



CURRAJONG

PLANNING, PROPERTY + PROJECT MANAGEMENT

DOCUMENT TITLE

Statement of Environmental Effects

CLIENT

Josephine Reich (M.A. Architecture)

PROJECT

Secondary Dwelling
Lot 16 Section 11 DP 758876, 21 – 23 Albert Street, Reids Flat

REVISION

B

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01. INTRODUCTION

1.1. Project Overview

This Statement of Environmental Effects (SEE) has been prepared by Currajong Pty Ltd (Currajong) on behalf of Josephine Reich (M.A. Architecture) to support a Development Application (DA) for a change of use of part of an existing outbuilding (shed) to a secondary dwelling on Lot 16 Section 11 DP 758876, 21 – 23 Albert Street, Reids Flat.

The site contains an existing dwelling-house, and two (2) sheds located on the corner of Albert Street and Cambria Street. The existing Colorbond shed (floor area 92.3m²) located towards the south-east corner of the site is proposed to be used for a secondary dwelling (floor area 46.3m²) and for ancillary storage shed purposes (floor area 46m²). The secondary dwelling floor space will comprise two (2) bedrooms, living area and a combined bathroom, laundry and kitchenette. The construction works involve the internal fit out of the secondary dwelling and installation of windows and doors.

The Architectural Plans prepared by Josephine Reich Residential Design, dated 30 May 2024 show the layout of the proposed secondary dwelling.

The subject land is zoned RU5 Village under the Hilltops Local Environmental Plan (LEP) 2022 which permits secondary dwellings on the land with consent. The proposed development has been assessed against the provisions of the Hilltops LEP 2022 and complies with all relevant provisions. The proposal has also been assessed against the Boorowa Development Control Plan 2013 and the draft Hilltops Council Development Control (DCP) 2025 and complies with all relevant standards.

This SEE aims to provide all relevant information to Hilltops Council for the proper assessment of the proposed development.

1.2. Approvals Required

The proposal requires development consent under Part 4 of the Environmental Planning and Assessment Act (EP&A Act) 1979. The proposal is local development, as it does not trigger any of the provisions listed below:

- The proposal is not 'designated development' pursuant to Part 1 of Schedule 3 of the EP&A Regulation 2021 and an Environmental Impact Statement is not required.
- The proposal is not classified as 'State significant development' or 'regionally significant development' pursuant to the State Environment Planning Policy (Planning Systems) 2021 because it is not designated development and is general development less than \$30 million.
- The proposal is not 'integrated development' as it does not require any other approval listed under Section 4.46 of the EP&A Act 1979.
- The proposal does not trigger the NSW Biodiversity Offset Scheme (BOS) under the Biodiversity Conservation Act 2016, as no clearing of native vegetation is proposed.

A DA is to be lodged with Hilltops Council for the change of use of part of the existing shed to a secondary dwelling, along with a SEE (this report) and various plans to support the proposed development.

1.3. Application Details

The key details of the application are presented in Table 1.

Table 1 - Application Details

Detail	Description
Applicant	Josephine Reich (M.A. Architecture)
Landowner	D and L Williams
Proposed Site	Lot 16 Section 11 DP 758876, 21 – 23 Albert Street, Reids Flat
Proposal	Secondary dwelling
Zoning	RU5 Village
Consent Authority	Hilltops Council

1.4. Format of this Report

The information presented in this SEE covers all aspects of the proposal as specified under the EP&A Regulation 2021. The SEE has been prepared as a single document of several sections as described in Table 2.

Table 2 - Report Format

Detail	Description
Section 1	Introduces the proposal and the main project drivers
Section 2	Describes the main features of the site and surrounds
Section 3	Provides a description of the proposal
Section 4	Reviews the proposal against the relevant legislative requirements
Section 5	Assesses the potential environmental impacts of the proposal and documents the mitigation and management strategies to minimise impacts
Section 6	Reviews the proposal against the environmental, economic and social considerations
Section 7	Provides the conclusion for the SEE

1.5. Schedule of Plans and Drawings

The information presented in this SEE is supported by a number of plans, drawings and reports which are shown in Table 3 and attached as separate documents to this SEE.

