



CLEARSKY
ENVIRONMENTAL
SERVICES

STATEMENT OF ENVIRONMENTAL EFFECTS

Alterations and additions to an emergency services facility

3 East Street HARDEN

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Date: 16/04/2025

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1. INTRODUCTION

This statement of environmental effects has been prepared to support a development application for alterations and additions to an emergency services facility at 3 East Street Harden NSW. The proposal has been designed to achieve the relevant provisions of Section 4.15 of the Environmental Planning and Assessment Act 1979 and the Hilltops Local Environment Plan 2022.

The statement has been prepared based on drawings by Sherene Blumer & the State Emergency Service and is submitted for and on behalf of the State Emergency Service.

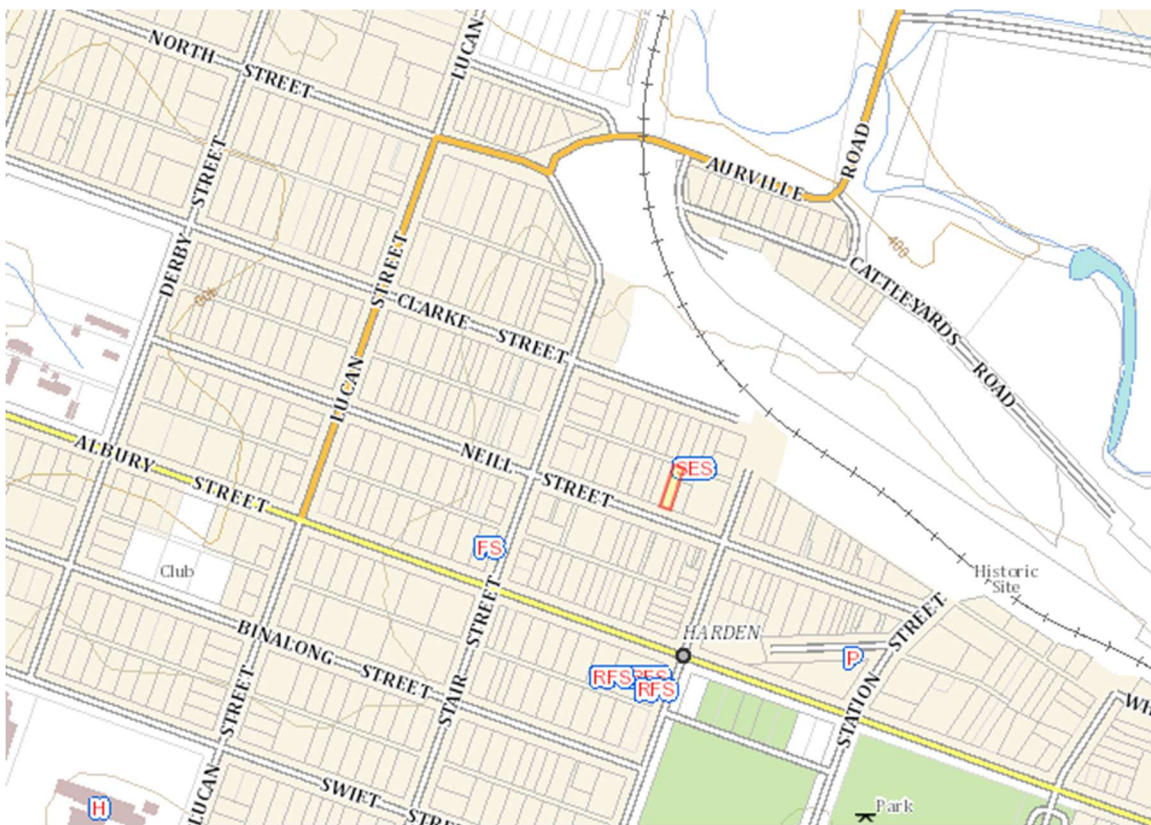


Rear street view image of 3 East Street Harden (Source: Google Maps)

2. SITE DESCRIPTION AND ANALYSIS

2.1 Location and property description

The development site is Lot 4 Deposited Plan 633698 known as 3 East Street Harden New South Wales. The site is located on the eastern side of the town and is zoned MU1 Mixed Use in the Harden Environmental Plan 2022.



