



Statement of Environmental Effects (SEE) Form for Minor Development

Version 5

A Statement of Environmental Effects (SEE) is required for all Development Applications.

By completing this form or submitting your own Statement of Environmental Effects, you are demonstrating you have considered the impacts of your proposed development.

If the question is not relevant or you are unsure, please indicate **NOT APPLICABLE** or **UNSURE**.

If you do not provide sufficient information, the Development Assessment Planner will require additional information which can result in delays in obtaining an outcome.

Have any questions? Please call the Development Hub (02) 6767 5555 or email development@tamworth.nsw.gov.au

PROPERTY DETAILS

❖ For Lot/Section/DP, check your rates notice

Lot	Section	DP
1	-	509086

Address

73 Carthage St, East Tamworth	
NSW	
Postcode	2340

Total Land Area

1021.25

m² ☒

ha ☐

(Please select)

PROPOSAL

Proposed Minor Development Activities

(Tick all that is applicable)

☒ Alteration/Addition to Existing Building
(Please specify)

Alts & adds to existing single storey dwelling. Removal of a few existing trees and the addition of new landscaping.

☐ Awning/Canopy

☒ Carport

☒ Demolition (Please specify)

Demo of ex metal shed, carport, rear half of dwelling

☒ Dwelling

☐ Fence

☐ Garage, Shed or Farm Building

☐ Rainwater Tank

Number of Rainwater Tanks

☐ Retaining Wall (greater than 600mm)

☐ Secondary Dwelling (i.e. Granny Flat)

☐ Shipping Container

☐ Signage (Please specify type and number)

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☒ Swimming Pool or Spa

☐ Other (Please specify)

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❖ The above activities are considered minor development. A more comprehensive SEE may be required if your answer is 'other'.

Total Floor Area of Development(s)

493

m²

Estimated Cost of Works

- ❖ The estimated cost of works is the total costs of or incidental to the proposed development including labour costs based on the market rate and materials (Clause 25J Environmental Planning Assessment Regulation 2000)

\$ 550,000.00

- > A Cost Summary Report may be requested by the Development Assessment Planner to support the stated estimate cost of works

Height from Existing Natural Ground Level

Total Height
(Height to Ridge) metres

Maximum
Height to Ceiling metres

Setback

Minimum distance to
front boundary metres

Minimum distance to
rear boundary metres

Minimum distance to
side boundary metres

Materials

- | | |
|---|---|
| <input type="checkbox"/> Aluminium | <input checked="" type="checkbox"/> Brick |
| <input type="checkbox"/> Colorbond | <input checked="" type="checkbox"/> Concrete |
| <input checked="" type="checkbox"/> Glass | <input checked="" type="checkbox"/> Steel |
| <input checked="" type="checkbox"/> Timber | <input checked="" type="checkbox"/> Zincalume |
| <input type="checkbox"/> Other (Please specify) | |

Colour(s) (Please specify and denote on plans)

Black steel, grey concrete and natural timber.....

.....

Finish (Tick all that is applicable)

- | | |
|---|--------------------------------------|
| <input checked="" type="checkbox"/> Matte | <input type="checkbox"/> Reflective |
| <input type="checkbox"/> Flashing | <input type="checkbox"/> Illuminated |
| <input type="checkbox"/> Other (please specify) | |

What is the purpose of your proposal?

Alterations and additions to existing single storey dwelling. Removal of a few existing trees and the addition of new landscaping. Relocation of existing pool and garage, and the demolition of an existing metal shed in the rear yard.

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Does your proposal meet all local controls?

- ❖ Local controls include minimum setback distance, maximum height and site coverage. Check the [Tamworth Regional Development Control Plan 2010](#)

- ☐ Yes, it complies with all the local controls
- ☒ No, I am seeking a variation(s)
(Please explain why a variation is required)

The only departure from the Deem-to-Satisfy (DtS) requirements noted in the Tamworth Regional DCP 2010 for the building line setback is the proposed garage, which is located along Bourke Street and is right on the boundary line. The justification for this design choice and departure from the DtS condition is that the proposed pool and landscaped area has been oriented to be north-facing, which has pushed the garage space forward. Furthermore, the existing trees along Bourke Street will provide ample coverage from the street, so the proposed garage will not be exposed or jarring to the street front. Additionally, upon analysing the site conditions, we've noted the strong prevailing south-east winds, in which the garage location will provide additional wind protection to the dwelling.