Table 3 - Schedule of Plans and Drawings

Ref	Prepared by	Description	Date
A001	Josephine Reich (M.A. Architecture)	Cover	13/06/2025
A101	Josephine Reich (M.A. Architecture)	Site Analysis	13/06/2025
A102	Josephine Reich (M.A. Architecture)	Site and Roof Plan	13/06/2025
A204	Josephine Reich (M.A. Architecture)	Proposed Ground Floor	13/06/2025
A301	Josephine Reich (M.A. Architecture)	Elevations	13/06/2025
A401	Josephine Reich (M.A. Architecture)	Section A & B	13/06/2025
1797928S	Josephine Reich (M.A. Architecture)	BASIX Certificate	13/06/2025

02. DESCRIPTION OF THE SITE

2.1. Site Description

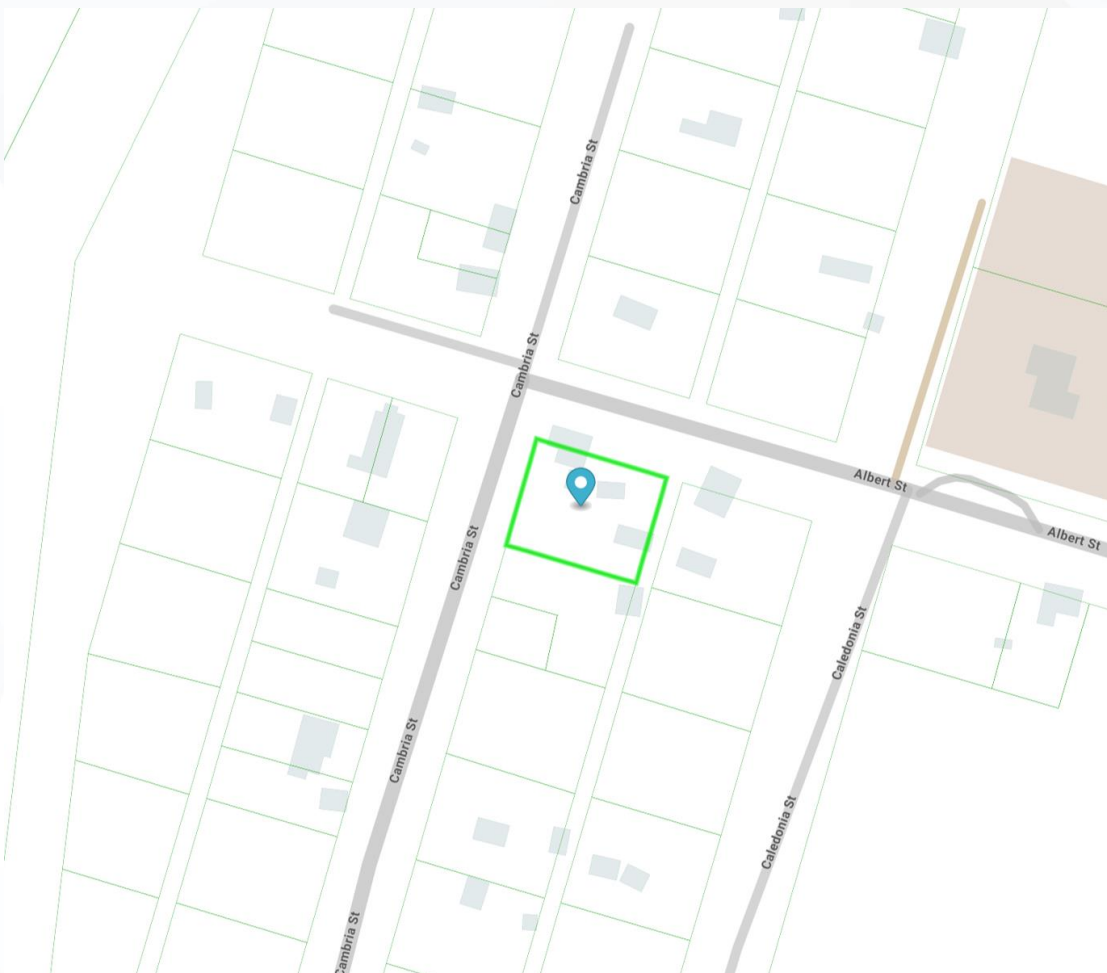
The subject site is formally described as Lot 16 Section 11 DP 758876, 21 – 23 Albert Street, Reids Flat.

