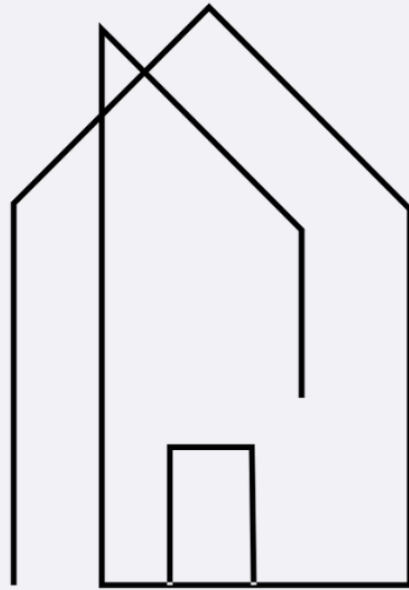




VISION

PROPERTY DEVELOPMENT HUB

STATEMENT OF ENVIRONMENTAL EFFECTS

Statement of Environmental Effects

Proposed Development: New residential dwelling and shipping container

Subject Land: Lot 1 Section 5 DP 3722 - 15 Deboyne Street, Koorawatha

Client:

Version	Date	Changes
Version 1	25/06/2026	For submission

This Statement of Environmental Effects (SEE) was prepared based on the following plan and document versions:

Author	Plan	Page	Date	Job
Vision Property Development Hub	Site Plan	A001 B	16/07/26	76/26
	Floor Plan	A101 A	25/06/26	76/26
	Elevations	A201 A	25/06/26	76/26
	Shipping Container Elevations	C01	16/07/26	76/26

Prepared by:



Patrick Fitzsimmons
Town Planner, Managing Director
VISION Property Development Hub Pty Ltd

Statement of Environmental Effects

Abbreviations

The Act – Environmental Planning and Assessment Act 1979

BCA – Building Code of Australia

EPI – Environmental Planning Instrument

SEE – Statement of Environmental Effects

Vision – Vision Property Development Hub

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1. Executive Summary

The land-owner has commissioned Vision Property Development Hub (Vision) to prepare this Statement of Environmental Effects (SEE) to consider the planning controls and environmental context of the proposed residential dwelling and retain an existing shipping container.

Through preparation of this SEE, it is confirmed that the development is consistent with all applicable planning controls without variation and is appropriate in scale and design to be constructed without any identified negative impact.

It is considered the proposed development can be approved by Council without alteration to the proposed design.

2. Proposed Development

The land-owner is seeking Council approval to construct a new residential dwelling on their land and continue to use a shipping container currently placed on the land for associated residential storage.

3. Site Description and Surrounding Land Use

The site is located in the village of Koorawatha in the Hilltops local government area. The site currently contains a shipping container which is to remain on the site for residential storage. The lot has an area of 822 square metres and is triangular in shape. The lot fronts Deboyne Street to the north, a residential allotment to the east, and the Koorawatha-Grenfell Railway line (not currently operational) to the south-west. The land is flat.

4. Section 1.7 of the Act - Part 7 of the Biodiversity Conservation Act 2016

The Act gives effect to the consideration of part 7 of the NSW Biodiversity Conservation Act 2016. Accordingly, consideration of part 7 of the NSW Biodiversity Conservation Act 2016 and associated regulation is required and is provided below:

The land is not mapped as containing any sensitive native environments. The development does not involve the removal of native vegetation that would exceed the thresholds defined under Section 7 of the NSW Biodiversity Conservation Act 2016 and associated Regulation. Preparation of a biodiversity Development Assessment Report is not required.

5. Planning Circulars

No NSW Planning Circulars are specifically applicable to the proposed development.

6. Consideration of Environmental Planning Instruments & Environment

Section 4.15 of the Environmental Planning and Assessment Act 1979 (NSW) includes matters that a consent authority must take into consideration when determining a Development Application. Accordingly, Vision has considered the proposed development against the controls and provisions referred to in Section 4.15 below.

