

# STATEMENT OF ENVIRONMENTAL EFFECTS

Demolition of Existing Shed and Construction of Proposed Detached Colorbond Shed and Awning

**56 Marsden Street, Boorowa NSW 2586**

|                          |                                                                                                                                                                                                                                                                                                                  |
|--------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Consent authority</b> | Hilltops Council                                                                                                                                                                                                                                                                                                 |
| <b>Applicant</b>         |                                                                                                                                                                                                                                                                                                                  |
| <b>Landowners</b>        |                                                                                                                                                                                                                                                                                                                  |
| <b>Land description</b>  | Lot 2 Section 3 DP 758139                                                                                                                                                                                                                                                                                        |
| <b>Development</b>       | Demolition and removal of the existing shed, followed by construction of a detached Colorbond shed, 15.0 m long x 7.0 m wide, with a 4.0 m wide attached front awning (overall plan footprint 15.0 m x 11.0 m), 3.0 m eave height, approximately 4.45 m ridge height, 22.5° roof pitch and four structural bays. |
| <b>Stormwater</b>        | Roofwater directed to the existing rainwater tank, with overflow discharged toward the rear of the property in a controlled manner.                                                                                                                                                                              |
| <b>Date</b>              | 29 July 2026                                                                                                                                                                                                                                                                                                     |

## 1. Introduction

This Statement of Environmental Effects has been prepared to accompany a Development Application to Hilltops Council for the demolition of the existing shed and construction of a detached domestic shed and attached awning at 56 Marsden Street, Boorowa.

The assessment has been prepared having regard to section 4.15 of the Environmental Planning and Assessment Act 1979, the Hilltops Local Environmental Plan 2022 and the Hilltops Development Control Plan 2025.

## 2. Site and Locality

The subject land is legally described as Lot 2 Section 3 DP 758139 and is located at 56 Marsden Street, Boorowa. The allotment is an established urban property containing an existing dwelling and associated domestic improvements.

The NSW Planning Portal property report identifies the land as MU1 Mixed Use under the Hilltops Local Environmental Plan 2022. It also indicates that the property is not mapped with a maximum building height, floor space ratio or heritage listing, and identifies groundwater vulnerability. The report additionally notes proximity to a classified road and possible electrical infrastructure considerations.

The proposed building is positioned within the rear portion of the allotment. The submitted site plan shows the overall structure set approximately 0.9 m from the western side boundary and approximately 1.0 m from the northern side boundary. The proposal is behind the established dwelling and is substantially screened from Marsden Street by existing development on the site.

The site plan identifies a Council sewer line near the eastern side of the proposed work. Final construction must maintain the required separation from sewer infrastructure and must not obstruct access to any sewer main, junction or easement. Any adjustment required by Council or the relevant service authority can be incorporated before issue of the Construction Certificate.

## 3. Description of Proposed Development

The proposed development comprises the demolition and lawful removal of the existing shed, followed by construction of the new shed and awning. The works include:

- Demolition of the existing shed, including removal of the existing structure, slab or footings where required, and lawful disposal or recycling of demolition materials.
- A detached steel-framed Colorbond shed measuring 15.0 m long x 7.0 m wide.

- A 4.0 m wide attached awning along the front side of the shed, giving an overall plan footprint of approximately 15.0 m x 11.0 m.
- A 3.0 m eave height, approximately 4.45 m maximum ridge height and a 22.5° gable roof pitch.
- Four structural bays, with three roller-door openings, a personal access door, two windows and a glazed sliding door as shown on the submitted plans.
- A reinforced concrete slab and footings designed and certified by a suitably qualified structural engineer.
- Colorbond roof and wall cladding, gutters and downpipes in non-reflective colours selected to complement the existing dwelling and surrounding development.
- Connection of roofwater to the existing rainwater tank, with controlled overflow directed to the rear of the property.

The existing shed will be demolished before construction of the proposed building. Demolition will be undertaken in accordance with applicable work health and safety, waste disposal and asbestos management requirements. The new shed is intended for domestic storage, vehicle parking and general household workshop purposes ancillary to the existing dwelling.

## 4. Statutory Planning Assessment

### 4.1 Hilltops Local Environmental Plan 2022

**Zoning and permissibility.** The land is zoned MU1 Mixed Use. The proposal is ancillary to the existing lawful residential use of the land and is appropriately characterised as a domestic garage/shed associated with that use. The development remains subordinate to the dwelling and does not prevent the continued use of the property for purposes permitted within the zone.

**Zone objectives.** The proposal is consistent with the mixed-use context because it retains the established residential use, provides practical domestic storage and parking, and is located toward the rear of the allotment so that the street frontage and broader mixed-use function of the locality are not compromised.

**Height and scale.** No mapped maximum building height applies according to the supplied property report. At approximately 4.45 m to the ridge, the building is single-storey in scale and is considered reasonable for a domestic shed of this width and roof pitch.

**Heritage.** The supplied property report does not identify the property as a heritage item. The building is located behind the existing dwelling and uses conventional Colorbond materials, limiting its visibility and potential effect on the established streetscape.

**Earthworks, services and environmental matters.** Only minor site preparation is anticipated. The proposal will avoid unnecessary cut and fill and will be constructed clear of services. Groundwater vulnerability is acknowledged; however, the development involves no excavation or land use likely to contaminate groundwater. Standard construction and spill-control practices will be implemented.