Key features of the existing natural and built environment are as follows:

- The site has a primary frontage to Albert Road and a secondary frontage to Cambria Street, sealed roads owned and managed road by Hilltops Council.
- Access to the site is via an existing access crossing located off Albert Street.
- The site contains an existing dwelling house, two (2) existing outbuilding (sheds), onsite waste management system and six (6) rainwater tanks.
- The site drains naturally towards Albert Street. Stormwater from the built structure on the land has been diverted to rainwater tanks with overflow to Albert Street.
- The site is not prone to natural hazards, including flooding or bushfire.
- The site is connected to services and utilities including, onsite water collection, onsite waste management system, electricity and NBN telecommunications.

Figure 1 of this SEE shows the location of the site in relation to the immediate and wider locality.

Figure 1 - Locality Map – 21 – 23 Albert Street, Reids Flat



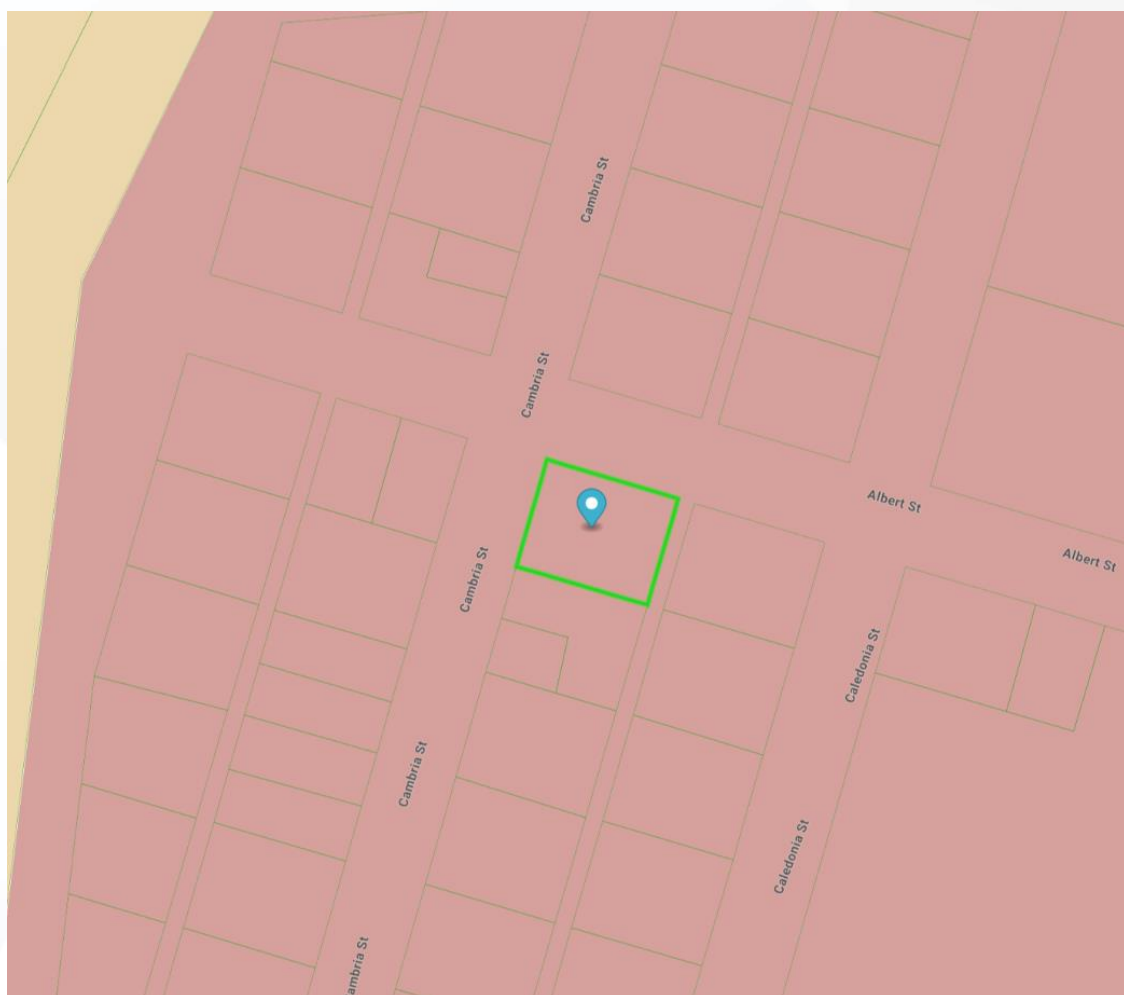
2.2. Surrounding Land-use

All the surrounding properties to the north, south and west are utilised for residential purposes.

