



**MA STEEL**

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Tuesday, 6 May 2025

Hilltops Council  
Building Services  
Locked Bag 5  
Young NSW 2594

**RE: Development Application for David Boyd  
3/-/DP5715  
STATEMENT OF ENVIRONMENTAL EFFECTS**

To Whom It May Concern,

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

**Building Description**

- 3.6m x 6m x 3m Colourbond Garage
- Colourbond Corrugated Dover White all over
- Approx. 5.66m from eastern boundary, 2.35m from the existing dwelling and 8.62m from western boundary.
- I have noted that there is a sewer line running through the property and have based my site plan on Hilltops Council Online Mapping. The garage has been placed more than 3m away from the sewer line, as per Hilltops Council requirements.

**Site Suitability**

- The present land use is R1—General Residential, use will remain the same
- There are no known site constraints.
- There are multiple existing structures on the site

**Current and previous uses**

- The site is currently used residentially
- 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 proposed garage will be used to store a vehicle which is very much needed after recent weather events.

**Access and traffic**

- The block is accessible by Albury Street, the garage will be accessed from the existing Albury Street driveway.
- 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.

### **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 - 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*

MA Steel Young Branch