



MA STEEL

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Wednesday, 9 July 2025

Hilltops Council
Building Services
Locked Bag 5
Young NSW 2594

**RE: Development Application for Adrienne Wimbush & Stephen Allan
B/--/ DP364631 plus merging of Lots A & B/--/ DP364631 &
STATEMENT OF ENVIRONMENTAL EFFECTS**

To Whom It May Concern,

In accordance with the submitted development application we provide the following information:

It is proposed that Lots A & B of 7 Gloaming Road, Harden will be merged/combined into one Lot to allow the construction of a garage which will be 42mtrs from the existing house.

Building Description

- 7.5m x 7m x 2.7m Colorbond Mansard Garage
- Colorbond corrugated Manor Red roof and Classic Cream walls
- Approx. 94m from eastern boundary (proposed new boundary), 177m from southern boundary and 38m from western boundary.
- Stairs are proposed as per layout/sketch which comply with BCA requirements and have been drawn up by our engineer.

Site Suitability

- The owners live on block A and with no space on block A to place the garage, the owner is proposing to put the garage on block B.
- The present land use is R5 Residential and domestic purposes.
- The use of the land will remain the same.
- There are no known site constraints.
- The closest flood zone is over 100m away from the proposed structure.
- There are multiple existing structures on the site

Current and previous uses

- The present land use is R5 Residential and domestic purposes.
- The use of the land will remain the same.
- The adjoining blocks are all residential use with habitable dwellings.
- It is not expected that there is any contamination on the block.

Operational details

- The shed is proposed for the storage of machinery and household items.

Access and traffic

- The block is accessible by Gloaming Road.
- Increases to traffic movements are not anticipated.

Air and Noise

- Minimal noise or dust will be generated from the normal storage use.

Privacy

- The location of the proposed shed on the block is not directly adjacent any neighbouring residential dwelling. The southern boundary has a number of established trees providing additional privacy to the block.

Visual impacts

- There will be no impact of the building on views of neighbouring properties
- There will be no overshadowing of neighbouring properties

Other environmental considerations

- There will be minor earthworks and excavation - materials will be disposed of on site
- Stormwater will be piped into existing system.
- Construction will be completed during daylight hours only with a staff of a maximum of 5 people
- Construction materials from on site will be recycled where possible
- the development is deemed to comply with the relevant NSW Environment Policies
- No constraints are envisaged and the site has been deemed suitable for the proposed development
- The environmental impacts have been identified by the completion of a site inspection by myself.

The environmental impact of the proposed development has been minimised due to limiting the working hours during construction.

Should you require any further information please contact either myself or the owner.

Regards,

Lauren Russell

Sales Coordination

MA Steel Young Branch