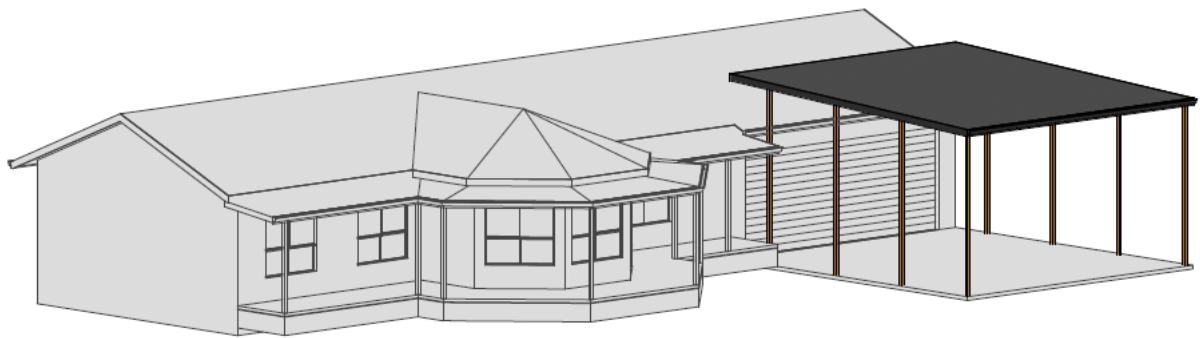


Statement of Environmental Effects & DA Package

In Support of a Development Application

Proposal	New Detached Colorbond Garage and Carport
Subject Land and address	Lot 594 DP 753624 60 Barwang Road HARDEN NSW 2587
Applicant	Ray and Jeanette Vincent
Owner	Ray and Jeanette Vincent
Application prepared by	DA Busters – Development Assistance Services Ph: 0466 722 869 Email: Craig@DAbusters.com
LGA	Hilltops Council – former Harden Shire Council area



PERSPECTIVE

Example only

DA assisted by:



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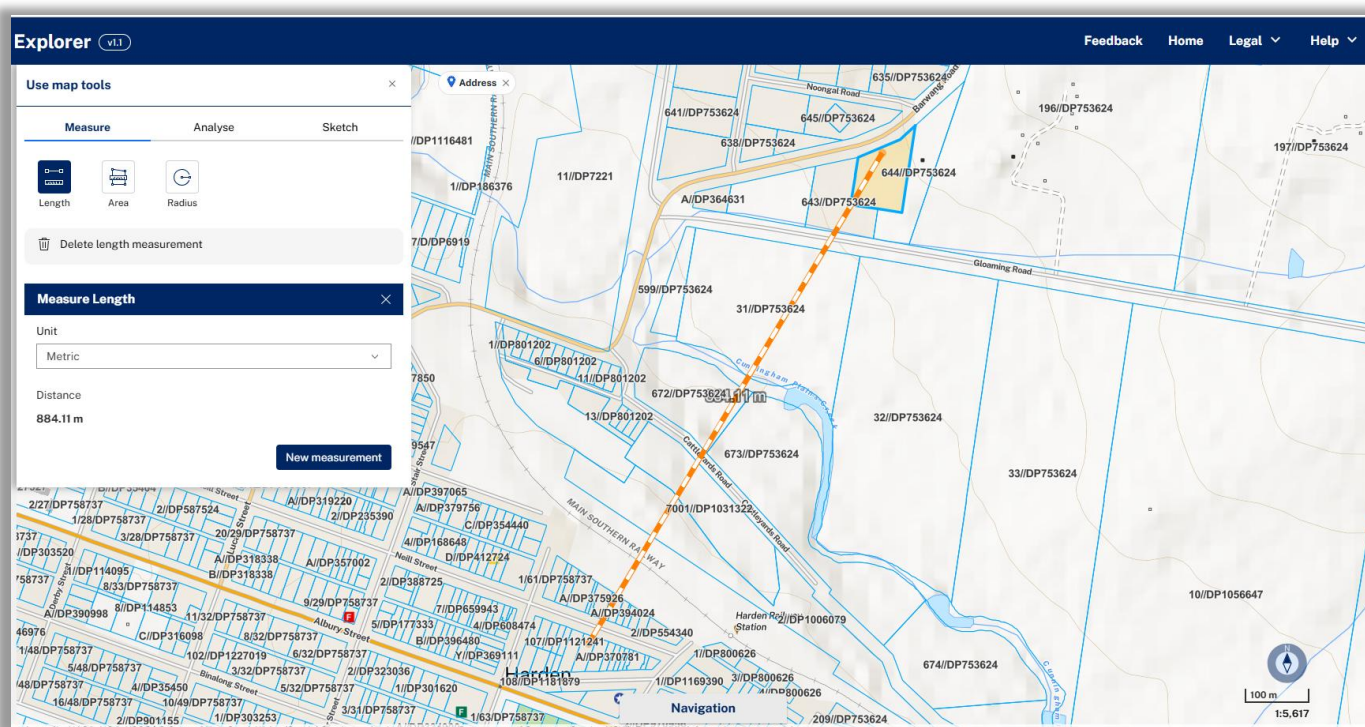
A. The Site and Area