2.3. Land Zoning

The site is zoned RU5 Village under the Hilltops LEP 2022. The proposed development is permissible in the RU5 Residential zone with the consent of Council. Special provisions are included in the Hilltops LEP 2022 which have applicability to the proposed development, and these are assessed in 4.3.1 of this SEE. Figure 2 includes a map that shows the zoning framework for the site and surrounding areas.

Figure 2 - Zoning Map – 21 – 23 Albert Street, Reids Flat



LEGEND - LAND USE ZONES

E1	E1 Local Centre	RE1	Public Recreation
E3	E3 Productivity Support	RE2	Private Recreation
C1	C1 National Parks and Nature Reserves	RU1	Primary Production
C2	C2 Environmental Conservation	RU3	Forestry
C3	C3 Environmental Management	RU4	Primary Production Small Lots
E4	E4 General Industrial	RU5	Village
R1	R1 General Residential	SP2	Infrastructure
R2	R2 Low Density Residential	SP3	Tourist
R5	R5 Large Lot Residential	W2	Recreational Waterways

03. DESCRIPTION OF THE PROPOSAL

3.1. Objectives of the Project

The objective of the project is to obtain approval from Hilltops Council for a secondary dwelling on Lot 16 Section 11 DP 758876, 21 – 23 Albert Street, Reids Flat.

3.2. The Proposal

3.2.1. Demolition Works

There are no demolition works proposed.

3.2.2. Change of Use

Change of use of part of an existing shed to a secondary dwelling is proposed. The secondary dwelling will consist of two (2) bedrooms, living area and combined bathroom, laundry and kitchenette with a floor area of 46.31m², as detailed on the submitted plans.

3.2.3. Building Works

Construction of the internal layout of the proposed secondary dwelling and storage shed components, including new walls, windows and door and a bathroom are shown on the submitted Plans. All building works are to comply with the National Construction Code (NCC).

3.2.4. Subdivision Works

There are no subdivision works proposed.

3.2.5. Practical and Legal Access

Practical and legal access is to be provided from an existing access onto Albert Street, which has good sight distance and is in good condition.

3.2.6. Utilities and Services

The site is connected to existing water storage tanks, electricity and fixed line NBN telecommunications. Stormwater from existing built structures is connected to existing rainwater tanks, with overflow to Albert Street. The secondary dwelling will be serviced by a new onsite waste management system, approved by Hilltops Council (OS2025/0014).

3.2.7. Staging

The DA is not lodged with Council as a staged development.

04. PLANNING AND LEGISLATIVE CONTEXT

4.1. Commonwealth and State Legislation

Table 4 includes an assessment of the proposal against applicable Federal and State legislation.

Table 4 - Review of Commonwealth and State Legislation

Name	Assessment
Commonwealth Legislation	
Environment Protection and Biodiversity Conservation (EPBC) Act 1999	Due to the nature and scale of work, the proposal will not impact on Matters of National Environmental Significance and would not warrant referral under the EPBC Act 1999.
New South Wales Legislation	
Environmental Planning and Assessment (EP&A) Act 1979	Applicable environmental planning instruments are discussed in later parts of this SEE. Consent is being sought for the change of use to a secondary dwelling, which is permissible under the planning framework established under the EP&A Act 1979.
Local Government (LG) Act 1993	Local government approvals are required for onsite waste management system, plumbing and drainage works. No LG approvals have been applied for at this stage. Issue of a CC provides further opportunity for the applicant to liaise with Hilltops Council regarding their requirements for LG approvals. The owners have obtained a Section 68 Approval for a new onsite waste management system, approved by Hilltops Council (OS2025/0014).
National Parks and Wildlife (NPW) Act 1974	A search of the Aboriginal Heritage Information Management System has been completed and there are no Aboriginal Sites or Places identified to be located within a close proximity to the site. No heritage issues have been identified and no approvals under the NPW Act 1974 are required to be obtained.
Biodiversity Conservation (BC) Act 2016	The proposal does not remove or disturb native vegetation and is therefore unlikely to significantly impact on biodiversity values. The proposal does not trigger the Biodiversity Offset Scheme (BOS) and a Biodiversity Development Assessment Report (BDAR) is not required.
Water Management (WM) Act 2000	Due to the site location and the nature and scale of work, riparian land and / or vulnerable groundwater issues are unlikely. No specific approvals are required under the WM Act 2000.
Heritage Act 1977	No built heritage impacts have been identified. The site is not heritage listed. Separate approvals under the Heritage Act 1977 are not required.
Protection of the Environment Operations (POEO) Act 1997	The proposal does not result in the need for an approval under the POEO Act 1997.
Roads Act 1993	The proposed development will be accessed from an existing access crossing off Albert Street, which has good sight distance and is in good condition. No upgrades to the existing access are warranted and no approvals / permits are proposed to be obtained under the Roads Act 1993.
Contaminated Land Management Act 1997	Background research of the site did not identify any land-use activities that might cause contamination. Site inspection did not reveal any physical evidence of contamination. A Preliminary Site Investigation is not warranted.
Rural Fires Act 1997	The land is not Bushfire Prone. Further investigations are not warranted.