### 4.2 Hilltops Development Control Plan 2025

| Relevant control                     | Proposal                                                                                                                 | Assessment                                                                                             |
|--------------------------------------|--------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------|
| Section 2.2B - ancillary development | Detached shed/garage and awning associated with an existing dwelling.                                                    | The use is ancillary, domestic in nature and practically serviceable.                                  |
| Primary street setback               | The structure is located behind the dwelling, well in excess of the 6 m primary street setback.                          | Complies and minimises streetscape impact.                                                             |
| Side and rear setbacks               | Approximately 0.9 m to the western side boundary and 1.0 m to the northern/rear boundary, as shown on the site plan.     | Meets the minimum 900 mm setback, subject to survey confirmation and fire-separation/NCC requirements. |
| Bulk, form and visual impact         | 3.0 m eaves, approximately 4.45 m ridge and articulated elevations with doors, windows and an awning.                    | Reasonable domestic scale. Rear siting and non-reflective Colorbond finishes reduce visual dominance.  |
| Site coverage and open space         | Existing dwelling and proposed outbuilding remain within a large, elongated allotment with substantial open yard areas.  | The property retains adequate open space, drainage area and residential amenity.                       |
| Cut, fill and services               | Minor preparation only; no building over the mapped sewer line is proposed.                                              | Suitable subject to maintaining service clearances and complying with engineering requirements.        |
| Stormwater                           | Gutters and downpipes connect to the existing tank; overflow is directed to the rear without nuisance to adjoining land. | Provides on-site detention/reuse and controlled disposal. Final details to satisfy Council.            |
| Access, parking and traffic          | Existing property access is retained. The shed provides additional enclosed vehicle storage.                             | No new driveway or material traffic generation is expected.                                            |

## 5. Environmental Effects

### 5.1 Context, Character and Visual Amenity

The shed is located behind the existing dwelling and has a conventional gable-roof form. Its Colorbond cladding, moderate height and domestic detailing are compatible with residential outbuildings commonly found in Boorowa. The awning and openings provide articulation to the long elevations and reduce the appearance of a blank, bulky structure.

### 5.2 Neighbouring Amenity

The proposal is single storey and contains no elevated deck, balcony or habitable-room use. It will not create overlooking or a loss of privacy. Some additional shadow will occur close to the building, but the setbacks, moderate height and rear-yard location mean unreasonable overshadowing of adjoining dwellings or principal private open space is unlikely.

### 5.3 Noise and Use

Construction noise will be temporary and limited to normal approved working hours. Once completed, use will be limited to domestic storage, parking and household activities. No commercial workshop, mechanical repair business or other noise-intensive use is proposed.

### 5.4 Traffic and Access

The existing access arrangement will be retained. The proposal does not create a new dwelling or business and will not materially increase traffic movements or on-street parking demand. Vehicle movements will remain typical of a residential property.

### 5.5 Stormwater and Drainage

Roofwater will be collected by gutters and downpipes and conveyed to the existing water tank. Tank overflow will be piped or otherwise controlled toward the rear of the property so that flows are dispersed within the site and do not cause erosion, ponding or nuisance to adjoining land. The final drainage layout will comply with Council requirements and the National Construction Code.

### 5.6 Soil, Erosion and Construction Management

Site disturbance will be limited to the building footprint and associated slab/footings. During construction, stockpiles will be kept clear of drainage paths, waste will be contained, and sediment tracking onto public roads will be prevented. Exposed soil will be stabilised promptly following completion.

### 5.7 Biodiversity and Tree Removal

The proposal is within an established urban allotment and does not require removal of significant native vegetation based on the submitted site plan. Accordingly, no material biodiversity impact is anticipated.

### 5.8 Waste and Contamination

Demolition and construction waste will be sorted where practical and removed to an approved facility. Any asbestos-containing material identified before or during demolition will be handled and disposed of by appropriately licensed contractors in accordance with SafeWork NSW and EPA requirements.

### 5.9 Aboriginal Cultural Heritage

The work is within a previously disturbed residential curtilage. The likelihood of impacts on Aboriginal objects is considered low. Should any suspected Aboriginal object or archaeological material be uncovered, work in the immediate area will cease and the relevant statutory procedures will be followed.

## 6. Public Interest and Suitability of the Site

The site is suitable for the proposal because it is an established residential property with sufficient rear-yard area, existing access and available stormwater infrastructure. The structure provides useful domestic storage and weather-protected parking without creating an additional dwelling or an incompatible land use.

The development is consistent with the orderly and economic use of the land, maintains the amenity of adjoining properties and will be constructed to applicable structural, fire safety, drainage and building standards. Approval is therefore considered to be in the public interest.

## **7. Conclusion**

The demolition of the existing shed and construction of the proposed detached Colorbond shed and attached awning are appropriately located and designed for the subject land.

Subject to standard conditions concerning engineering certification, stormwater disposal, service clearances, construction management and compliance with the National Construction Code, the proposal is considered suitable for approval by Hilltops Council.

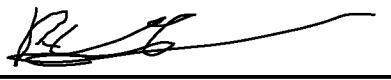
**Prepared by:**

**Position:**

Applicant / Buffalo Built Sheds



Recoverable Signature

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**Signature:** Signed by: 44759ebd-d3e6-4f3b-be35-ecb58ef1ac0c

**Date:**

29 July 2026