

STATEMENT OF ENVIRONMENTAL EFFECTS

DATE: 21/11/2024

Property Owner: [REDACTED]

Address: 131 Clarke Street Harden 2587 (4/5/DP758737)

Proposed Structure and Size:

- Proposed Primary Dwelling: 72m²
- Detached Steel Framed Shed & Awning 144m²
- Retaining Walls



Image 1: Current Site Image

Current Use

1. **Zoning:** R1 General Residential
2. **Land Size:** 1,523.12m²
3. **Land Use:** Vacant

Building details

1. The development is proposed under the Building Code of Australia as **Dwelling (Class 1)** and **Shed (Class 10a)**.
2. The development will involve the construction of Proposed Dwelling – 72m², and a Steel Portal Frame Shed - 225 m².
3. The floor system will be a **Concrete Slab**.
4. The design of the Structure will be a standard gable with roof pitch of 11 and 5 degrees.
5. Stormwater from the roof will connect to **the proposed 20,000 Litre Rainwater Tank**.
6. The discharge point **will be to the kerb at Queen Street**.

7. The lowest eave height of the Shed will be **4m** from the finished floor level.
8. The apex height of the shed (from finished floor level) will be **5.166 m**.
9. The lowest eave height of the dwelling is **2.6m** from finished floor level.
10. The apex height of the dwelling is **3.475m** from finished floor level.
11. The roof will be cladded in **Corrugated** roof cladding.
12. The walls will be cladded in **Corrugated** wall cladding.
13. The building will not be dominant in visual appearance.

Site disturbance and placement

1. **Minor** Earthworks will be required to cut and fill site.
 - a. **No more than 0.4m** cut is required.
 - b. **No more than 0.6m** fill is required.
 - c. An on-site waste storage area will be used and will remain in place until the construction is completed.
 - d. A silt/sediment fence will be constructed on the low side of the disturbed earth and maintained for the duration of works.
 - e. All surfaces disturbed are to be returned to a state that will prevent ongoing erosion and sediment.
2. No native flora or fauna shall be disturbed.
3. **No** trees are required to be removed.
4. No Industrial or commercial activities have been conducted on the site in recent years.
5. Proposed ancillary building is not a shipping container.
6. Proposed is setback **49.577 m** behind the primary street boundary.
7. Proposed is setback **1.8 m** from the nearest side boundary.
8. Proposed is setback **11.2 m** from the secondary street boundary.
9. Placement of the shed will not cast adverse shadows on neighbouring properties and is designed to maintain neighbouring privacy.
10. No sewer or stormwater will be affected. All sewer and stormwater will be connecting to existing services and all plumbing will be conducted in accordance with AS 3500.
11. The proposed structure is NOT a waterfront property or encroaching on crown land.
12. The development shall be carried out in accordance with the Building Code of Australia.
13. The proposed development will in no way have impact regarding special design features.
14. There will be no disturbance to traffic flow, noise pollution, and historical or archaeological aspects or on soil erosion.
15. There will be no excessive waste or wastewater created during construction.

Planning layers

a. Hazard

- I. **Bushfire** The property is **NOT** within a bush fire prone zone.
- II. **Flood.** The proposed development is **NOT** in a Flood prone land.

b. Protection

- I. The proposed development is **NOT** within a **Conservation area**.
- II. The proposed development is **NOT** within an **Acid Sulphate soil** affected area.
- III. The proposed development is **NOT** within **Drinking Water Catchment** area.
- IV. The proposed development is **NOT** within **Groundwater Vulnerability** defined area.
- V. The proposed development is **NOT** within a **Riparian Water course**.

- VI. The proposed development is NOT affected by **Terrestrial Biodiversity** defined land and is not near a **Terrestrial Biodiversity** defined area.

c. Mines Subsidence

- I. The proposed development is NOT within a Mines Subsidence affected area.

Local Environmental Plan, Development Control Plan Compliance and Variations

On the instruction of council, there is no active DCP in the former Harden Shire council area. Under the Hilltops Local Environmental Plan 2022, there is no mapping for;

- a. Height of buildings map,
- b. Floor Space Ratio for the site.

The subject site is zoned R1: General Residential.

The use of 'dwelling houses' are permitted with consent under the LEP.

Zone R1 General Residential

1 Objectives of zone

- To provide for the housing needs of the community.
- To provide for a variety of housing types and densities.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.
- To provide and protect a high quality residential amenity that adds value to the existing character and amenity of the town, neighbourhood and street.
- To provide fully serviced residential lots linked to town water and sewer networks.

2 Permitted without consent

Home occupations

3 Permitted with consent

Aquaculture; Attached dwellings; Bed and breakfast accommodation; Boarding houses; Centre-based child care facilities; Co-living housing; Community facilities; Dual occupancies; Dwelling houses; Early education and care facilities; Educational establishments; Emergency services facilities; Environmental protection works; Exhibition homes; Exhibition villages; Flood mitigation works; Group homes; Health services facilities; Home businesses; Hostels; Hotel or motel accommodation; Jetties; Light industries; Multi dwelling housing; Neighbourhood shops; Oyster aquaculture; Places of public worship; Pond-based aquaculture; Recreation areas; Residential flat buildings; Respite day care centres; Roads; Secondary dwellings; Semi-detached dwellings; Seniors housing; Serviced apartments; Sewage reticulation systems; Shop top housing; Shops; Signage; Tank-based aquaculture; Water reticulation systems; Wharf or boating facilities

Source: Hilltops LEP 2022

The proposal meets the objectives of the zone by:

- The proposed dwelling and shed provide a variation of on site density to meet the needs of the owner of the site, whilst not being extremely dominant in the locality.
- The structure provides a considerate design that is measured and considerate but unique in the context of the locality as a whole. The development provides a design consistent with the rural aesthetic of the area, whilst ensuring the development has a form of unique articulation alongside the proposal.
- The proposed development maintains multiple locations of private open space and landscape area of the site to be maintained to above 70% of the site. The development does not result in excessive bulk and scale on the site.
- Stormwater and groundwater will be maintained and disposed of on site in a condition equal to or better than it entered, as the site contains Groundwater Vulnerability mapping.

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