Site location (Source: LPI Six Maps)

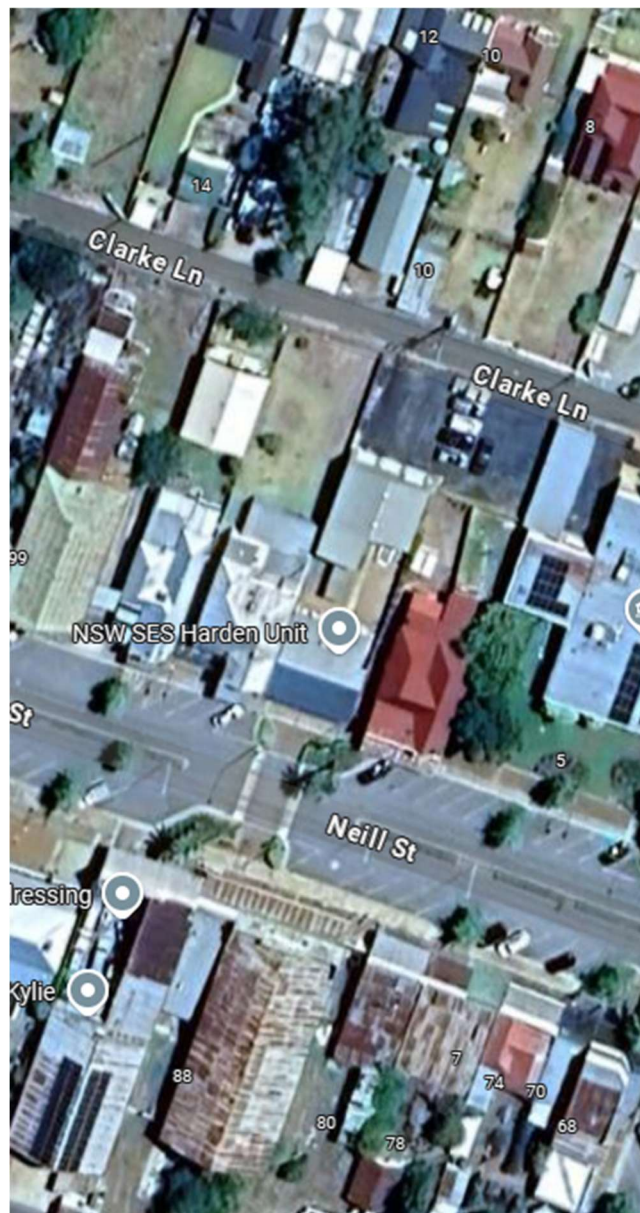
2.2 Site characteristics

The site is flat, it is rectangular in shape and 650m² in area. The site contains a detached office at the front southern end, a detached garage and locker room behind the office and open space at the rear northern end. Neill Steet and Clarke Lane at the rear provide access to the site.

2. SITE DESCRIPTION AND ANALYSIS

2.3 Surrounding development

The development immediately surrounding the site is characterized by commercial premises and residential accommodation to the north.



Development surrounding 3 East Street Harden (Source: Google Maps)

3. DETAILS OF PROPOSAL

3.1 Proposed works and ongoing use

The development is the alterations and additions to the garage at the rear of the site at 3 East Street Harden.

The garage will be extended by 3.993m towards the rear northern end of the site with building's gable roof height and width maintained as existing.

The development also involves concreting the remaining 10m x 13m area at the rear of the site.

Once completed the garage will continue to be used for undercover parking of State Emergency Services vehicles and the concrete area will be used for parking and training activities.

3.2 Services

Sewer

The development will not require any new internal drainage to sewer.

Electricity, water and gas supply and communications

Services are existing at the site.

4. MATTERS FOR CONSIDERATION

The following provides an assessment of the proposal against the provisions of Clause 4.15 of the Environmental Planning and Assessment Act 1979 (as amended).