6.1 Section 4.15 Evaluation

(1) Matters for consideration—general

(a) the provisions of:

(i) any environmental planning instrument

The provisions of any Environmental Planning Instrument (EPI) which includes State Environmental Planning Policies and the Hilltops Local Environmental Plan 2022.

6.2 Hilltops Local Environmental Plan 2022 (LEP)

Section 2.3(2) The consent authority must have regard to the objectives for development in a zone when determining a development application in respect of land within the zone.

The land is zoned RU5 Village. Construction of a residential dwelling and use of a shipping container on the site for storage are permissible with consent.

Objectives of the plan

Zone RU5 Village

1 Objectives of zone

- *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.*

Comments:

The proposed development, which provides housing and associated storage, is consistent with the zone objectives, is sustainable, and does not unreasonably increase the demand for public services or public facilities. The development is consistent in the rural village context.

Clause 6.2 Essential services

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—

- (a) the supply of water,*
- (b) the supply of electricity,*
- (c) the disposal and management of sewage,*
- (d) stormwater drainage or on-site conservation,*
- (e) suitable road access.*

Comments:

The development includes the installation of rainwater harvesting tanks for the supply of water and management of stormwater. The land-owner has arranged connection to the network electricity supply which is available from Deboyne Street. The development includes the installation of a suitable onsite sewage management system. The development has suitable road access directly from Deboyne Street. The development is consistent with clause 6.2.

There are no other clauses that are specifically applicable to the development, which is consistent with the provisions of the LEP without variation.

6.3 State Environmental Planning Policies

The following State Environmental Planning Policies are considered relevant to the development:

SEPP	COMMENTS
SEPP (Biodiversity and Conservation) 2021	Not applicable
SEPP (Exempt and Complying Development Codes) 2008	Not applicable
SEPP (Housing) 2021	Not applicable
SEPP (Industry and Employment) 2021	Not applicable
SEPP (Planning Systems) 2021	Not applicable
SEPP (Precincts – Central River City) 2021	Not applicable
SEPP (Precincts – Eastern Harbour City) 2021	Not applicable
SEPP (Precincts - Regional) 2021	Not applicable
SEPP (Precincts – Western Parkland City) 2021	Not applicable
SEPP (Primary Production) 2021	Not applicable
SEPP (Resilience and Hazards) 2021	See below.
SEPP (Resources and Energy) 2021	Not applicable
SEPP (Sustainable Buildings) 2022	See below.
SEPP (Transport and Infrastructure) 2021	Not applicable

6.3.1 State Environmental Planning Policy (Resilience and Hazards) 2021

Chapter 4 Remediation of land

Section 4.6 Contamination and remediation to be considered in determining development application

(1) A consent authority must not consent to the carrying out of any development on land unless—

- (a) it has considered whether the land is contaminated, and
- (b) if the land is contaminated, it is satisfied that the land is suitable in its contaminated state (or will be suitable, after remediation) for the purpose for which the development is proposed to be carried out, and
- (c) if the land requires remediation to be made suitable for the purpose for which the development is proposed to be carried out, it is satisfied that the land will be remediated before the land is used for that purpose.

(2) Before determining an application for consent to carry out development that would involve a change of use on any of the land specified in subsection (4), the consent authority must consider a report specifying the findings of a preliminary investigation of the land concerned carried out in accordance with the contaminated land planning guidelines.

(3) The applicant for development consent must carry out the investigation required by subsection (2) and must provide a report on it to the consent authority. The consent authority may require the applicant to carry out, and provide a report on, a detailed investigation (as referred to in the contaminated land planning guidelines) if it considers that the findings of the preliminary investigation warrant such an investigation.