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If you need additional space, please use the space provided on page 4 or add extra pages

SITE

Land Zone (Tick all that is applicable)

❖ To check the land zone of your property, visit www.planningportal.nsw.gov.au/find-a-property

- ☐ Zone RU1 Primary Production
- ☐ Zone RU4 Primary Production Small Lots
- ☐ Zone RU5 Village
- ☒ Zone R1 General Residential
- ☐ Zone R2 Low Density Residential
- ☐ Zone R5 Large Lot Residential
- ☐ Zone E3 Environmental Management
- ☐ Other (please specify)

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How is your proposal suitable for its land zone?

❖ To check the objectives of your zone, see the [Tamworth Regional Local Environmental Plan 2010](#)

The proposal involves an alts and adds on an existing dwelling house, which is suitable for Zone R1 General Residential, as stated in the Tamworth Regional Local Environmental Plan 2010 (2022 EPI 27).

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Are there any existing buildings/structures?

☒ Yes (Please specify all)

- ❖ Example:
- 257m² red brick veneer dwelling & grey tile roof
 - 28m² cedar wood shed with tin roof

- 301sqm brick dwelling & metal roof
- 53sqm timber garage & metal roof
- 67sqm metal roof carport

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☐ No, it is vacant land

Is the lot or property heritage listed?

☐ Yes ☒ No

Will you be carrying out excavations?

☒ Yes > If a retaining wall will be required, please show depth on site plans and attach engineering drawings

☐ No

Has the land been used for any potentially contaminating land uses in the past?

❖ Examples: service stations, sheep dips, farm dumps, sites where asbestos or lead-based paint was present, sites containing fill from another site

☐ Yes ☒ No ☐ Unsure

Will any vegetation/trees be removed?

☒ Yes > If your proposal involves clearing vegetation, you may require a [Biodiversity Development Assessment Report](#) as per the Biodiversity Conservation Act 2016

☐ No vegetation will be removed

NATURAL HAZARDS

❖ Check whether your lot is bushfire- or flood-prone www.planningportal.nsw.gov.au/find-a-property

Is the land classified bushfire-prone?

☐ Yes > Please attach [Bushfire Self-Assessment or BAL/BPAD Certificate](#) to ensure compliance with Planning for Bushfire Protection 2006 and AS3959

☒ No

Is the land classified flood-prone land?

☐ Yes ☒ No

ACCESS & PARKING

Proposed Access

- ☒ Existing driveway/crossover will be used
- ☐ New access is required

> Please attach a [Section 138 Works & Structures Application](#) required under the Roads Act 1993

Number of on-site parking spaces

2.00

Is parking provision in front or behind the building line?

☒ In front
☐ Behind

UTILITIES

Will you be installing new or upgrading existing water, sewerage, or drainage connections?

❖ Example: Basin, toilet, shower, gutters

- ☒ Yes > Please attach a [Section 68 Water, Sewerage & Stormwater Application](#) required under the Local Government Act 1998
- ☐ No > Go straight to **ADDITIONAL INFORMATION**

Water will be supplied by:

- ☒ Reticulated Water (Town Water)
- ☐ Rainwater Tank
(Please specify size/capacity/height)

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- ☐ Other (Please specify)

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- ☐ Not applicable

Sewage will be disposed to:

- ☒ Council Sewerage Infrastructure
- ☐ On-site Sewage Management
(Please specify)

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- ☐ Other (Please specify)

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- ☐ Not applicable

Stormwater will be directed to:

- ☒ On-street Kerb and Gutter
- ☐ On-site Pit
- ☐ On-site Rubble Drain
- ☐ Other (Please specify)

