



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

Statement of Environmental Effects

Proposed Farm Shed

Lot 622/-/DP753624

Applicant: [REDACTED]

1. Introduction

This Statement of Environmental Effects (SEE) accompanies a Development Application for the construction of a new colourbond farm shed at **1 Barwang Road, 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 **farming purposes as a storage shed for small machinery and equipment for maintenance of the land.**

2. Site Description

- **Property:** 1 Barwang Road *Harden (10 Blanya Rd Harden)*
- **Lot/DP:** Lot 622/-/DP753624
- **Zoning:** RU1— Primary Production
- **Existing Use:** Primary Production
- **Surrounding Land Use:** Primary Production

3. Proposed Development

The proposal involves construction of a **detached colorbond farm shed** with the following specifications:

- **Width:** 12 metres
- **Length:** 27 metres (includes 3.0 mtr open garaport)
- **Eave Height:** 3.7 metres
- **Storage of Small Machinery and Farm Equipment**



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Stormwater:

- Roof runoff directed to a new water tank

Setbacks

- 116.58mtrs from north boundary
- 20.0 mtrs from east boundary
- 92.54 mtrs from southern boundary
- ~~30.3~~ 30.3 mtrs from western boundary on southern side of shed

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

4. Hilltops Local Environmental Plan 2021 Compliance

4.1 Land Use Zoning – Ru1 – Primary Production

The proposed shed is permissible as it is a farm storage shed, which is a permitted land in the zone.

4.2 Zone Objectives

The development is consistent with ~~RUL~~ Objectives by:

- Supporting rural-residential living
- Maintaining the rural character of the locality
- Providing appropriate ancillary structures for land management and farming
- Not fragmenting or interfering with agricultural land

4.3 Additional LEP Considerations

- Small excavation for footings required 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



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The shed significantly exceeds minimum setback requirements for rural-residential land. The generous separation distances ensure:

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

5.2 Building Design & Materials

The shed will use colourbond colours to be determined. 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 Primary Production 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 farm storage 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



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

7. Conclusion

The proposed shed at 1 Barwang 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.

If anything else is required, please let me know.

Kind regards,

Lynn Smith

MA Steel