(4) The land concerned is—

- (a) land that is within an investigation area,
- (b) land on which development for a purpose referred to in Table 1 to the contaminated land planning guidelines is being, or is known to have been, carried out,
- (c) to the extent to which it is proposed to carry out development on it for residential, educational, recreational or child care purposes, or for the purposes of a hospital—land—
 - (i) in relation to which there is no knowledge (or incomplete knowledge) as to whether development for a purpose referred to in Table 1 to the contaminated land planning guidelines has been carried out, and
 - (ii) on which it would have been lawful to carry out such development during any period in respect of which there is no knowledge (or incomplete knowledge).

Comments:

The author is not aware of any other prior land uses on the site that are likely to have

resulted in contamination of the land that would make it unsuitable for the proposal. The site currently has no identified land use and is proposed to be used for residential purpose. The land is adjoined by and zoned for residential land-use. Therefore no remediation is required. No further investigation is required in accordance with the NSW Managing Land Contamination Planning Guidelines.

6.3.2 State Environmental Planning Policy (Sustainable Buildings) 2022

Chapter 2 Standards for residential development—BASIX

Clause 2.1 Standards for BASIX development and BASIX optional development

(1) *Schedule 1 sets out the standards that apply to BASIX development referred to in paragraphs (a) and (b) of the definition of BASIX development in the Environmental Planning and Assessment Regulation 2021.*

(2) *Schedule 2 sets out the standards that apply to—*

(a) BASIX development referred to in paragraph (c) or (d) of the definition of BASIX development in the Environmental Planning and Assessment Regulation 2021, and

(b) BASIX optional development if the development application or the application for a complying development certificate was accompanied by a BASIX certificate.

(3) *The standard specified in Schedule 2, section 4 extends to a swimming pool or spa that has a capacity of less than 40,000L if the swimming pool or spa is part of development referred to in paragraph (c) of the definition of BASIX development in the Environmental Planning and Assessment Regulation 2021.*

(4) *A standard specified in Schedule 1 or 2 does not apply to development involving a heritage item or in a heritage conservation area to the extent that the Planning Secretary is satisfied that the development is not capable of achieving a standard because of other development controls that apply.*

(5) *Development consent must not be granted to development to which the standards specified in Schedule 1 or 2 apply unless the consent authority is satisfied the embodied emissions attributable to the development have been quantified.*

Comments:

The development is identified as BASIX development in Schedule 7 of the *Environmental Planning and Assessment Regulation 2021*. A BASIX Certificate has been prepared and submitted with the application for the proposed dwelling demonstrating compliance with the standards set out in Schedule 1 of the SEPP. The development is consistent with the requirements of the *State Environmental Planning Policy (Sustainable Buildings) 2022*.

(ii) any proposed instrument that is or has been the subject of public consultation under this Act.

There are no Draft Environmental Planning Instruments on public exhibition at the date the Development application is lodged.

(iii) any Development Control Plan (DCP)

6.4 Hilltops Development Control Plan 2025

Control	Compliance Response
Section 2.11 Village Development - Zone RU5	
PV1 - Residential building placement, scale and form, on lots wholly or partially within RU5 zones, are sympathetic to the surrounding neighbourhood character	The proposed single storey residential dwelling is setback 9m from the front boundary and at least 7m from the side boundary. The shipping container will be setback 2m from the side boundary and located behind the front building line.
PV2 - Dwelling sites are identified and are provided with safe connection to the public road network.	The development fronts Deboyne Street to the north and has an existing vehicle access.
PV3 - Commercial or industrial developments respect neighbourhood character and provide adequate facilities appropriate to the proposed use.	Not applicable to the proposed residential development.
PV4 - Where no reticulated water or sewer is available, roof areas, tank capacities and lot areas are large enough to enable the effective capture, storage, treatment and disposal of water in quantities appropriate to the development, without any negative impact on adjoining properties.	The development includes the installation of rainwater harvesting tanks for water supply and stormwater management, and the installation of an appropriate onsite sewage management system.
Section 4.8 Use of shipping containers	
SC1 Permanent use of containers	
PSC1 Containers are not visually intrusive when viewed from a public place or	The shipping container will be setback behind the front building line, and located

