



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* (Schedule 1), 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

Property address	17 Redbank street Harden 2587	
Proposed structures (e.g. garage, carport, shed, water tank, pergola, etc)	One certified steel portal framed garage kit, Span 12 metres, Length 10.5 metres, Height 4.2 metres. Roof pitch at 11 degrees. The length being comprised of two bays, the largest bay being 5.25 metres.	
Nature of use (e.g. storage, parking, etc)	Storage of car, caravan and Boat (on trailer).	
Particulars	Shown on plans	Description (provide written details if not clearly shown on plan)
Building materials (e.g. brick, hardiplank, colorbond, zincalume, etc)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Colours	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Slate Grey (Roof sheets, external wall sheets, and PA doors. Roller doors and flashings to be Heritage Red.
Demolition	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	
Earthworks (location, extent and depth of all cut and fill proposed)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A	Only general removal of leaf debris, gravel and grass covering prior to concrete work for foundation slab.
Tree removal (identify location, size and species of tree/s)	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	
Wall and roof height or height of structure	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Wall height <u>4.2 metres</u> <input type="checkbox"/> Roof height <u>5.366</u> <u>Front at peak of gable at Front</u> <input type="checkbox"/> Other height _____ (if not a building)
Gross floor area (m²) or capacity (l)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> gross floor area <u>126</u> _____ (for buildings) <input type="checkbox"/> capacity _____ (swimming pool, water tank)
Open space (m²)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Not Applicable
Landscaping (type and location)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Setbacks from each boundary	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> North: <u>1.7 metres</u> <input type="checkbox"/> South: <u>10.8 metres</u> <input type="checkbox"/> East: <u>21.7 metres</u> <input type="checkbox"/> West: <u>45.4 metres</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 type="checkbox"/> site dimensions | <input type="checkbox"/> site area | <input type="checkbox"/> north point | <input type="checkbox"/> scale |
| <input type="checkbox"/> existing buildings | <input type="checkbox"/> proposed buildings | <input type="checkbox"/> easements | <input type="checkbox"/> trees |

<u>Issue</u>	<u>Details</u>
Present use of the site	Residential
Past use/s of the site	Residential Originally built in 1900 This former Harden Methodist Church property is now privately owned. No other details are known. More historical information / photographs of the former church/congregation are invited.
Describe any existing dwellings or built structures on the land (e.g location, number, storeys, building material, etc)	Two-storey church type structure with a roof height of 8 metres. Construction is comprised of brick with corrugated metal roofing. The building is positioned 15.1 metres from the North boundary, 8.9 metres from the South boundary, 25.3 metres from the East boundary and 6.7 metres from the West boundary.
Describe the key physical features of the site (e.g shape, slope, significant trees or vegetation, dams, waterways, drainage lines, etc)	Site is a rectangle shape measuring 50 metres N/S and 40 metres E/W. Insignificant slope in the North / South axis between Albury Street and Albury Lane. No significant vegetation and only one significant tree (native gum) located 5 metres from the North boundary on the East boundary fence line. There is no requirement, or consideration, for the removal of the native gum tree. No dams or waterways.
Is the land classified as bushfire prone ? (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>	
Locality characteristics Describe the type and nature of adjacent land uses, e.g <ul style="list-style-type: none">• residential, commercial, industrial;• older or more modern construction;• single or two storey;• building materials;• single dwelling houses or unit developments,• etc.	Adjacent land is zoned residential (R1). The dwellings on the adjacent land are single storey and are comprised of brick construction with metal roofing. 140 Albury Street (East side) is of modern construction while 148 Albury Street (West side) is of older construction.

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>.

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

Biodiversity	Is the land identified as an "area of high biodiversity" ? The biodiversity maps are at: http://www.legislation.nsw.gov.au/mapindex?type=epi&year=2010&no=404 .	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If yes, how will any adverse environmental impacts be minimised and managed ?
Flood planning	Is the land subject to flood related development controls ? 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 <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.

<u>Performance outcome</u>	<u>Control</u>	<u>Complies</u>	<u>Comment</u> 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 <input type="checkbox"/> No	
	Materials used shall minimise glare	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Colourbond Slate Grey walls and roof are non-reflective.
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 <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 type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	Garage storage only, no parking facilities required.

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 noise will be managed by strict adherence to the allowable hours for the daily commencement and endurance of the work day. As the shed is kit based 90%+ of the assembly only requires bolting (eliminates hammering, sawing etc).

Due to the kit-based nature of the shed there will be minimal waste and the owner accepts responsibility for the correct disposal of any building waste.

There is no expectation that sedimentation and/or erosion controls will be required.

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