The locality

The property is located 884m approximately north of the Harden Township CBD.

The land is situated on the Aurville side of Harden. The site is set presently with an established dwelling and rear carport/covered area, with a number of smaller older utility type sheds including a detached garage. The proposed is an additional garage and a carport.

Locality Map (Source: Explorer)



884m from Harden PO

The site

The property (Lot 594 DP 753624) 60 Barwang Road, Harden, is approximately 8093m². The allotment is well established with a house and sheds. It is proposed to construct a new shed structure configured to the Owners needs and a carport for vehicle parking.

The site is well established and has a safe and well kept access from Barwang Road, to the curtilage of the dwelling and sheds.

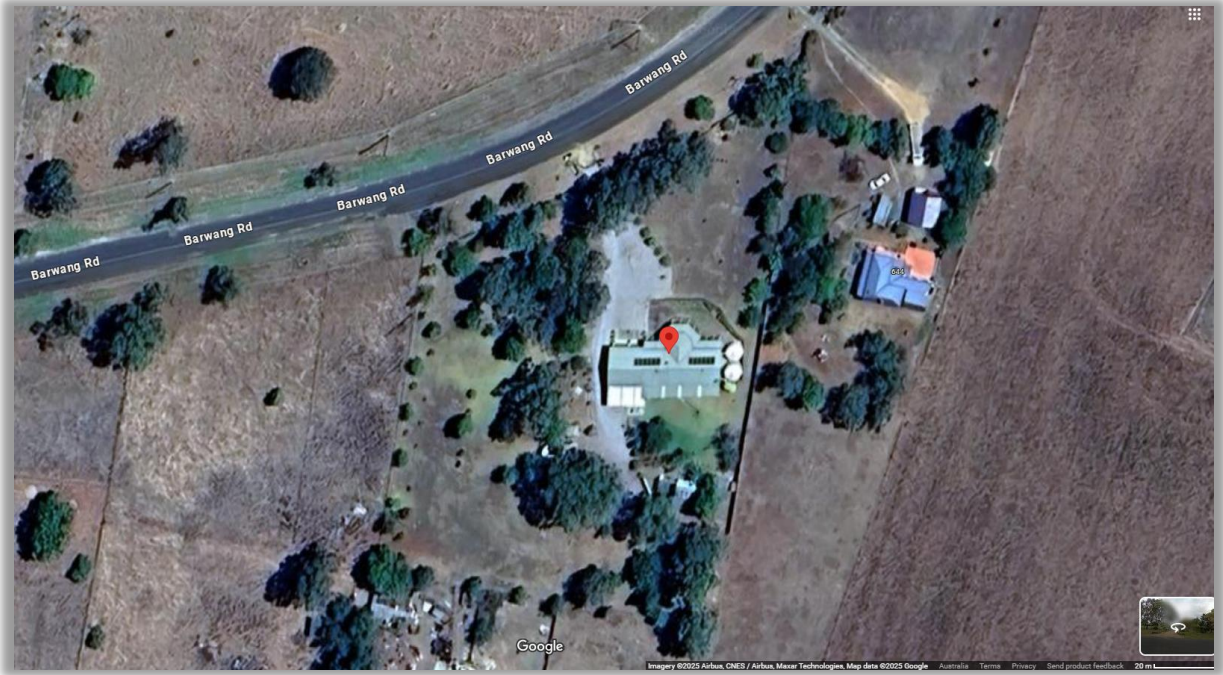
Site aerial images of the property are below;



