



STATEMENT OF ENVIRONMENTAL EFFECTS

51 Sherbrook Road, Hornsby NSW 2077

Alterations and additions to a dwelling house

LOT	INSTRUMENT	ZONE
Lot 23 DP245319	Hornsby LEP 2013	R2 Low Density Residential
SITE AREA	HEIGHT LIMIT	COUNCIL
676 m ²	8.5 m · cl 4.3	Hornsby Shire

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1 · SUMMARY

A single-storey rear addition that sits within every numerical LEP standard for the site.

This Statement accompanies a development application for alterations and additions to the existing dwelling at 51 Sherbrook Road, Hornsby (Lot 23 DP245319). It addresses the matters for consideration under section 4.15 of the Environmental Planning and Assessment Act 1979.

LEP STANDARDS

2 of 2
comply

DCP CONTROLS

7 of 8
comply, 1 on merit

HAZARD OVERLAYS

None
mapped at the site

DOCUMENT CONTROL

REV	DATE	PURPOSE	REVIEWED BY
A	10 Oct 2026	Issued for DA lodgement	Ready Reports reviewer

Planning data from the NSW Planning Portal and NSW Spatial Services as published on the dates shown against each value.

2 · SITE AND LOCALITY



Figure 1 Aerial view. Source: NSW Spatial Services.

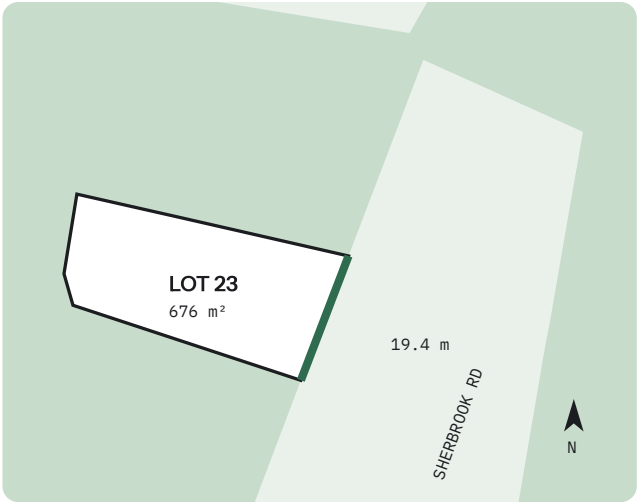


Figure 2 Site plan, frontage highlighted. Source: NSW cadastre.

The site

The site is Lot 23 in DP245319, known as 51 Sherbrook Road, Hornsby. It is an irregular allotment of about 676 m² with a 19.4 m frontage to Sherbrook Road on its eastern boundary. The land falls about 14 m across the surrounding 60 m, so the site is sloping. It is zoned R2 Low Density Residential under the Hornsby Local Environmental Plan 2013 and contains an existing dwelling house.

The locality

The site is in an established low-density residential area of Hornsby, with Sherbrook Road along its eastern boundary and Denison Street to the north. Surrounding lots hold detached one and two-storey dwellings on landscaped blocks.

3 · THE PROPOSAL

The application seeks consent for a single-storey addition to the rear of the existing dwelling, comprising a family room, a bedroom with ensuite and a covered deck. No trees are proposed for removal. Stormwater will connect to the existing system.

STOREYS	NEW GFA	MAX HEIGHT	COST OF WORKS
1	48 m ²	6.2 m	\$185,000

Example proposal for this sample. A real report takes these from the applicant's plans.

4 · PLANNING CONTROLS

Hornsby Local Environmental Plan 2013

CONTROL	CLAUSE	STANDARD	PROPOSED	RESULT
Zone and use	2.3	R2: dwelling houses permitted with consent	Additions to a dwelling house	Permitted
Height of buildings	4.3	8.5 m	6.2 m	Complies
Floor space ratio	4.4	No FSR mapped for the site	0.33:1 (for reference)	N/A
Minimum lot size	4.1	500 m ²	No subdivision proposed	N/A
Heritage	5.10	Not a heritage item or in a conservation area	No heritage impact	N/A

Source: NSW Planning Portal, EPI Primary Planning Layers. Zoning, height and lot size maps current as at 7 Aug 2026.