4.2. State Environmental Planning Policies (SEPPs)

Table 5 includes an assessment of the proposal against applicable SEPPs.

Table 5 - SEPP Assessment

Name	Assessment
SEPP (Exempt and Complying Development Codes) 2008	The proposal does not comply with the requirements for exempt or complying development and consent is required.
SEPP (Planning Systems) 2021	The proposal is not classified as 'State significant development' or 'regionally significant development' and will be assessed and determined by Hilltops Council as local development.
SEPP (Biodiversity and Conservation) 2021	The proposal does not remove or disturb native vegetation and is therefore unlikely to significantly impact on biodiversity values.
SEPP (Sustainable Buildings) 2022	A BASIX Certificate has been prepared by Josephine Reich for the proposed secondary dwelling and is submitted with the DA.
SEPP (Housing) 2021	The proposed secondary dwelling is permitted under the Hilltops LEP 2022 and does not rely on the provisions contained in SEPP (Housing) 2021.
SEPP (Industry and Employment) 2021	N/A
SEPP (Primary Production) 2021	N/A
SEPP (Precincts - Central River City) 2021	N/A
SEPP (Precincts - Eastern Harbour City) 2021	N/A
SEPP (Precincts - Western Parkland City) 2021	N/A
SEPP (Precincts - Regional) 2021	N/A
SEPP (Resilience and Hazards) 2021	Background research of the site did not identify any land-use activities that might cause contamination. Site inspection did not reveal any physical evidence of contamination. A Preliminary Site Investigation is not warranted.
SEPP (Resources and Energy) 2021	N/A
SEPP (Transport and Infrastructure) 2021	The proposal has been considered against the requirements of Clause 2.48 of the Transport and Infrastructure SEPP 2021. Referral of the proposal to Essential Energy is not required. The proposal has been considered against the requirements of Clause 1.22 of the Transport and Infrastructure SEPP 2021. The nature and scale of the proposed development does not trigger referral of the application.

4.3. Local Environmental Plans (LEPs)

4.3.1. Hilltops Local Environmental Plan 2022

Table 6 includes an assessment of the proposal against applicable provisions of the Hilltops LEP 2022.

Table 6 - LEP Assessment

Clause	Assessment
1.9A Suspension of covenants, agreements & instruments	N/A
2.3 Zone objectives	<p>The objectives of the RU5 Village zone are:</p> <ul style="list-style-type: none"> ▪ To provide for a range of land uses, services and facilities that are associated with a rural village. ▪ To ensure that development is sustainable and does not unreasonably increase the demand for public services or public facilities. ▪ To promote and encourage development that will strengthen the character and economies of Hilltops villages. ▪ To enable a range of development, including diverse housing forms and complementary business uses taking into account the distinct character of each village. <p>The proposed secondary dwelling is to be ancillary to the residential use of the site. The proposed development is not inconsistent with the objectives for the zone.</p>
2.5 Additional permitted uses for particular land	N/A
2.6 Subdivision - consent requirements	N/A
2.7 Demolition requires development consent	N/A
2.8 Temporary use of land	N/A
2.9 Canal estate development prohibited	N/A
Land-use Table	The proposal is permissible in the RU5 Village zone.
4.1-4.1A Minimum Lot Size Standards	N/A
4.2 Rural Subdivision	N/A
4.2A Erection of dwelling house and dual occupancies on land in Zone RU1, RU4 or C3	N/A
4.3 Height of buildings	N/A
4.4 Floor space ratio	N/A
4.5 Calculation of floor space ratio and site area	N/A
4.6 Exceptions to development standards	N/A
5.1 Relevant acquisition authority	N/A
5.2 Classification and reclassification of public land	N/A
5.3 Development near zone boundaries	N/A

