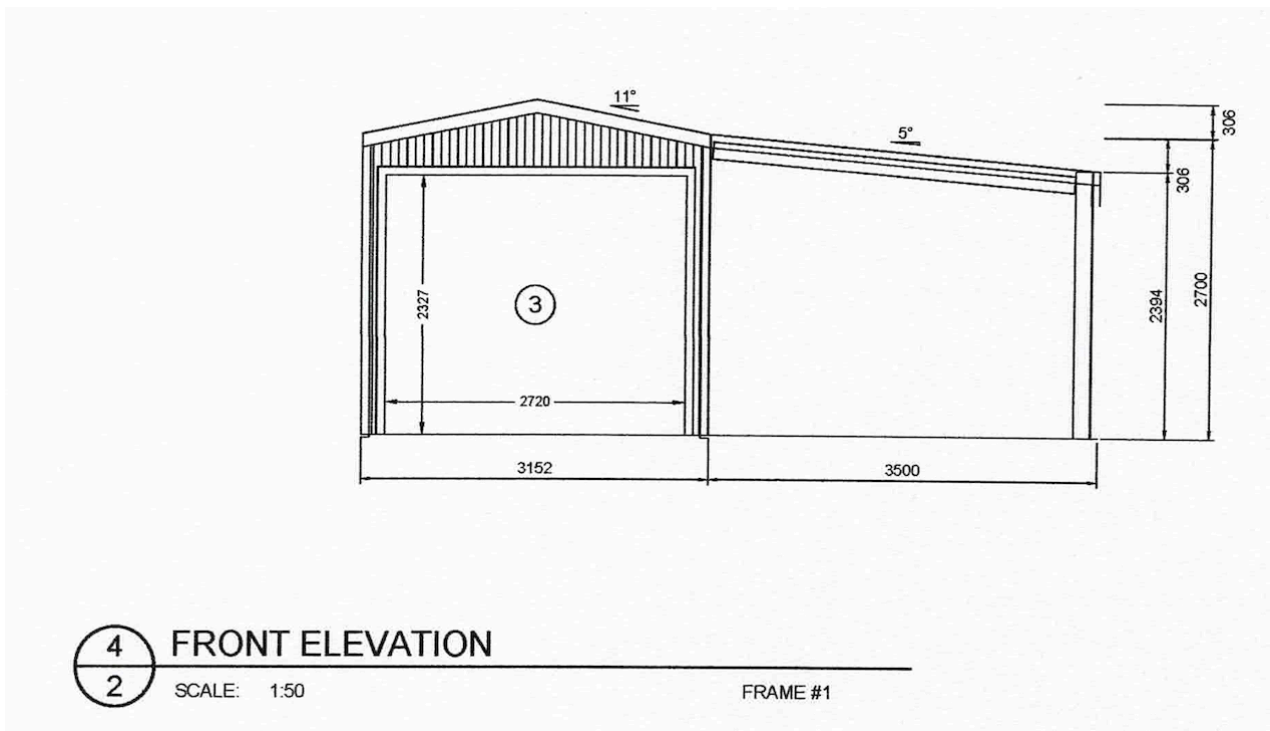
- Existing Site Coverage:
  - The total site coverage of the existing home, including the under-roof alfresco and attached garage, is 200sqm.
- Proposed Development:
  - The proposed structure (approximately 49sqm) will bring the total site coverage to 249sqm, representing approximately 34.6% of the total lot size (719sqm).
  - This remains well within the permissible site coverage limit of 50%-60% for residential zones under the Goulburn Mulwaree Local Environmental Plan 2009.
- The proposal leaves ample room for landscaping, outdoor recreation and stormwater management.



[2. Site Coverage: Client-provided site plan shows location of proposed outbuilding showing adherent setbacks to residence, LHS boundary and rear boundary. Note: 1.4m is the setback existing between the residence and the RHS boundary]

### 3. Height and Bulk

- Proposed Heights:
  - Wall height: 2700mm (max).
  - Lower side wall height: 2394mm.
  - Ridge height: 3006mm.
- Compliance:
  - The proposed heights comply with outbuilding standards outlined in the Goulburn Mulwaree Development Control Plan 2009, which typically limits the ridge height to 3.6m.
- Visual Impact:
  - The structure is appropriately scaled, subordinate to the main dwelling, and in keeping with the surrounding residential character.
  - The modest roof pitch reduces bulk and integrates with the streetscape, avoiding any significant overshadowing of neighbouring properties.



[3. Height and Bulk: Client-provided engineering drawing showing compliant height]

#### **4. Building Use and Design**

- Classification of Structure:
  - The structure is classified as a an outbuilding/storage shed with an adjoining minimal-use carport.
- Design Features:
  - The carport is an open structure with minimal impact on visual bulk or massing.
  - Non-reflective materials will be used to complement the design of the primary dwelling.
  - Position of structure is proposed to be both behind the front building line and an existing fence, ensuring minimal to zero impact to streetscape.