Site constraints

Bushfire prone land	Not mapped	Flood planning area	Not mapped
Landslide risk	Not mapped	Acid sulfate soils	Not mapped
Terrestrial biodiversity	Not mapped	Mine subsidence district	Not mapped
State Heritage Register	Not listed	Codes SEPP exclusions	Not mapped

"Not mapped" means the published hazard layer shows nothing at this site on 10 Oct 2026. It is not a statement that no risk exists.

State Environmental Planning Policies

POLICY	RELEVANCE
Sustainable Buildings 2022	BASIX certificate provided
Resilience and Hazards 2021	No contamination history
Biodiversity and Conservation 2021	No trees removed
Housing 2021	Not used for this proposal
Exempt and Complying Development Codes 2008	DA pathway chosen
5 further SEPPs apply to the land	No provisions triggered

5 · DCP COMPLIANCE

Hornsby Development Control Plan, dwelling houses

CONTROL	STANDARD	PROPOSED	RESULT
Front setback	6 m	Unchanged	Complies
Side setbacks	0.9 m	1.2 m and 1.5 m	Complies
Rear setback	10 m	7.4 m	On merit
Landscaped area	40%	44%	Complies
Private open space	24 m²	96 m²	Complies
Car parking	2 spaces	2, unchanged	Complies
Cut and fill	1 m	0.6 m max fill	Complies
Solar access	3 hours to neighbours	Maintained, see shadow plans	Complies

Illustrative values for this sample. A real report quotes each standard from the council's DCP, with its clause.

MERIT ASSESSMENT · REAR SETBACK

The addition sits 7.4 m from the rear boundary. Because it is single storey and steps down with the fall of the land, it causes no additional overlooking or overshadowing of the rear neighbour, and a landscaped buffer is kept along the boundary. The outcome meets the objectives of the control.

ENVIRONMENTAL ASSESSMENT

Bulk and scale	Single storey, 2.3 m below the height standard, and set behind the existing dwelling so it is not visible from Sherbrook Road.
Privacy	Floor level within 0.6 m of ground. Side windows are high-sill or face the boundary fence.
Stormwater	Roof water drains to the existing system, which discharges to Sherbrook Road.
Trees	No trees removed. Works sit outside the root zones of trees on the neighbouring lots.

6 · SECTION 4.15 EVALUATION

HEAD	MATTER	RESPONSE
(a)(i)	Environmental planning instruments	Permitted in R2 and within the height standard of Hornsby LEP 2013. Relevant SEPPs addressed in section 4.
(a)(ii)	Proposed instruments	None known on exhibition affecting the site.
(a)(iii)	Development control plan	Complies with 7 of 8 controls. Rear setback meets the objectives on merit (section 5).
(a)(iiia)	Planning agreements	None apply.
(a)(iv)	The regulations	Works will meet the Building Code of Australia.
(b)	Likely impacts	No significant impact on neighbours, the streetscape or the natural environment.
(c)	Suitability of the site	No hazard overlays mapped. The lot is large enough for the addition and keeps its open space.
(d)	Submissions	For council to consider after notification.
(e)	The public interest	Consistent with the zone objectives and the character of the area.

CONCLUSION

The proposal is permitted in the zone, complies with the applicable LEP development standards and meets the objectives of the DCP. It is suitable for the site and is recommended for approval, subject to appropriate conditions.

PREPARED BY

Ready Reports
info@readyreports.com.au

REVIEWED BY

Ready Reports reviewer
Reviewed · 10 October 2026

This Statement was prepared from information supplied by the applicant and planning data published by the NSW Government on the dates shown. It is not a section 10.7 planning certificate and does not guarantee approval. The consent authority decides the application.