Clause	Assessment
5.4 Controls relating to miscellaneous permissible uses	N/A
5.5 Controls relating to secondary dwellings on land in a rural zone	<p>Clause 5.5 requires that consent must not be granted for secondary dwelling unless the total floor area of the principal dwelling must not exceed whichever of the following is the greater:</p> <p>(a) 60 square metres, or</p> <p>(b) 33% of the total floor area of the principal dwelling.</p> <p>The primary dwelling house has a floor area of approximately 148.83m². The proposed secondary dwelling has a floor area of approximately 46.31m² (or 31.11% of the floor area of the primary dwelling) which complies with the requirements of Clause 5.5.</p>
5.6 Architectural roof features	N/A
5.7 Development below mean high water mark	N/A
5.8 Conversion of fire alarms	N/A
5.10 Heritage Conservation	N/A
5.11 Bushfire Hazard Reduction	N/A
5.12 Infrastructure development and use of existing buildings of the Crown	N/A
5.13 Eco-tourist facilities	N/A
5.16 Subdivision of, or dwellings on, land in certain rural, residential and conservation zones	N/A
5.18 Intensive livestock agriculture	N/A
5.19 Pond-based, tank based and oyster aquaculture	N/A
5.20 Standards that cannot be used to refuse consent - playing music	N/A
5.21 Flood planning	N/A
5.22 Special flood considerations	N/A
5.23 Public bushland	N/A
5.24 Farm stay accommodation	N/A
5.25 Farm gate premise	N/A
6.1 Earthworks	<p>The existing building sits on an existing concrete slab within minimal earthworks being required. No significant impacts on environmental functions, stormwater drainage, neighbouring uses, cultural or heritage items or features of the surrounding land have been identified. Likely impacts are within acceptable levels.</p>
6.2 Essential Services	<p>The site is connected to grid electricity supply and telecommunications and onsite water collection. The secondary dwelling will be serviced by a new onsite waste management system, approved by Hilltops Council (OS2025/0014). No additional essential services are required for the proposal.</p>

Clause	Assessment
6.3 Terrestrial biodiversity	N/A
6.4 Riparian land and watercourses	N/A
6.5 Groundwater vulnerability	<p>The site is mapped as 'groundwater vulnerable', which requires consideration of groundwater issues / impacts. The proposed garage will not impact groundwater resources for the following reasons:</p> <ul style="list-style-type: none"> ▪ The proposal does not require deep excavations that would intercept groundwater, which is estimated at depth. ▪ No groundwater is proposed to be taken. <p>No specific approvals are required under the WM Act 2000.</p>
6.6 Salinity	N/A
6.7 High erodible soils	N/A
6.8 Drinking water catchments	N/A
6.9 Development along the Lachlan and Boorowa Rivers and Lake Wyangala	N/A
6.10 Development on Carinya Estate	N/A
6.11 Development control plan for development in urban areas	N/A

4.4. Development Control Plans

4.4.1. Boorowa Development Control Plan 2013

Table 7 includes an assessment of the proposal against applicable provisions of the Boorowa DCP 2013.

Table 7 - DCP Assessment

Chapter	Assessment
Chapter 2: Village Development – Zone RU5	<p>Assessment of Section 2.7 Village Development – Zone RU5 is as follows:</p> <ul style="list-style-type: none"> ▪ A.1.1 – The secondary building is setback 10.2m from the front setback and 4.08m from the eastern boundary and 3.2m from the southern boundary. The proposal complies. ▪ AV1.2 – The secondary dwelling is of metal construction. The proposal complies. ▪ AV2 – Access to the secondary dwelling is from Albert Street via an existing access crossing. The proposal complies. ▪ AV3.1 – The secondary dwelling will be serviced by a new onsite waste management system, approved by Hilltops Council (OS2025/0014). The proposal complies. ▪ AV3.2 – Six (6) rainwater tanks are located on the site and will provide exceed the 52,000L requirement. The proposal complies. ▪ AV3.3 – Noted. Detailed assessment not necessary. ▪ AV4.1 – N/A, as the proposal is not commercial or industrial. ▪ AV4.2 – N/A, as the proposal is not commercial or industrial.

4.4.2. Draft Hilltops Council Development Control Plan 2025

Table 8 includes an assessment of the proposal against applicable provisions of the draft Hilltops DCP 2025.