Control	Compliance Response
<i>adjoining property</i>	2m from the neighbouring property boundary. The class 10 building could not be accurately described as a residential building, but constitutes a storage structure rather than a building. Shipping containers are completely portable and can be appropriately installed on a level pad without a footing or any other built form to support them. In this regard it is not considered the 3m side setback must apply to the position of the proposed container (Vision staff are happy to discuss this with Council planning staff if this is helpful). There are no existing buildings surrounding the site in this regard, and repositioning the shipping container to be an additional 1 metre within the allotment reduces the amount of space available to the landowner without any quantifiable benefit or avoidance of any negative impact. On this basis, it is considered appropriately positioned.
PSC2 <i>Containers are in good condition and are installed in a structurally stable manner.</i>	The shipping container is in new condition, in a blue-grey colour, rust free, and will be placed on a compacted gravel surface. The container will be fitted with an internal exit latch to prevent people from getting locked inside.
PSC3 <i>Containers are not located over services or utilities.</i>	The shipping container will not be located over any services or utilities.

The development is consistent with the performance outcomes and objectives contained in the DCP.

(iiia) any planning agreement that has been entered into under section 7.4, or any draft planning agreement that a developer has offered to enter into under section 7.4.

The applicant has not entered into any planning agreement or draft planning agreement.

6.5 Environmental Planning and Assessment Regulation 2021

Section 4.15 (1)(a)(iv) requires consideration to be given to the regulations. Consideration has been included in the regulations detailed in Appendix B of this SEE.

Consideration of the development against the regulations confirms it can fully comply with the regulations without alterations to the proposal.

6.6 Likely impacts of the development

(b) the significant likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality,

Context and Setting

The site is located in the village of Koorawatha in the Hilltops local government area. The site currently contains a shipping container which is to remain on the site for storage. The lot has an area of 822 square metres and is triangular in shape. The lot fronts Deboyne Street to the north, a residential allotment to the east, and the Koorawatha-Grenfell Railway line (not currently in use) to the south-west. The land is flat.

Access, Transport and Traffic

Vehicle access to the development will be gained by an existing vehicle access from Deboyne Street road reserve.

Public Domain

The proposal will not have a negative impact on public recreational opportunities or public spaces in the locality.