Aerial imagery of surrounding area (subject lot shaded yellow) - (Source: SIX Maps NSW, imagery date circa 2012)



Aerial imagery of locality – (Source: Google Earth, imagery date circa 2024)



Aerial zoomed imagery of site – (Source: Google Earth, imagery date circa 2024)

What is the present and past use of the site?

The property is used for residential purposes, supporting a house, and sheds.

What is the area of the site ?

The lot (lot 594) itself is approximately 8093m2 in area, and is irregular in shape.

Describe the existing structures

There is an existing well kept dwelling and outbuildings/sheds on the allotment.

How does the existing dwelling address the street?

The existing dwelling, addresses the street and is just visible from the road. The carport is located to the rear of the dwelling and the carport is located at the front of the property.

Is the site classified as Bushfire Prone or Flood Prone land ?

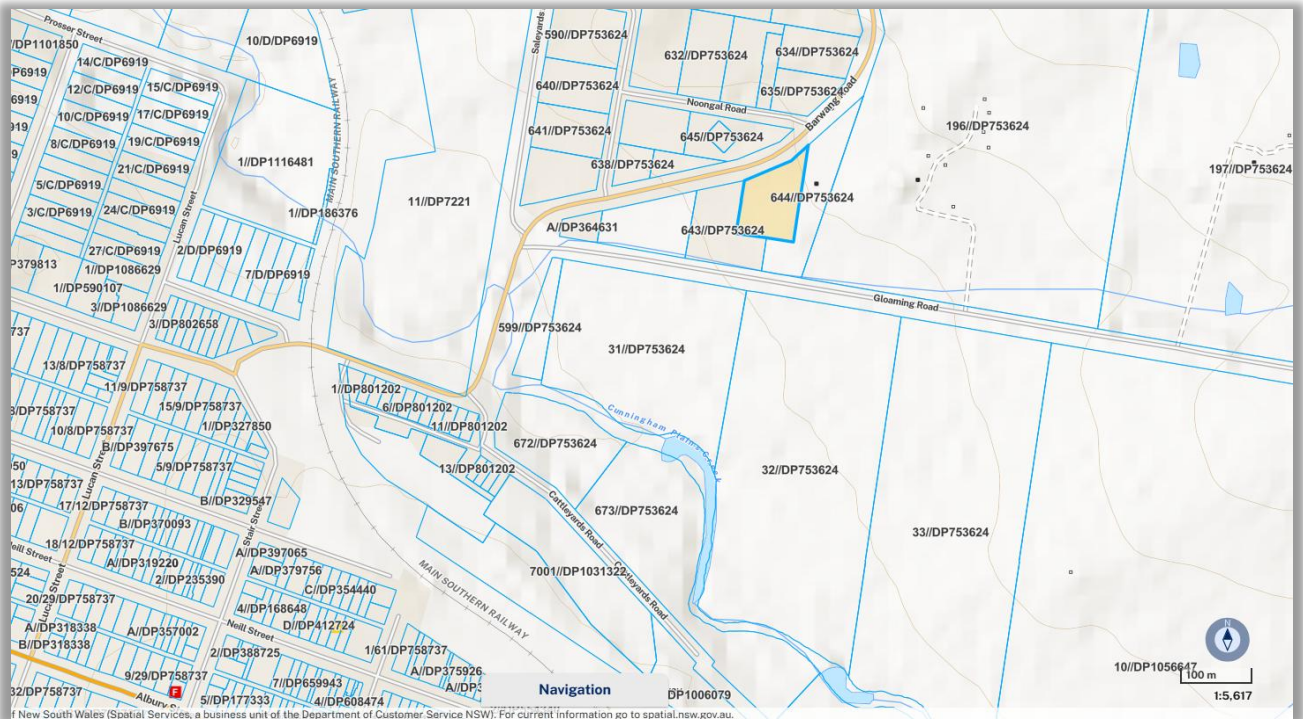
The site is not identified as bushfire prone land nor is it studied or mapped as such.