Table 8 - DCP Assessment

Chapter	Assessment
Chapter 1: General Provisions	Considered. Detailed assessment not necessary.
Chapter 2: Zone Based Controls	<p>Assessment of Section 2.11 Village Development – Zone RU5 is as follows:</p> <ul style="list-style-type: none"> ▪ AV1.1 – Confirmed with Hilltops Council that this control does not apply. ▪ A.1.2 – The secondary building is setback 10.2m from the front setback and 4.08m from the eastern boundary and 3.2m from the southern boundary. The proposal complies. ▪ A.1.3 – The secondary dwelling is single storey. The proposal complies. ▪ AV1.4 – The secondary dwelling is of metal construction. The proposal complies. ▪ AV1.5 – The secondary dwelling is of metal construction. The proposal complies. ▪ AV2.1 – Access to the secondary dwelling is from Albert Street via an existing access crossing. The proposal complies. ▪ AV3.1 – N/A, as the proposal is not commercial or industrial. ▪ AV3.2 – N/A, as the proposal is not commercial or industrial. ▪ AV4.1 – The secondary dwelling will be serviced by a new onsite waste management system, approved by Hilltops Council (OS2025/0014). The proposal complies. ▪ AV4.2 – Six (6) rainwater tanks are located on the site and will provide exceed the 52,000L requirement. The proposal complies. ▪ AV5.1 – Noted. Detailed assessment not necessary.
Chapter 3: Additional Precinct Based Controls	N/A
Chapter 4: Specific Provisions – All Zones	N/A
Chapter 5: Subdivision Development	N/A

05. ASSESSMENT OF ENVIRONMENTAL ISSUES

The main environmental issues that have been raised and investigated as part of the design process for the proposed development have been documented in this section.

5.1. Visual Impacts and Amenity

Plans depicting the location and design of the secondary dwelling have been lodged in support of the DA. The secondary dwelling is unlikely to create any significant visual or amenity impacts as it occupying and existing building with no external alterations proposed. The site and nearby properties are not heritage listed and do not form part of a heritage streetscape or conservation area.

5.2. Site Design

Plans depicting the location and design of the existing and proposed buildings have been lodged in support of the DA. The site design for the project has been developed following consideration of relevant planning requirements as well as a site opportunities and constraints analysis. The proposal is consistent with requirements of the Hilltops LEP 2022 and is consistent with the Boorowa DCP 2013 and the draft Hilltops DCP 2025.

5.3. National Construction Code Compliance

Plans depicting the location and design of the secondary dwelling have been lodged in support of the DA. A Site Plan has been prepared to show the existing location of all buildings on the site. The secondary dwelling is appropriately separated from boundaries and complies with the setback requirements of the NCC.

5.4. Access and Traffic

Practical and legal access is provided from Albert Street, which is an existing public road that is owned and maintained by Hilltops Council. No upgrades to the existing access are warranted and no approvals / permits are proposed to be obtained under the Roads Act 1993.

5.5. Soil and Water

The site is mapped in the Hilltops LEP 2022 as being within an area that contains vulnerable groundwater. No riparian lands or watercourses are present. The proposal will not excavate to depths that would encounter groundwater, and no groundwater would be taken. The nature and scale of the proposal is such that adverse impacts on soil and water quality are unlikely.

5.6. Air Quality

The proposal does not create any implications for the management of air quality impacts. Due to the nature and scope of the proposal, an air quality assessment by a qualified professional is not warranted.

5.7. Noise and Vibration

The proposal is for residential use which is consistent with the existing setting of the land. Ongoing noise or vibration impacts are unlikely. Some noise impacts may be created as a result of the construction works,

but impacts are expected to be temporary in nature and unlikely to be experienced at neighbouring properties due to the separation of the structure from property boundaries.

5.8. Heritage

A search of the Aboriginal Heritage Information Management System (AHIMS) has been completed and there are no Aboriginal Sites or Places identified to be located within a proximity to the site. The proposal is not expected to generate significant impacts in terms of Aboriginal heritage. The subject land is not listed as a heritage item under the Hilltops LEP 2022 or State Heritage Register. There are no features of the site that are particularly rare, or which are likely to have any significant heritage value. On this basis, the proposal is not expected to generate significant impacts in terms of built heritage.

5.9. Hazards

The site is not mapped in Hilltops LEP 2022 as being located within a flood prone area. According to the mapping prepared by the NSW Rural Fire Service, the subject land is not identified as being within a bushfire prone area.