4.1 State Environmental Planning Policies (SEPP's)

SEPP	Title	Compliance	Comment
SEPP	(Biodiversity and Conservation) 2021	Not applicable	
SEPP	(Exempt and Complying Development Codes) 2018	Not applicable	
SEPP	(Housing) 2021	Not applicable	
SEPP	(Industry and Employment) 2021	Not applicable	
SEPP	(Planning Systems) 2021	Not applicable	
SEPP	(Precincts-Central River) 2021	Not applicable	
SEPP	(Precincts-Eastern Harbour City) 2021	Not applicable	
SEPP	(Precincts-Regional) 2021	Not applicable	
SEPP	(Precincts-Western Parkland) 2021	Not applicable	
SEPP	(Primary Production) 2021	Not applicable	
SEPP	(Resilience and Hazards) 2021	Not applicable	
SEPP	(Resources and Energy) 2021	Not applicable	
SEPP	(Sustainable Buildings) 2022	Not applicable	
SEPP	(Transport and Infrastructure) 2021	Not applicable	Poles and exposed lines are on the other side of Clarke Lane >10m from the extended garage.

4.2 Local Environmental Plan

Harden Local Environmental Plan 2022

The subject site is zoned MU1 – Mixed Use under the provisions of the Harden Local Environmental Plan 2022. Alterations and additions to emergency services facilities are not prohibited and are permitted with development consent on land zoned MU1.

4. MATTERS FOR CONSIDERATION

Heritage

The (former) Harden Shire Council Chambers at Lot 5 DP 664226 is listed as a heritage Item (I101) and Neill Street is in the *Harden Heritage Conservation Area* (HHCA) in the Harden LEP however the SES buildings are physical separated from the heritage item lot, sitting on Lot 4 DP 633698 and will have no impact on the heritage item.

The development is at the rear of the site and will have no impact on the Neill Street streetscape or the HHCA with the garage fronting Clarke Lane and there being no change to the architectural style of the existing garage or its height.

4.3 Development control plans (DCP's)

Hilltops Development Control Plan 2025 (draft)

Section 2.5 Commercial, Business and Retail Development

PC1 To ensure that development is consistent with existing or future character and building heights are consistent with the prevailing heights for commercial and retail development within the immediate vicinity.

- *The development is consistent with its current use, the Neill Street streetscape is unaffected and the existing building height is maintained.*

PC2 To ensure that safe and efficient passage is available between street frontages and car parking areas.

- *Existing access is unchanged and as an emergency services facility there is no general public access permitted to the site.*

PC3 To ensure that parking is of sufficient quantity, and provided in safe and efficient manner.

- *The development improves parking for emergency services vehicles and is not providing commercial parking for the general public.*

4. MATTERS FOR CONSIDERATION

PC4 To provide shop top housing or commercial development in the upper stories of multi-storey development.

- *Not applicable*

PC5 To ensure zone E3 Zone has a well landscaped presentation with simple centralized entrance signage.

- *Not applicable*

PC6 To ensure that new development is provided with appropriate services.

- *Services are existing to the site.*

PC7 The development is to be connected to Council's reticulated water and sewer systems where available or obligated to be connected under relevant acts.

- *These services are connected to the site but only new internal connections are required.*

PC8 The development is to have appropriate stormwater drainage connected, where possible, into Council's existing stormwater infrastructure.

- The new roofing will be connected to the existing internal stormwater drainage.

5. OTHER CONSIDERATIONS

5.1 Air quality

The proposed construction and use will have no potential for off-site dust impacts

5.2 Noise impacts

The construction will generate noise impacts from vehicle movements and the use of power tools. The works will be limited to day time hours only.

5.3 Waste

Waste generated from the construction works will be removed by contractors to facilities which can lawfully receive the waste.

5.4 Water quality & stormwater

There is no potential for any impact on water quality and stormwater falling on the new roofing will report to the existing internal drainage infrastructure.

5.5 Traffic

There will be a minor increase in vehicle movements during construction works. The development will not change existing vehicle movements at the site.

5.6 Visual impacts

The development's visual impact is consistent with the existing garage, the roof height is unchanged, the side setbacks are unchanged and the extension is setback 10m from the rear boundary with Clarke Lane.

5.7 Overshadowing and privacy

The design and consistency with the existing garage ensures it does not effect the solar access or private open space of any adjoining neighbours.

6. CONCLUSION

The proposed development meets the requirements of all the matters for consideration at Section 4.15 of the Environmental Planning and Assessment Act 1979 including the obligations of all the relevant environmental planning instruments that apply to the land. Alterations and additions to emergency services facilities are permitted development at the location and we seek approval from Hilltops Shire Council as the consent authority for the proposed development.

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