Access driveway off Barwang Road. (Google Streetview)

Describe the key features of the site (e.g. any significant slope, significant trees or vegetation, water bodies, infrastructure, etc):

The site is on mostly level ground and as demonstrated on the topo map is on a level saddle.



SIX Maps Topo (2024)

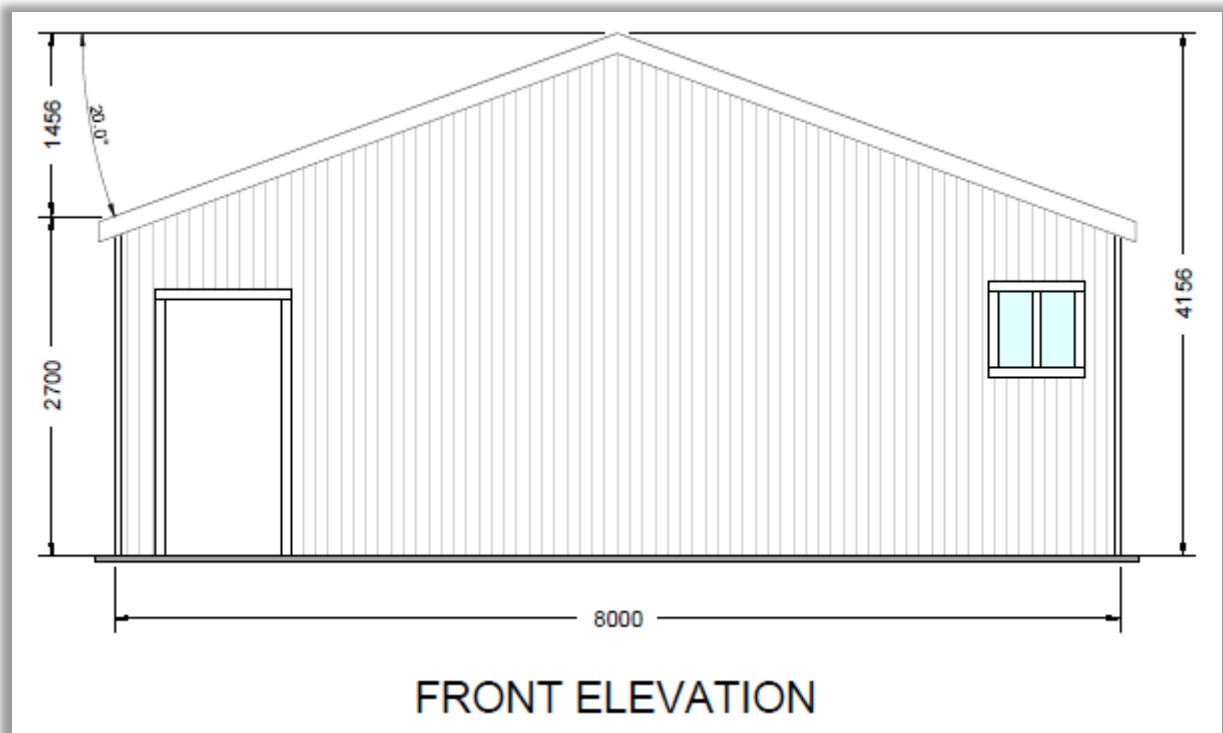
The Site Context

How would you describe the setting of the area, and the relationship of the development to it ?