Utilities

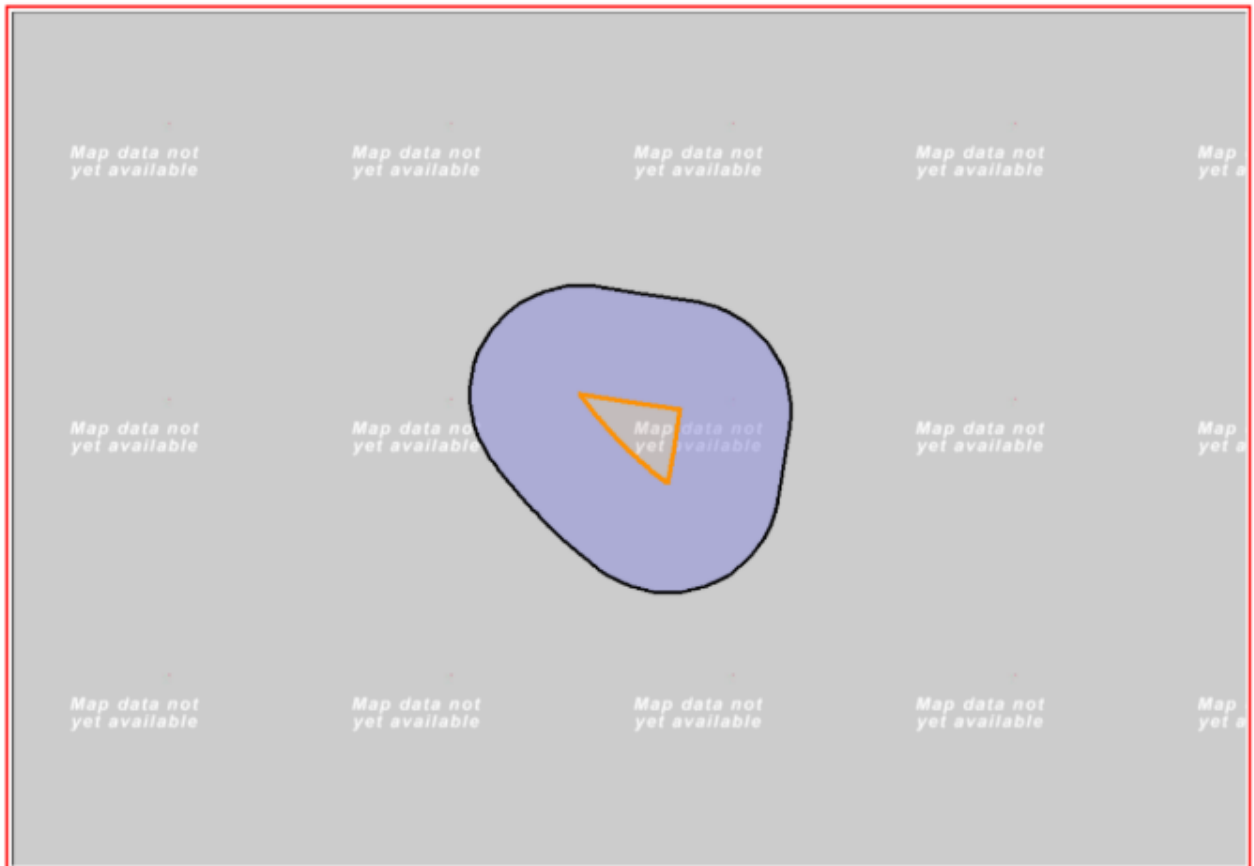
The site is serviced by adequate utilities to cater for the development.

Heritage

There are no items listed in Schedule 5 of the LEP as present on the land. An AHIMS search did not reveal any recorded items of Aboriginal Heritage Significance on the land or adjacent road reserve.

AHIMS Web Service search for the following area at Lot : 1, DP:DP3722, Section : 5 with a Buffer of 50 meters, conducted by Beth Johnstone on 01 April 2026.

The context area of your search is shown in the map below. Please note that the map does not accurately display the exact boundaries of the search as defined in the paragraph above. The map is to be used for general reference purposes only.



A search of Heritage NSW AHIMS Web Services (Aboriginal Heritage Information Management System) has shown that:

0	Aboriginal sites are recorded in or near the above location.
0	Aboriginal places have been declared in or near the above location. *

Water

The development includes the installation of rainwater harvesting tanks for the supply of water and management of stormwater.

Soils

The development will not have a negative impact on soils.

Air and Microclimate

Minimal amounts of dust may be generated during the construction period. Once construction works are complete the development will not impact on air quality. The ongoing use of the development will not negatively impact air quality.

Flora and Fauna

The proposal does not require the removal of any trees.

Waste

The site can accommodate an appropriate on-site sewage management system. Any construction waste and ongoing domestic waste will be removed from the site and appropriately recycled or catered for at a licensed waste management facility.

Energy

A BASIX Certificate has been submitted with the application. The development is required to comply with the associated energy efficiency requirements.

Noise and Vibration

Some noise will occur during the construction period, but is not expected to adversely impact on any surrounding land uses.

Natural Hazards

Inspection of the site and mapping associated with the LEP did not identify the subject land as being subject to flooding or bushfire or any other potential hazards.

Technological Hazards

No impacts as previously discussed in this report.

Safety, Security and Crime Prevention

This development will not generate any activity likely to promote any safety or security problems to the subject land or surrounding area.

Social and Economic Impacts on the Locality

The proposed development will not result in any negative social or economic impacts.

Site Design and Internal Design

The design of the development is satisfactory for the site and without any identified adverse impacts.

Construction

The proposed development is constructed in accordance with the Building Code of Australia.

