



A Statement of Environmental Effects (SEE) is a report outlining the likely impacts of your proposal, and the proposed measures that will mitigate those impacts. A SEE includes written information about the proposal that cannot be readily shown on your plans and drawings.

The *Environmental Planning & Assessment Regulations, 2000* (Schedule1), stipulates that a development application **MUST** be accompanied by a SEE, and also requires that the SEE must indicate the following matters:

- (a) the environmental impacts of the development,
- (b) how the environmental impacts of the development have been identified,
- (c) the steps taken to protect the environment or to lessen the expected harm to the environment,
- (d) any matters required to be indicated by any guidelines issued by the Director-General.

In some instances, only a very brief SEE may be required, for minor types of developments, where the impacts are likely to be negligible. Accordingly, the attached SEE template has been prepared, which can be completed and lodged with an application for the following type of development:

**ANCILLARY DEVELOPMENT  
(e.g. WATER TANKS, GARAGES, CARPORTS, FENCES,  
SHEDS, RETAINING WALLS, PERGOLAS, DECKS, etc)**

**STATEMENT OF ENVIRONMENTAL EFFECTS**

Whilst the use of this SEE template is not mandatory, it will assist in addressing all the relevant and required information. If this template is not used, your development application will still need to be accompanied by a SEE.

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**A. DESCRIPTION OF DEVELOPMENT:** Provide details of your development

|  |  |  |
|--|--|--|
| <b>Property address</b>  | 30 Swift Street Harden NSW 2587  |  |
| <b>Proposed structures</b><br>(e.g. garage, carport, shed, water tank, pergola, etc) | 5 x 10m enclosed shed with 5 x 10m open lean to. The proposed shed will be accessed by the existing Swift Street Lane entry point. |  |
| <b>Nature of use</b><br>(e.g. storage, parking, etc)                                 | Storage of vehicle and personal items  |  |
| <b>Particulars</b>   | <b>Shown on plans</b>  | <b>Description</b> (provide written details if not clearly shown on plan)  |
| <b>Building materials</b><br>(e.g. brick, hardiplank, colorbond, zincalume, etc)     | <input type="checkbox"/> Yes<br><input checked="" type="checkbox"/> No   | Corrugated Colourbond steel roof and walls   |
| <b>Colours</b>   | <input type="checkbox"/> Yes<br><input checked="" type="checkbox"/> No   | Woodland Grey  |
| <b>Demolition</b>  | <input type="checkbox"/> Yes<br><input type="checkbox"/> No<br><input checked="" type="checkbox"/> N/A                             |  |
| <b>Earthworks</b><br>(location, extent and depth of all cut and fill proposed)       | <input type="checkbox"/> Yes<br><input checked="" type="checkbox"/> No<br><input type="checkbox"/> N/A                             | To include cut and fill less than 0.5m with all excess to be distributed on site   |
| <b>Tree removal</b><br>(identify location, size and species of tree/s)               | <input type="checkbox"/> Yes<br><input type="checkbox"/> No<br><input checked="" type="checkbox"/> N/A                             |  |
| <b>Wall and roof height or height of structure</b>                                   | <input checked="" type="checkbox"/> Yes<br><input type="checkbox"/> No   | <input type="checkbox"/> Wall height <u>3m</u> <input type="checkbox"/> Roof height <u>3.67m</u><br><input type="checkbox"/> Other height _____ (if not a building)  |
| <b>Gross floor area (m<sup>2</sup>) or capacity (l)</b>                              | <input checked="" type="checkbox"/> Yes<br><input type="checkbox"/> No   | <input type="checkbox"/> gross floor area <u>50m2</u> (for buildings)<br><input type="checkbox"/> capacity _____ (swimmingpool, watertank)                           |
| <b>Open space (m<sup>2</sup>)</b>  | <input type="checkbox"/> Yes<br><input type="checkbox"/> No  | Open Lean to - 50m2  |
| <b>Landscaping</b><br>(type and location)  | <input type="checkbox"/> Yes<br><input checked="" type="checkbox"/> No   | N/A  |
| <b>Setbacks from each boundary</b>   | <input checked="" type="checkbox"/> Yes<br><input type="checkbox"/> No   | <input type="checkbox"/> North: _____ <input type="checkbox"/> South: <u>3m</u><br><input type="checkbox"/> East: <u>5m</u> <input type="checkbox"/> West: <u>5m</u> |

**B. SITE & LOCALITY DESCRIPTION:** Provide details of the site and adjacent lands

Please ensure the following details have been shown on your site plan, as a minimum:

- |  |  |   |   |
|--|--|---|---|
| <input checked="" type="checkbox"/> site dimensions    | <input checked="" type="checkbox"/> site area          | <input checked="" type="checkbox"/> north point | <input checked="" type="checkbox"/> scale |
| <input checked="" type="checkbox"/> existing buildings | <input checked="" type="checkbox"/> proposed buildings | <input type="checkbox"/> easements              | <input checked="" type="checkbox"/> trees |

| <u>Issue</u>  | <u>Details</u>   |
|---|--|
| <b>Present use of the site</b>  | Residential Dwelling - One house situated on Swift Street frontage   |
| <b>Past use/s of the site</b>   | As above   |
| <b>Describe any existing dwellings or built structures on the land</b><br>(e.g location, number, storeys, building material, etc)   | One story house situated on Swift Street Boundary - As indicated on site map.  |
| <b>Describe the key physical features of the site</b> (e.g shape, slope, significant trees or vegetation, dams, waterways, drainage lines, etc)   | Rectangular block on mostly level ground.<br>Minimal trees and vegetation, not in the vicinity of any waterways.   |
| <b>Is the land classified as bushfire prone ?</b><br>(You can check this with Council or a recent 10.7 Certificate. In some cases a Bushfire Risk Assessment Report may be required)  |  |
| <div><input type="checkbox"/> Yes</div> <div><input checked="" type="checkbox"/> No</div>   |  |
| <b>Locality characteristics</b><br>Describe the type and nature of adjacent land uses, e.g. <ul style="list-style-type: none"><li>• residential, commercial, industrial;</li><li>• older or more modern construction;</li><li>• single or two storey;</li><li>• building materials;</li><li>• single dwelling houses or unit developments,</li><li>• etc.</li></ul> | Adjacent land uses are residential, primarily one story dwellings. Many have similar sheds and the proposed shed is expected to have little to no impact on adjacent properties. |

## C. COMPLIANCE WITH PLANNING CONTROLS

**Local Environmental Plan**– Complete the following table to show how your development complies with the relevant provisions of the LEP. If your development is not consistent with the requirements, you need to provide justification for all variations, or may need to seek a formal variation. A copy of the LEP and the associated maps (zoning, lot size, heritage, biodiversity, land and water) can be found at <http://www.legislation.nsw.gov.au/maintop/view/inforce/epi+404+2010+cd+0+N>.

| <u>Clause</u>  | <u>Issue</u>  | <u>Complies</u>  | <u>Comment</u>   |
|--|---|--|--|
| <b>2.1 – Land use zones</b>  | What is the zoning of the land?   |  | <b>Zoning:</b> R1 - Residential  |
| <b>2.3 – Zone objectives and land use table</b>                                    | Is a dwelling house permissible in the zone ?   | <input checked="" type="checkbox"/> Yes<br><input type="checkbox"/> No                                 |  |
| <b>4.6 – Exceptions to development standards</b>                                   | Are you seeking a variation to a development standard in the LEP ?  | <input type="checkbox"/> Yes<br><input checked="" type="checkbox"/> No                                 | If yes, because your proposal varies from any standard in the LEP (such as minimum lot size), you must include a separate written statement, justifying the non-compliance.<br><br>If yes, statement attached - <input type="checkbox"/> Yes <input type="checkbox"/> No |
| <b>5.10 – Heritage conservation</b>  | Is any part of your property an item of heritage or within a heritage conservation area ?   | <input type="checkbox"/> Yes<br><input type="checkbox"/> No  | If so, you must include a written statement and/or Heritage Impact Statement, detailing the potential impact on the item or HCA, and how the impact will be minimised.<br><br>If yes, statement attached - <input type="checkbox"/> Yes <input type="checkbox"/> No      |
| <b>PART 6: Erection of dwelling houses</b> (Applies to the RU1, RU4, RU5, R5 & E3) | Is the land the necessary minimum lot size to permit a dwelling ?   | <input checked="" type="checkbox"/> Yes<br><input type="checkbox"/> No<br><input type="checkbox"/> N/A |  |
| <b>Land</b>  | Is the land identified as a “sensitive land area” ?<br><br>The land maps are at:<br><a href="http://www.legislation.nsw.gov.au/mapindex?type=epi&amp;year=2010&amp;no=404">http://www.legislation.nsw.gov.au/mapindex?type=epi&amp;year=2010&amp;no=404</a> .                               | <input type="checkbox"/> Yes<br><input checked="" type="checkbox"/> No                                 | If yes, how will any adverse environmental impacts be minimised and managed ?  |
| <b>Water</b>   | Is the land identified as a “riparian corridor” or “groundwater vulnerability” ?<br><br>The water maps are at:<br><a href="http://www.legislation.nsw.gov.au/mapindex?type=epi&amp;year=2010&amp;no=404">http://www.legislation.nsw.gov.au/mapindex?type=epi&amp;year=2010&amp;no=404</a> . | <input type="checkbox"/> Yes<br><input checked="" type="checkbox"/> No                                 | If yes, how will any adverse environmental impacts be minimised and managed ?  |