The property is located on Barwang Road. Surrounding allotments support dwellings, which are a mixture of grander or comfortable style homes, and also modest farm style dwellings with multiple ancillary sheds and structures which serve either small farmlet or hobbyist horse or stock activities, and even just to store maintenance equipment for larger rural style living (mowers/slathers etc). Given the substantial setbacks to neighbouring dwellings, the proposed shed and carport will have little or no impact on adjacent properties.



Proposed Carport Perspective



Proposed Shed Elevation



Existing Dwelling



Existing Dwelling via Drone



Existing Structures

B. The Proposed Development

The proposed development involves the erection of a shed - concrete infill slab, steel framed and trussed, colorbond clad for storage and a steel framed carport for parking.

The number of storeys proposed - Single storey

The roof type proposed - Colorbond

Wall type proposed - Colorbond

Roof height above finished ground level - **Garage** – 2.7m eaves, 4.156m to ridge
Carport – 4.854

Gross floor area (GFA) - **Garage** – 2.7m eaves, 4.156m to ridge
Carport – 4.854

Setbacks from each site boundary - **Carport**

Front (NORTH)-	75 metres
Shed	148.9m
Side (EAST)-	91.2 metres
Shed	70.38m
Rear (SOUTH) -	186.45 metres
Shed	121.5 metres
Side (WEST) -	130.3 metres
Shed	153.9m

Any landscape work proposed - Nil - existing well kept house curtilage

Vehicle, access and parking - Access existing to Barwang Road – no changes proposed

Utilities

Effluent disposal – N/A no change

Water – N/A no change

Stormwater – piped to disbursement drains with o/flow 3 metres clear of shed and disposed of without causing erosion or nuisance to adjoining properties or current OSM system.

Power – if required, internal of property, extension from house

Telstra/NBN – N/A

Is development permissible under another SEPP or EPI ? - This development is permissible under the provisions of the *Harden LEP 2011 as ancillary to the use of the land and also use as listed as Farm buildings being permissible.*

Other Environmental Affectations - None noted on LEP search at Espatial planning portal

Subdivision proposed - Nil

Describe the trees to be removed - Two trees are required to be removed.

C. Compliance with Planning Controls

GENERAL REQUIREMENTS OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979

1.7 Application of Part 7 of Biodiversity Conservation Act 2016 and Part 7A of Fisheries Management Act 1994

As per these sections of the above Acts, it is not considered that the development is likely to significantly affect threatened species, populations or ecological communities, because:

Biodiversity Conservation Act 2016

- the development will not significantly affect threatened species or ecological communities, or their habitats, according to the test in section 7.3, as there will be no native tree to be removed, there are no threatened ecological communities on the site of the shed, the development will not adversely impact the life cycle or habitat of any of the threatened species that may occur in the region, and the development is not a key threatening process. [7.2(1)(a)],
- the development does not exceed the biodiversity offsets scheme thresholds and the site of the shed is not mapped and the development does not exceed the clearing threshold – see attached BOSET Mapping
- the site has not been declared as an area of outstanding biodiversity value [7.2(1)(c)].

Fisheries Management Act 1994

- as per the seven-part test under section 221ZV of the Act, there are no threatened species, populations or ecological communities, occurring on-site, or are known to be in the area, there is no declared critical habitat in the region and the development is not a key threatening process.

4.10 Designated development

This development is not a category of designated development, under Schedule 3 of the *Environmental Planning and Assessment Regulation 2000*.

4.14 Consultation and development consent—certain bush fire prone land

The land is not mapped as bushfire prone so consideration of the requirements of *Planning for Bush Fire Protection* is not required.

4.36 Development that is State significant development

The development is not State significant development, as it is not identified in *State Environmental Planning Policy (State and Regional Development) 2011*.

4.46 Integrated development

The development is not integrated development, with the only relevant consideration being proximity to watercourses. No works are within 40 metres of a watercourse.