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- ☐ Not applicable

WATER SENSITIVE ESSENTIALS

❖ Compliance with at least 2 out of 5 Water Sensitive Essentials (WSE) measures are required for any proposed developments requiring connection to reticulated (town) water and sewer services

I nominate the following Water Sensitive Essentials (WSE) measures to be implemented with my proposed development:

- ☒ **Water Efficient Appliances and Fittings** with a minimum rating of 4 WELS stars
- ☒ **Rainwater Tank(s)** with a capacity of 10,000 litres or more – an appropriate mechanism is to be provided for automatically switching to the town water supply (if available) when the volume of water in the rainwater tank(s) is low.
- ☐ **Landscaped Stormwater Retention Area (Rain Garden)** with a minimum of 5m² of retention area and must be designed by a suitably qualified person.
- ☒ **Grey Water Diversion Device** with a hand-activated valve, switch or tap that is fitted to the outlet of the waste pipe of the laundry tub/bathroom fitting. There is a minimum of 10 m² dedicated land application system.
- ☒ **Grey Water Treatment Device** with accreditation by the NSW Department of Health and to be approved by Council for installation and operation under Section 68 of the Local Government Act 1993 and Part 2, Division 4 Local Government (General) Regulation 2005.

WATER SENSITIVE DESIGN

Are you proposing a new dwelling?

- ☒ Yes
- ☐ No > Go straight to **ADDITIONAL INFORMATION**

Does your proposed dwelling include additional underfloor drainage pipes to enable the connection of an external greywater reuse device?

- ☐ Yes ☒ No

ADDITIONAL INFORMATION

Please refer to attached SoEE Report.

DECLARATION

I acknowledge that all the information in the application is, to the best of my knowledge, complete, true and correct. I also understand that if the information is incomplete the application may be delayed, rejected or more information may be requested.

Completed by: (Tick all that is applicable)

- ☒ Agent
- ☒ Applicant
- ☐ Owner

Name

Joe Stephen

Company (If applicable)

Warrane DCF P/L

Date

01.12.2021

Disclaimer: The information provided by you on this form will be used by Tamworth Regional Council to process this application. Once collected by Council, the information can be accessed in accordance with Government Information (Public Access) Act 2009.

LODGEMENT

ONLINE

Submit your Statement of Environmental Effects with your Development Application via the

Online Development Hub

www.tamworth.nsw.gov.au/developmenthub

IN-PERSON

Tamworth Regional Council - Development Hub

437 Peel Street

Tamworth NSW 2340

02 6767 5555

Barraba Branch Office

27 Alice Street

Barraba NSW 2347

02 6782 1105

Manilla Branch Office

210 Manilla Street

Manilla NSW 2346

02 6761 0200

Nundle Branch Office

58 Jenkins Street

Nundle NSW 2340

02 6769 3205

MAIL

Development Hub

PO BOX 555

Tamworth NSW 2340

CARTHAGE ST HOUSE, TAMWORTH



18 November, 2021

Revision A

Statement of Environmental Effects

Development Application

Site: 73 Carthage Street, East Tamworth NSW 2340

Prepared by:

Warrane DCF Pty Ltd

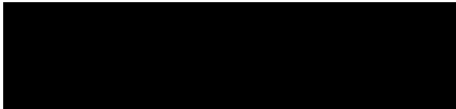


A: 3/20A Waine Street, Freshwater | P: 02 9939 6541

The General Manager
Tamworth Regional Council
PO Box 555, Tamworth NSW 2340

Dear Sir/Madam,

1.0 Client:



2.0 Site:

73 Carthage Street, East Tamworth NSW 2340
Lot 1 / - / DP509086

3.0 Zoning:

R1: General Residential

4.0 Height Limit:

10m

5.0 FSR:

N/A

6.0 Pre-lodgement Advice:

No Heritage Impact Statement will be required.

7.0 Objective:

The objective of this application is to gain planning approval for;

- Alterations and additions to existing single storey dwelling and garage, as well as some alterations to existing landscaping, including the removal of a few existing trees

- Demolition of existing metal shed, carport and relocation of existing pool
- Proposed additional level above proposed pool house in rear yard

8.0 Application Description:

Alterations and additions to existing single storey dwelling. Removal of a few existing trees and the addition of new landscaping. Relocation of existing pool and garage, and the demolition of an existing metal shed in the rear yard.