5.10. Biodiversity

The site is not mapped in the Hilltops LEP 2022 as containing Terrestrial Biodiversity. The proposal does not remove or disturb native vegetation and is therefore unlikely to significantly impact on biodiversity values.

5.11. Services and Utilities

The site is connected to grid electricity supply and telecommunications and onsite water collection. The secondary dwelling will be serviced by a new onsite waste management system, approved by Hilltops Council (OS2025/0014). No additional essential services are required for the proposal. Stormwater from the proposed secondary dwelling will be disposed of on-site away buildings and boundaries or directed to rainwater tanks and Albert Street.

5.12. Social and Economic Impacts

Considering the proposal in the context of surrounding land-use as well as the previously addressed issues related to water, soil and air quality, noise, traffic, heritage, hazards, servicing and utilities, the proposal would be unlikely to have an unacceptable impact on the environment within or surrounding the site. The social and economic impacts of the proposal are expected to be positive in the majority.

06. EVALUATION AND JUSTIFICATION FOR THE PROPOSAL

6.1. Objectives of the EP&A Act 1979

Development Consent is being sought under Section 4.16 of the EP&A Act 1979 and must therefore satisfy the objectives of the Act. The objectives of the Act are listed below:

- To promote the social and economic welfare of the community and a better environment by the proper management, development and conservation of the State's natural and other resources.
- To facilitate ecologically sustainable development by integrating relevant economic, environmental and social considerations in decision-making about environmental planning and assessment.
- To promote the orderly and economic use and development of land.
- To promote the delivery and maintenance of affordable housing.
- To protect the environment, including the conservation of threatened and other species of native animals and plants, ecological communities and their habitats.
- To promote the sustainable management of built and cultural heritage (including Aboriginal cultural heritage).
- To promote good design and amenity of the built environment.
- To promote the proper construction and maintenance of buildings, including the protection of the health and safety of their occupants.
- To promote the sharing of the responsibility for environmental planning and assessment between the different levels of government in the State.
- To provide increased opportunity for community participation in environmental planning and assessment.

The proposal is considered to be consistent with the above objectives. An objective of the EP&A Act 1979 is for the encouragement of ecologically sustainable development (ESD), which is assessed in the next section.

6.2. Other Relevant Considerations

6.2.1. Safety, Security and Crime Prevention

An assessment of the proposal against the principles of Crime Prevention Through Environmental Design has been completed. No serious risks have been identified.

6.2.2. Cumulative Impacts

The potential environmental impacts of the proposal have been detailed in the relevant sections of the SEE. The proposal will not generate unacceptable environmental impacts. Overall, the proposal makes a neutral contribution to the environment.

6.2.3. Suitability of the Site for the Development

The environmental assessment work completed and detailed in this SEE demonstrates that the subject land is suitable for the proposed development. The development has been designed to be consistent with Council's planning requirements.

6.2.4. Public Interest

Due to the nature and scale of the proposed development, the public interest in the matter is assessed to be low.

07. CONCLUSION

This Statement of Environmental Effects has been prepared by Currajong Pty Ltd on behalf of Josephine Reich (M.A. Architecture) to support a Development Application for a change of use of an existing outbuilding (shed) to a secondary dwelling on Lot 16 Section 11 DP 758876, 21 – 23 Albert Street, Reids Flat.

The assessment of the proposal has been documented in this Statement of Environmental Effects to visualise all aspects of the relevant matters for consideration under the Environmental Planning and Assessment Act 1979 and Environmental Planning and Assessment Regulation 2021. The assessment concludes the proposal is permissible under the Hilltops Local Environmental Plan 2012, the Boorowa Development Control Plan 2013 and the draft Hilltops Council Development Control) 2025.

The existing Colorbond shed has a total floor area of 92.3m² and is located in the south-east corner of the site. The proposal involves changing the use of part of the shed to a secondary dwelling with an area of 46.31m², with two (2) bedrooms, living area and combined bathroom, laundry and kitchenette. The construction works involve the internal fit out of the secondary dwelling and installation of windows and doors. The Site Plan and Floor Plan prepared by Josephine Reich Residential Design, dated 30 May 2024 shows the layout of the secondary dwelling.

It is recommended that sufficient information has been submitted with the Development Application to allow Hilltops Council to make an informed decision on the proposal. It is the findings of this Statement of Environmental Effects that the proposed development is capable of being supported by Council.