D. SECTION 4.15 CONSIDERATIONS UNDER THE ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979

State Environmental Planning Policies (SEPPs)

A number of SEPPs apply to the land, however, only the following have any relevance to the proposed development:

- State Environmental Planning Policy (Biodiversity and Conservation) 2021: Allowable Clearing Area (pub. 21-10-2022) – **mapping & search attached – no impact**
- State Environmental Planning Policy (Biodiversity and Conservation) 2021: Land Application (pub. 2-12-2021) – **mapping & search attached – no impact**
- State Environmental Planning Policy (Exempt and Complying Development Codes) 2008: Land Application (pub. 12-12-2008) – **pathway not chosen nor available**
- State Environmental Planning Policy (Housing) 2021: Land Application (pub. 26-11-2021) – **not applicable this development**
- State Environmental Planning Policy (Industry and Employment) 2021: Land Application (pub. 2-12-2021) – **not applicable this development**
- State Environmental Planning Policy (Planning Systems) 2021: Land Application (pub. 2-12-2021) – **not applicable this development**
- State Environmental Planning Policy (Primary Production) 2021: Land Application (pub. 2-12-2021) **land is in RU1 zone yet existing smaller holding with dwelling pre-dating EPI's**
- State Environmental Planning Policy (Resilience and Hazards) 2021: Land Application (pub. 2-12-2021) – **not applicable this development**
- State Environmental Planning Policy (Resources and Energy) 2021: Land Application (pub. 2-12-2021) – **not applicable to this development**
- State Environmental Planning Policy (Sustainable Buildings) 2022: Land Application (pub. 29 8-2022) **Not applicable to this development**
- State Environmental Planning Policy (Transport and Infrastructure) 2021: Land Application (pub. 2-12-2021) – **not applicable this development**

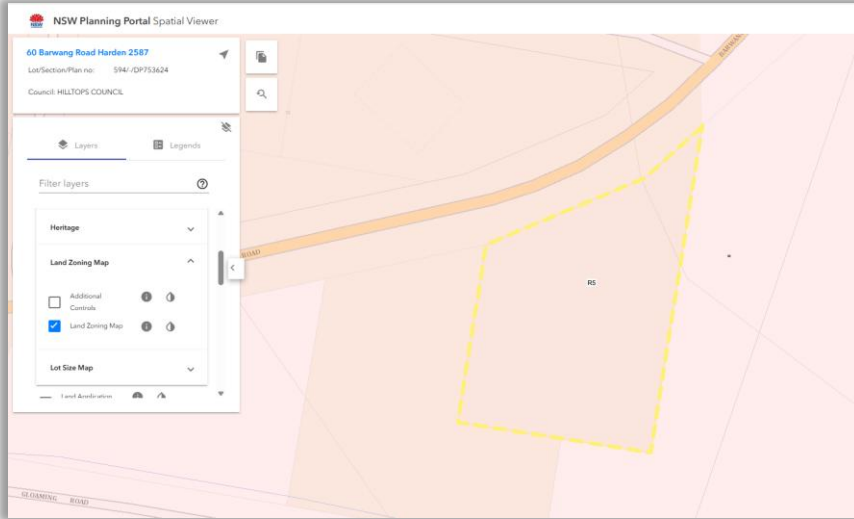
Local Environmental Plans (LEPs)