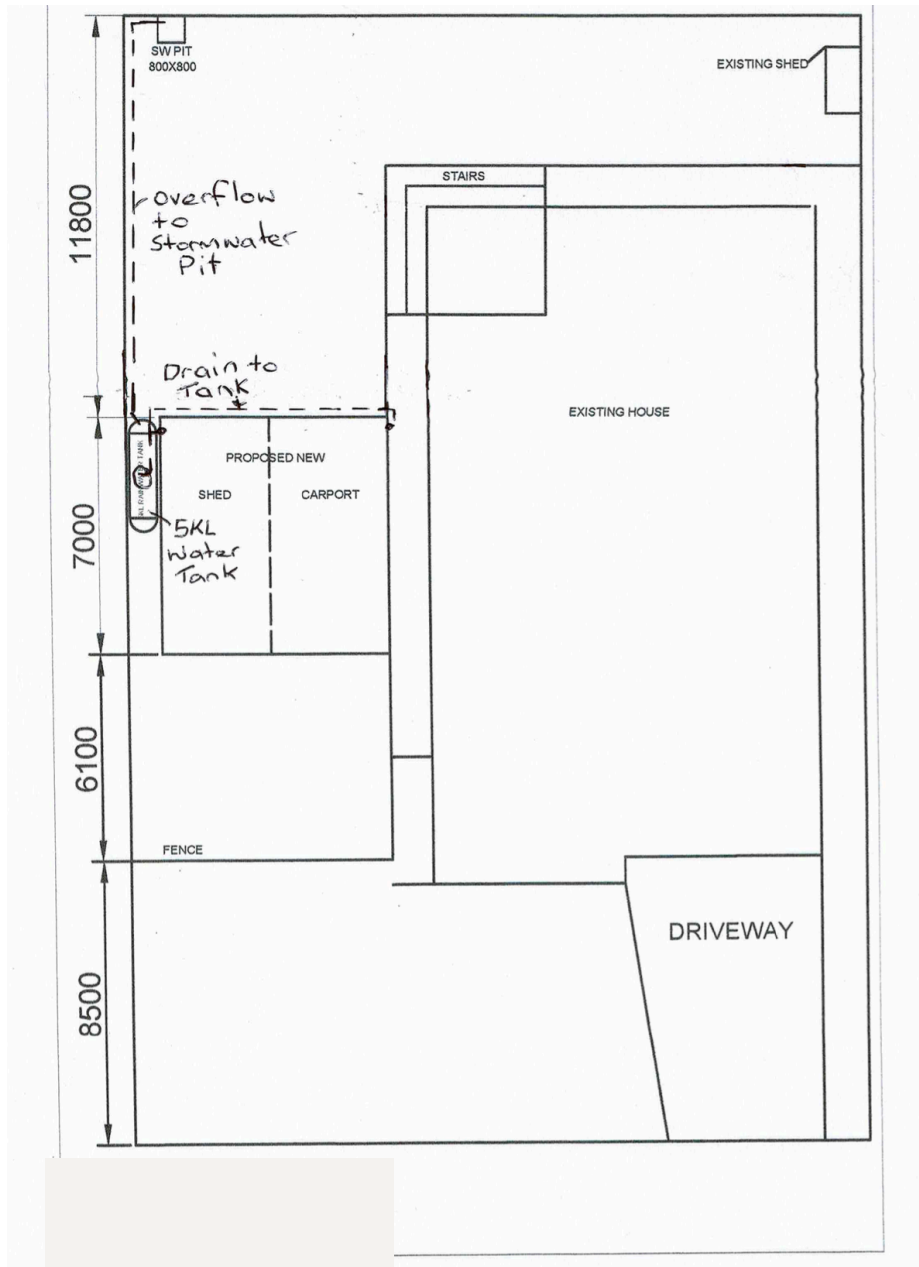
#### **5. Access and Parking**

- Driveway Access:
  - No additional driveway or driveway crossover is proposed or required as part of this development.
  - The existing driveway provides sufficient access to the existing dwelling's incorporated garage, proposed carport and storage shed, maintaining functionality without altering street infrastructure.

#### **6. Stormwater and Drainage**

- The shed's design ensures stormwater runoff will be directed to existing on-site drainage systems.
- The proposal does not interfere with easements or require modifications to existing drainage infrastructure.





[6. Stormwater and Drainage: Client-provided site plan/drainage plan shows consideration as to how stormwater will be managed on-site within existing infrastructure]

## 7. Compliance with CPTED Principles

- Crime Prevention Through Environmental Design (CPTED):
  - The shed is positioned to maintain visibility from the main dwelling, providing natural surveillance.
  - Motion-activated lighting will enhance security around access points, minimising shadowed areas or entrapment zones.
  - The enclosed storage area features lockable doors to prevent unauthorised access, ensuring the safety of stored items.
  - A vehicle parked in the open-walled, covered carport will not be visible from the street, due to the proposed outbuilding's position behind an existing fence structure

## 8. Heritage and Environmental Considerations

- The site is not located within a heritage conservation area, nor does it contain any significant vegetation or environmental features requiring preservation.
- The proposal aligns with neighbourhood character and will not obstruct significant views or amenity.

## 9. Environmental Impacts

- The proposal has minimal environmental impact, as it:
  - Utilises an area with established infrastructure.
  - Requires no additional vegetation removal or significant earthworks.
  - Integrates with the existing drainage system, avoiding disruption to water flow.

## Conclusion

The proposed storage shed with an adjoining carport at [REDACTED] complies with the objectives and provisions of the Goulburn Mulwaree Local Environmental Plan 2009 and Goulburn Mulwaree Development Control Plan 2009.

The development respects neighbourhood character, maintains safety standards and aligns with all relevant planning controls including but not limited to controls regarding setbacks, site coverage constraints, on-site drainage, height of buildings, visual impact and non-impactful material selection. This application demonstrates that the proposal is a suitable addition to the property with no adverse environmental or community impacts.