Cumulative impacts

The proposal is not expected to generate any ongoing negative cumulative impacts. A minimal increase in traffic and activity at the site will occur during the construction phase.

6.7 Site suitability

(c) the suitability of the site for the development

The site has appropriate area, dimensions and topography to facilitate construction of the proposed development.

6.8 Submissions

(d) any submissions made in accordance with this Act or the regulations,

Council will exhibit the development in accordance with the Community Consultation Policy.

6.9 Public interest

(e) the public interest

No aspect of the proposed development will overburden any facility operating in the public interest.

7. Conclusion

Through preparation of this SEE, it is confirmed that the development is consistent with all applicable planning controls without variation and is appropriate in scale and design to be constructed without any identified negative impact.

It is considered the proposed development can be approved by Council without alteration to the proposed design.

Appendix A - Requirements of the Approved Form Guide

a. The environmental impacts of the development

The development is being completed on a village site and no negative environmental impact will be incurred.

b. How the environmental impacts of the development have been identified

The site was inspected as part of the preparation of the development application and confirmed that no environmental impacts that could be avoided have been identified.

c. The steps to be taken to protect the environment or to lessen the expected harm to the environment

As per a. and b., no specific measures are required other than to construct the development as proposed.

d. Any matters required to be indicated by any guidelines issued by the Planning Secretary

No specific guidelines relevant to the application have been issued by the planning secretary.

e. Drawings of the proposed development in the context of surrounding development, including the streetscape

The proposed development is consistent with the character of the village area in the surrounding context. The documents submitted are adequate to allow for comprehensive assessment of the proposal.

f. Development compliance with building heights, building height planes, setbacks and building envelope controls (if applicable) marked on plans, sections and elevations

The plans submitted with the application are sufficient to allow for comprehensive assessment of the proposal.

g. Drawings of the proposed landscape area, including species selected and materials to be used, presented in the context of the proposed building or buildings, and the surrounding development and its context

The plans submitted with the application are sufficient to allow for comprehensive

assessment of the proposal which is of a design and scale appropriate to the village area.

h. If the proposed development is within an area in which the built form is changing, statements of the existing and likely future contexts

The area is characterised by residential land use and the proposed development is consistent with the existing character and the proposed surrounding character which is also residential.

i. Photomontages of the proposed development in the context of surrounding development

Photomontages are not necessary in this instance.

j. A sample board of the proposed materials and colours of the facade

Sample boards are not necessary in this instance.

k. Detailed sections of proposed facades

The plans submitted are adequate for comprehensive assessment of the development without submitting section plans for a development application.

l. If appropriate, a model that includes the context.

A model is not necessary in this instance.

Appendix B - Consideration of the Regulations

Section 4.15 (1)(a)(iv) requires consideration to be given to the provisions of the regulations (referring to the Environmental Planning and Assessment Regulation 2021 (NSW)). Consideration has been included below.

(iv) the regulations (to the extent that they prescribe matters for the purposes of this paragraph)

Part 4 Determination of development applications

Division 1 Determination of development applications—the Act, s 4.15(1)(a)(iv)

Clause 61 Additional matters that consent authority must consider

(1) In determining a development application for the demolition of a building, the consent authority must consider the Australian Standard AS 2601—2001: The Demolition of Structures.

(2) In determining a development application for the carrying out of development on land that is subject to a subdivision order under the Act, Schedule 7, the consent authority must consider—

(a) the subdivision order, and

(b) any development plan prepared for the land by a relevant authority under that Schedule.

(3) In determining a development application for development on the following land, the consent authority must consider the Dark Sky Planning Guideline—

(a) land in the local government area of Coonamble, Gilgandra, Warrumbungle Shire or Dubbo Regional,

(b) land less than 200 kilometres from the Siding Spring Observatory, if the development is—

(i) State significant development, or

(ii) designated development, or

(iii) development specified in State Environmental Planning Policy (Planning Systems) 2021, Schedule 6.

