



MA Steel & Sheds Pty Ltd
3285 Moppity Road
YOUNG NSW 2594
Ph: (02) 6382 4387 Fax: (02) 6382 4373

Statement of Environmental Effects

Proposed Garage/Storage shed– 23 Swift Street Harden

Lot 2/-/DP322951

Applicant:

1. Introduction

This Statement of Environmental Effects (SEE) accompanies a Development Application for the construction of a new Colorbond shed at **23 Swift Street, Harden**, 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 **the purpose of** housing a vehicle and and storage of household effects.

2. Site Description

- **Property:** 23 Swift Street, HARDEN 2587
- **Lot/DP:** Lot 2/-/DP322951
- **Zoning:** R1 - Residential
- **Existing Use:** Residential
- **Surrounding Land Use:** Residential

3. Proposed Development

The proposal involves construction of a **Colourbond shed with a lean-to attached** with the following specifications:

- **Width:** 7 metres plus 3mtrs wide for lean-to (total 10 mtrs)
- **Length:** 7 metres
- **Eave Height:** 3.0 metres
- Colorbond Dover white walls and roof with Deep Ocean Roller doors
- Storage of vehicle household items.



MA Steel & Sheds Pty Ltd
3285 Moppity Road
YOUNG NSW 2594
Ph: (02) 6382 4387 Fax: (02) 6382 4373

Stormwater:

- Roof runoff directed to an existing water tank

Setbacks

- North: 1.0 m
- West: 1.0m
- South: 42.44m
- East: 10.0m

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

4. Hilltops Local Environmental Plan 2021 Compliance

4.1 Land Use Zoning – R1 – Residential

Present use of Land

The site is an established residential property containing a single primary dwelling and associated backyard space. The surrounding area is characterised by low-density residential properties with similar single-storey homes and backyard outbuildings. The proposed site sits on flat, cleared land. No trees or native vegetation will be removed or altered during the construction phase.

The proposed shed is permissible as it is a residential garage/shed which is 1.0mtr from nearest boundaries.

4.2 Zone Objectives

The development is consistent with R1 objectives by:

- Supporting residential living
- Maintaining the current character of this and surrounding properties.
- Providing appropriate ancillary structures for residential use.
- Not overshadowing or impinging on surrounding properties.

4.3 Additional LEP Considerations



MA Steel & Sheds Pty Ltd
3285 Moppity Road
YOUNG NSW 2594
Ph: (02) 6382 4387 Fax: (02) 6382 4373

- **Clause 6.2 Earthworks:** Minor excavation for footings only.
- **Clause 6.4 Biodiversity Protection:** The shed is located within an already cleared area. No native vegetation removal is required.

5. Hilltops Development Control Plan 2021 Compliance

5.1 Building Siting & Setbacks

The proposed garage does not exceed minimum setbacks for residential sites.

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

5.2 Building Design & Materials

The shed will use colorbond colours – white walls and roof, and deep ocean doors. The scale is appropriate for a residential block

5.3 Stormwater Management

The proposal complies with DCP stormwater requirements:

- All roof water captured in a water tank which exists on-site on the western boundary. Any overflow will be directed to the laneway.

6. Environmental Impacts

- No environmental impacts envisaged.

6.1 Noise & Amenity

The shed is for residential use only.

6.2 Traffic & Access

No change to existing access arrangements, the garage will be entered into off the laneway as per existing arrangements.

6.4 Flora & Fauna

No vegetation removal is required. No impact on biodiversity.

6.5 Natural Hazards



MA Steel & Sheds Pty Ltd
3285 Moppity Road
YOUNG NSW 2594
Ph: (02) 6382 4387 Fax: (02) 6382 4373

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

7. Conclusion

The proposed shed at **23 Swift Street, Harden**, is a compliant and appropriate development for the R1 zone 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.

If anything else is required, please let me know.

Kind regards,

Lynn Smith

MA Steel