



MA Steel & Sheds Pty Ltd
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Statement of Environmental Effects

Proposed Garage with carport shed– 52 Rutland Road, Harden, NSW,587

Lot 16/-/DP817518 – R5 Large Lot Residential

Applicant:

1. Introduction

This Statement of Environmental Effects (SEE) accompanies a Development Application for the construction of a new All colourbond garage with carport within the Hilltops Local Government Area. The SEE addresses the relevant provisions of the **Hilltops Local Environmental Plan 2021 (LEP)** and the **Hilltops Development Control Plan 2021 (DCP)**, along with an assessment of environmental impacts in accordance with Section 4.15 of the Environmental Planning and Assessment Act 1979.

The shed will be used for **storing a caravan/car and general storage** of household goods.

2. Site Description

- **Property:** 52 Rutland Road, Harden
- **Lot/DP:** Lot 16/-/DP817518
- **Zoning:** R5 – Large Lot Residential (under Hilltops LEP 2021)
- **Existing Use:** Large lot residential
- **Surrounding Land Use:** Large Lot Residential

3. Proposed Development

The proposal involves construction of a **detached colourbond garage with carport shed** with the following specifications:

- **Width:** 11 metres (includes 3.0m carport)
- **Length:** 10 metres
- **Eave Height:** 3.6 metres
- **Storage of Caravan, vehicle and general household items**

Stormwater:

- Roof runoff directed to a water tank



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Setbacks

- **North = 37m**
- **East = 111m**
- **South = 2.5m**
- **West = 100m**

The structure is well-separated from boundaries and neighbouring dwellings.

4. Hilltops Local Environmental Plan 2021 Compliance

4.1 Land Use Zoning – R5 – Large Lot Residential

The proposed shed is permissible as it is a garage/carport, which is a permitted land in the zone.

4.2 Zone Objectives

The development is consistent with R5 objectives by:

- Supporting rural-residential living
- Maintaining the residential character of the locality
- Providing appropriate ancillary structures for housing of vehicles
- Not interfering with general infrastructure

4.3 Additional LEP Considerations

The proposal does not trigger any additional LEP clauses.

5. Hilltops Development Control Plan 2021 Compliance

5.1 Building Siting & Setbacks

- No overshadowing impacts
- No privacy impacts
- No visual dominance from neighbouring properties

5.2 Building Design & Materials



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The shed will use colorbond colours – Deep Ocean walls and roof and Basalt doors. The scale is appropriate for a large lot residential allotment.

5.3 Stormwater Management

The proposal complies with DCP stormwater requirements:

- All roof water captured in a water tank

5.4 Rural Character

The shed is typical of large lot residential development in Hilltops. Its placement well within the property ensures it does not detract from the rural landscape.

6. Environmental Impacts

6.1 Visual Impact

Due to large setbacks and rural context, the shed will have negligible visual impact from public roads or neighbouring dwellings.

6.2 Noise & Amenity

The shed is for vehicle and household items only. No noise-generating activities are proposed.

6.3 Traffic & Access

No change to existing access arrangements. No additional traffic generation.

6.4 Flora & Fauna

No vegetation removal is required. No impact on biodiversity.

6.5 Natural Hazards

The site is not identified as bushfire prone, flood prone, or subject to geotechnical instability.

7. Conclusion

The proposed shed/garage at 52 Rutland Road, Harden, is a compliant and appropriate development for the R5zone under the Hilltops LEP 2021 and satisfies the objectives and controls of the Hilltops DCP 2021. The structure is well-sited, visually unobtrusive, and will not result in any adverse environmental or amenity impacts.



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If anything else is required, please let me know.

Kind regards,

MA Steel