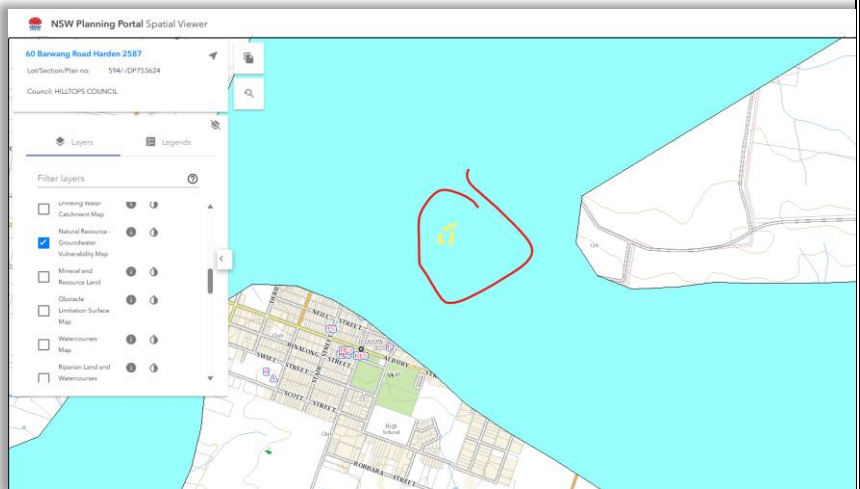
Hilltops LEP 2022

The relevant provisions of the above LEP, are discussed as follows:

Clause	Complies	Comments
1.2 Aims of plan	Yes	<p>The development proposal (construct a shed) is not inconsistent with the following aims of the LEP:</p> <p>(b) to provide for the lifestyles sought by current and future residents of Hilltops, including by providing for the following—</p> <ul style="list-style-type: none">(i) the rural lifestyle and liveability of Hilltops communities,(ii) connected, safe and accessible communities,(iii) diverse and affordable housing options,(iv) timely and efficient provision of infrastructure,

Clause	Complies	Comments
		<p>(v) sustainable building design and energy efficiency,</p> <p>(c) to build and sustain healthy, diverse and empowered communities that actively participate in planning and managing their future, including by providing for the following—</p> <ul style="list-style-type: none"> (i) social infrastructure that is appropriately planned and located in response to demand and demographic change, (ii) the protection and enhancement of cultural heritage values, (iii) land management practices that support sustainable outcomes, including water efficiency, (iv) the siting and arrangement of land uses for development in response to climate change, (v) the planning of development to manage emissions, (vi) planning decisions that recognise the basic needs and expectations of diverse community members, <p>(e) to recognise and sustain the diverse natural environment and natural resources that support the liveability and economic productivity of Hilltops, including by providing for the following—</p> <ul style="list-style-type: none"> (i) the avoidance of further development in areas with a high exposure to natural hazards, (ii) the minimisation of alterations to natural systems, including natural flow regimes and floodplain connectivity, through effective management of riparian environments, (iii) the retention and protection of remnant vegetation, (iv) the revegetation of endemic vegetation to sustain natural resource values, reduce the impact of invasive weeds and increase biodiversity, (v) buffers and setbacks to minimise the impact of conflicting land uses and environmental values, including potential impacts on noise, water, biosecurity and air quality, (vi) the management of water on a sustainable and total water cycle basis to provide sufficient quantity and quality of water for consumption, while protecting biodiversity and the health of ecosystems <p>The remainder of the aims are not relevant to this proposal, or are not impacted by the proposal.</p>

Clause	Complies	Comments
1.4 Definitions	N/A	The proposed development is defined as a shed which is <u>ancillary</u> to the permissible use of a dwelling
1.9A Suspension of covenants, agreements and instruments	Yes	No restrictions as to user / covenants apply to the site
2.2 Zoning	N/A	<p>The site is zoned R5 Large Lot Residential</p> 
2.3 Zone objectives and land use table	Yes	The development is permitted with consent, ancillary to existing uses
2.7 Demolition	N/A	No demolition required
2.8 Temporary use of land	N/A	The application is not for the temporary use of land.
4.1 Min Subdiv Lot Size	N/A	Not applicable this application
4.1A Dual Occupancy Lot sizes	N/A	n/a
4.6 Exceptions to development standards	N/A	Development permissible so no variation sought
5.10 Heritage Conservation	N/A	The allotment, its buildings, nor Adjacent land nor buildings in locality, are not listed as Heritage nor in a HCA nor on culturally significant land