(4) In determining a development application for development for the purposes of a manor house or multi dwelling housing (terraces), the consent authority must consider the Low Rise Housing Diversity Design Guide for Development Applications published by the Department in July 2020.

(5) Subsection (4) applies only if the consent authority is satisfied there is not a development control plan that adequately addresses the development.

(6) In determining a development application for development for the erection of a building for residential purposes on land in Penrith City Centre, within the meaning of Penrith Local Environmental Plan 2010, the consent authority must consider the Development Assessment Guideline: An Adaptive Response to Flood Risk Management for Residential Development in the Penrith City Centre published by the Department on 28 June 2019.

(7)–(8) (Repealed)

Comments:

The proposal does not involve demolition of a building and therefore the requirements of AS 2601 do not need to be considered in accordance with Clause 61(1).

The subject land is not subject to a subdivision order under the Act, Schedule 7, therefore Clause 61(2) is not applicable.

The Dark Sky Planning Guideline does not apply to Hilltops Council and therefore Clause 61(3)(a) and (b) are not applicable.

The development does not include a manor house or multi dwelling housing (terraces), therefore Clause 61(4) is not applicable (subject to subclause (5)).

The development is not located within the Penrith City Centre.

Clause 62 Consideration of fire safety

(1) This section applies to the determination of a development application for a change of building use for an existing building if the applicant does not seek the rebuilding or alteration of the building.

(2) The consent authority must—

(a) consider whether the fire protection and structural capacity of the building will be appropriate to the building's proposed use, and

(b) not grant consent to the change of building use unless the consent authority is satisfied that the building complies, or will, when the development is completed, comply, with the Category 1 fire safety provisions that are applicable to the building's proposed use.

(3) Subsection (2)(b) does not apply to the extent to which an exemption from a provision of the Building Code of Australia or a fire safety standard is in force under the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021.

Comments:

The proposal does not involve the change of a building use for an existing building and therefore the requirement to consider fire safety and structural adequacy of buildings in accordance with Clause 62 is unnecessary.

Clause 63 Considerations for erection of temporary structures

In determining a development application for the erection of a temporary structure, the consent authority must consider whether—

- (a) the fire protection and structural capacity of the structure will be appropriate to the proposed use of the structure, and*
- (b) the ground or other surface on which the structure will be erected will be sufficiently firm and level to sustain the structure while in use.*

Comments:

The proposal does not involve the erection of a temporary structure and therefore the requirements to consider fire safety and structural adequacy is unnecessary.

Clause 64 Consent authority may require upgrade of buildings

(1) This section applies to the determination of a development application that involves the rebuilding or alteration of an existing building if—

- (a) the proposed building work and previous building work together represent more than half of the total volume of the building, or*
- (b) the measures contained in the building are inadequate—*
 - (i) to protect persons using the building, if there is a fire, or*
 - (ii) to facilitate the safe egress of persons using the building from the building, if there is a fire, or*
 - (iii) to restrict the spread of fire from the building to other buildings nearby.*

(2) The consent authority must consider whether it is appropriate to require the existing building to be brought into total or partial conformity with the Building Code of Australia.

(3) In this section—

previous building work means building work completed or authorised within the previous 3 years.

***total volume** of a building means the volume of the building before the previous building work commenced and measured over the building's roof and external walls.*

Comments:

The proposal does not involve the rebuilding, alteration, enlargement or extension of an existing building that represents more than half the total volume of the building and therefore the requirement to consider the upgrading of buildings into total or partial conformity with the Building Code of Australia.

Clause 67 Modification or surrender of development consent or existing use right—the Act, s 4.17(5)

Not applicable.

Clause 75 Fulfilment of BASIX commitments

It is a condition of a development consent for the following that each commitment listed in a relevant BASIX certificate is fulfilled—

(a) BASIX development,

(b) BASIX optional development, if the development application was accompanied by a BASIX certificate.

Comments:

A BASIX Certificate is submitted to accompany this document and plans.

Clause 76 Deferred commencement consent

Not applicable.