|                       |  |  |   |
|-----------------------|--|--|---|
| <b>Biodiversity</b>   | Is the land identified as an "area of high biodiversity" ?<br><br>The biodiversity maps are at:<br><a href="http://www.legislation.nsw.gov.au/mapindex?type=epi&amp;year=2010&amp;no=404">http://www.legislation.nsw.gov.au/mapindex?type=epi&amp;year=2010&amp;no=404</a> . | <input type="checkbox"/> Yes<br><input checked="" type="checkbox"/> No | If yes, how will any adverse environmental impacts be minimised and managed ?   |
| <b>Flood planning</b> | Is the land subject to flood related development controls ?<br><br>You can check this with Council or a recent 10.7 Certificate. In some cases a Flood Risk Report may be required.  | <input type="checkbox"/> Yes<br><input checked="" type="checkbox"/> No | If yes, your proposal shall show that it is compatible with the flood hazard and will not increase risk to the environment, building or life. |

**Development Control Plan** – Complete the following table to show how your development complies with the relevant provisions of the DCP. If your development is not consistent with the requirements, you need to provide justification for all variations. A copy of the DCP can be found at [www.hilltops.nsw.gov.au](http://www.hilltops.nsw.gov.au).

| <b><u>Performance outcome</u></b>  | <b><u>Control</u></b>   | <b><u>Complies</u></b>   | <b><u>Comment</u></b> If your proposal does not meet the stated control (Column 2), you must provide details on how the proposal satisfies the performance outcome (Column 1). |
|--|---|--|--|
| Development shall be sited to minimise visual impact on how it addresses the streetscape | Development shall be setback 6m from the primary frontage and 3 m from any secondary frontage   | <input checked="" type="checkbox"/> Yes<br><input type="checkbox"/> No                                 |  |
|  | Materials used shall minimise glare   | <input checked="" type="checkbox"/> Yes<br><input type="checkbox"/> No                                 |  |
| Development shall be sited to ensure practical serviceability                            | Development shall be no closer to the side and rear than 900 mm   | <input checked="" type="checkbox"/> Yes<br><input type="checkbox"/> No                                 |  |
| Residential development is designed to reflect vehicle and occupant safety principles    | Dwelling design must comply with one of the deemed to satisfy provisions of the DCP, in order to restrict access to parking areas which are attached or adjacent to dwellings | <input checked="" type="checkbox"/> Yes<br><input type="checkbox"/> No<br><input type="checkbox"/> N/A |  |

## D. ASSESSMENT OF THE LIKELY IMPACTS OF THE DEVELOPMENT

**Construction** – How will construction noise, rubbish removal and sedimentation and erosion controls be managed during construction ?

Comments

Construction work will be completed in normal working hrs and in compliance with conditions of consent. It is not expected that construction work will detriment any adjacent properties. In the even of this occurring, the noise would be a short-term, transient event. Construction waste will be stored on site in suitable receptacles and removed on a regular basis to prevent windblown rubbish and nuisance. Sedimentation and erosion control measures will be installed prior to onsite work commencing, and will be maintained for the duration of works

**Context and setting** – Will the development be ...

- visually prominent in the area ?      ☐ Yes ☒ No
- out of character with the area?      ☐ Yes ☒ No
- inconsistent with the streetscape ?      ☐ Yes ☒ No
- inconsistent with adjacent land uses?      ☐ Yes ☒ No

Comments

**Privacy** - Will the development result in any ...

- privacy issues between adjoining properties, as a result of the placement of windows, decks, pergolas, private open space ?      ☐ Yes ☒ No
- acoustic issues between adjoining properties as a result of the placement of outdoor areas, vehicle movements, air conditioners, pumps, windows, etc ?      ☐ Yes ☒ No

Comments – If yes, identify any measures proposed to mitigate any of the above impacts (e.g fencing, screening, vegetation, etc)

**Overshadowing**

- Will the development result in the overshadowing of adjoining properties, resulting in an adverse impact on solar access.      ☐ Yes ☒ No

Comments

**Views**

- Will the development result in the loss of views enjoyed from neighbouring properties or public spaces ?      ☐ Yes ☒ No

Comments