Clause	Complies	Comments
5.16 Subdivision of, or dwellings on, land in certain rural, residential or environment protection zones	N/A	N/A this proposal
6.1 Earthworks	OK	Minor disturbance, new slabs/footings in localised areas
6.2 Essential Services	Complies	<p>Development consent must not be granted to development unless the consent authority is satisfied the following services that are essential for the development are available or that adequate arrangements have been made to make them available when required—</p> <p>(a) the supply of water, rainwater tank if required</p> <p>(b) the supply of electricity, available if required or to connected buildings already</p> <p>(c) the disposal and management of sewage, not required this development</p> <p>(d) stormwater drainage or on-site conservation, to tank and site</p> <p>(e) suitable road access existing no change</p>
6.3 Terrestrial Biodiversity	Yes	Is not identified on the mapped as “biodiversity sensitivity” on the Terrestrial Biodiversity Map.
6.4 Water - Riparian	N/A	Not mapped as affected
6.5 Water – Groundwater Vulnerability	N/A	<p>The site is identified as “groundwater vulnerable” on the Groundwater Vulnerability Map. The development is considered satisfactory.</p> 

Clause	Complies	Comments
6.6 Salinity	N/A	The lot is not identified as “salinity affected” on the Salinity Map. The development is considered satisfactory.
6.7 Highly Erodible Soils	N/A	Not mapped as affected
6.8 Drinking Water Catchments	N/A	N/A
6.9 Development along Lachlan & Boorowa Rivers & Lake Wyangla	N/A	N/A
6.10 Development on Carinya Estate	N/A	N/A
6.11 DCP for Urban Release Areas	N/A	N/A

DEVELOPMENT CONTROL PLAN

Draft Hilltops DCP addressed below.

Section 2.3B Ancillary Development to Multi Dwelling Residential		
Clause	Control	Comments
AMA1.1 Ancillary development is to be setback	6m from the primary street frontage and at least 3m from any secondary street frontage on corner allotments.	Compliant – 39m
AMA1.2	Ancillary development is to be no closer to the side and rear boundaries than 900mm.	Compliant – exceed 900mm
AMA1.3	Materials, such as reflective, zinc or tin finishes, are selectively used so that a glare nuisance is not caused to surrounding neighbours or public roads.	Colorbond material to be used and will not cause a nuisance to neighbouring properties.
AMA1.4	No ancillary structure is to be permitted within the required private open space area originally approved with the development.	Satisfactory.

D. Assessment of Likely Impacts of Development

Construction Impacts

Will the proposal impact upon any trees, or have any impact on the soil or site drainage patterns during construction?

The development requires the removal of some existing vegetation. Furthermore, the earthworks will have minimal impact on site drainage or on neighbouring properties.

How will construction noise and rubbish removal be managed during construction?

Construction work will be carried out during normal work hours, and in compliance with any conditions of consent relating to hours of construction. It is not expected that there will be any detrimental impacts on adjacent properties in this regard. In the unlikely event this occurs, the noise would be a short-term, transient event. Construction waste will be stored on-site in suitable receptacles, and shall be removed from site on a regular basis, to minimise the chances of windblown rubbish and nuisance.

Sedimentation and erosion controls

Sedimentation and erosion control measures shall be installed prior to work commencing on-site, and will be maintained throughout the duration of the works, to prevent sediment leaving the site.

Privacy

Will the proposal result in the loss of visual or acoustic privacy to any neighbouring land use? No
If so, what measure will be taken to minimise that loss?

The proposed Shed will not result in any loss of visual or acoustic privacy to the surrounding allotments, given setbacks proposed and existing tree coverage.

Views

Will the proposal result in the loss of views to any neighbouring land use? No

Given the undulating nature and well vegetated condition of the area, views will not be compromised by the proposed development.

Overshadowing

Will your proposal result in any additional overshadowing to any neighbouring land use? No

There will be no overshadowing as a result of the development, given the single storey nature of the works.

Economic and Social Impacts

Will your proposal result in any social and economic impacts within the locality? No

No negative socio-economic impacts to the locality are foreshadowed. The construction phase will generate a small but positive economic benefit, for tradesman and businesses in the region.

Drainage

What are the proposed methods of disposing of stormwater from the site and are any new easements required?

Stormwater will be piped clear of the building and discharged without causing erosion or nuisance.

Access and Traffic

No additional traffic will be generated by the development.