



Hunter Valley Sheds n More Pty Ltd
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STATEMENT OF ENVIRONMENTAL EFFECTS

Development application for shed

Lot: 13 DP: 1116838 63 Bolwarra Road Bolwarra

Proposed Development

Construction of a new shed 3.6m x 16m

Site Analysis

The legal description of the subject site is Lot 13 DP 1116838 63 Bolwarra Road Bolwarra. The site is regular in shape and has a frontage to Bolwarra Road of 22m. The site has an area of 1698m² and contains a dwelling. Vehicle access to the property is from Bolwarra Road.

Maitland Local Environmental Plan 2011

The site is zoned R1 General Residential and RU1 Primary Production pursuant to the provisions of Maitland Local Environmental Plan 2011. The proposed shed is located within the R1 General Residential zoned portion of the land.



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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:

- *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.*

The proposed development has regard to the objectives as follows:

The application seeks approval for the erection of a shed for ancillary residential storage.

The proposed shed is for storage and will be used as an ancillary component of the dwelling and will provide a structure that will meet the day to day needs of residents and can be comfortably accommodated on site. The proposed shed will be constructed using Colourbond colours that match and compliment the existing dwelling to ensure it preserves the existing residential setting. The proposed shed has been located behind the existing dwelling to ensure it does not dominate the streetscape.

Environmental Impacts

Earthworks

The shed will not require any earthworks to provide a level building pad.

Stormwater

Stormwater will be piped to the kerb via the existing as shown on the site plan.



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Maximum height

The proposed shed is a gable roof with a wall height of 3.1m and ridge height of 3.7m.

Setbacks

The shed will be setback:

- 9.84m from the southern front boundary and 2m behind the front building line of the dwelling.
- 18.8m from the eastern side boundary
- 500mm to the western side boundary
- 48.28m to the northern rear boundary

Landscaping

The proposed shed 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 currently a grassed area at the rear of the dwelling that will be maintained.

Building appearance

The shed is compatible with other buildings in the locality and will not detract from the visual quality of the streetscape as it will be set well back from the road and is consistent with the sheds in the locality. The proposed shed will not adversely impact on the surrounding built forms and landscape qualities and will not detract from the visual amenity of the locality. The shed is located behind the dwelling which ensure there is no visual impact on the streetscape.



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Traffic and Parking

The proposed shed will be used for parking a boat and ancillary storage. A secondary driveway crossover has been approved by Council and constructed. A new driveway from the front boundary to the shed will be constructed. Bolwarra Road is two-way sealed road in good condition.



Photo 1: View of proposed shed location from Bolwarra Road. Existing driveway crossover is shown.



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Solar Access

The orientation of the allotment and located of the shed ensures that there will be no overshadowing impacts on adjoining properties.

The shed has been located on the site so that there will be no overshadowing on the existing dwelling, with sunlight available to the living areas and outdoor private open space directly accessible from the dwelling.

The proposed development is not expected to cause a detrimental impact on solar access of the subject site or adjoining properties.

Waste

The existing dwelling on the site is currently serviced by Council's kerbside collection.

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

Use

The shed will be used for boat storage and residential storage.

Acid Sulfate Soils

The site is mapped as being within Class 4 Acid Sulfate Soil. The proposed shed does not include extensive excavation works, with only minor excavation required. There will be less than 1 tonne of soil disturbed as a result of these pier hole excavations.

Bushfire

The development site is mapped as being Bushfire Prone land affected by the buffer overlay. A self assessable bushfire report is provided under separate cover.



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Heritage Conservation Area

The subject site is not situated within the Bolwarra Heritage Conservation Area; however, it is located in relative proximity and, as such, consideration has been given to the surrounding heritage context.

The proposed shed has been thoughtfully designed to be consistent with the established character of development within the locality and to make a considered and compatible contribution to the existing streetscape. In this regard, the structure is positioned with an appropriate setback from Bolwarra Road and is located behind the front building line of the principal dwelling, thereby ensuring it remains visually recessive and does not dominate or detract from the primary built form when viewed from the public domain.

In terms of scale and form, the shed is limited to a single bay width and incorporates a modest maximum height of 3.7 metres, which serves to minimise its perceived bulk and visual prominence. The roof form adopts a pitch that is sympathetic to that of the existing dwelling, achieving a cohesive relationship in built form while avoiding direct replication of architectural detailing. Furthermore, the external finish of the shed will comprise Colourbond cladding in the 'Surfmist' colour, a light and non-intrusive tone that will assist the structure to blend harmoniously with both the dwelling and the broader streetscape context.



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