9.0 Summary of Areas:

Site Area: 1021.25m²

Current GFA: 315m² *

Proposed GFA: 493m² *

Proposed Landscape Zone: 363m² *

*All areas have been measured off surveys and existing drawings. These areas are approximate only.

10.0 Description of Site and Surrounds:

The dwelling sits on a corner lot bounded by Carthage St to the north-east and Bourke St to the south. The dwelling is located within a residential zone, R1: General Residential. The adjacent dwellings are single storey dwellings as well, with a moderate level of vegetation. The dwelling is located approximately a few blocks away from the town centre of Tamworth.

11.0 Demolition of Existing Site Structures:

Existing metal shed in rear yard to be demolished. Existing timber garage to be demolished. Existing rear of house, which includes the existing Lounge, Kitchen, Dining, Family Room, Pergola, Carport and Laundry to be demolished and replaced with a new extension.

12.0 Access, Traffic and Car Parking:

Existing driveways along Bourke Street are to be maintained and made good. The proposed garage has been relocated to the southern side of the site, which is in line with the southern-most existing driveway/accessway. The proposed garage has been designed to fit two standard cars. Existing access and loading are mainly unchanged, the only difference is the relocation of the garage forward, and the demolition of the central carport along Bourke Street. Any cars, local waste removal and delivery trucks are all utilised during the day and existing conditions remain. The development will have minimal to no increase on traffic movements or volumes.

13.0 Deliveries:

Existing truck delivery parking on the street has been unchanged.

14.0 Accessibility:

Current thresholds and floor levels in the existing portion of the house are to be maintained. The proposed extension will ensure fair and equitable access is maintained and if/not improved, where practical. The development will comply with the requirements of the Disability Discrimination Act 1992 and Disability (Access to Premises - Buildings) Standards 2010.

15.0 Environmental Impact:

The proposed development is not going to be negatively impacting the local environment.

16.0 Building Line Setbacks:

No change to building line setbacks on Carthage Street, as the front portion of the existing dwelling remains unchanged. Along Bourke Street the existing dwelling setback remains unchanged (approximately 2.42m). The new extension building setbacks along Bourke Street varies between approximately 6.76m to 2.7m. The only departure from the Deem-to-Satisfy (DtS) requirements noted in the Tamworth Regional DCP 2010 for the building line setback is the proposed garage, which is located along Bourke Street and is right on the boundary line. The justification for this design choice and departure from the DtS condition is that the proposed pool and landscaped area has been oriented to be north-facing, which has pushed the garage space forward. Furthermore, the existing trees along Bourke Street will provide ample coverage from the street, so the proposed garage will not be exposed or jarring to the street front. Additionally, upon analysing the site conditions, we've noted the strong prevailing south-east winds, in which the garage location will provide additional wind protection to the dwelling.

17.0 Privacy and Overshadowing:

There are no alterations in this development application that would impact the current state privacy. In regards to overshadowing, the proposed double storey pool house to the rear of site will not impact the adjacent lot (40 Bourke Street) negatively as the only area overshadowed is planting/landscaping.

18.0 Existing Services:

Existing services such as Water, Electricity, Gas are readily available on the proposed site. Accredited trades will be run the services to suit the proposed layout.

19.0 Plan of Management (Operational & Management):

N/A

20.0 Site Waste & Recycling Management Plan:

The development will not have any significant increase on the current waste management strategy. Refer to Waste Management Plan.

21.0 Heritage:

The dwelling has not been listed as a building of heritage significance.

22.0 Conservation Area:

The land is not in a conservation area.

23.0 Critical Habitat:

N/A

24.0 Signage:

N/A

25.0 Natural and Technological Hazards:

The site is not located in a Bushfire Prone zone, nor any other natural or technological hazardous zone.

26.0 Acid Sulphate Soil:

The site is not located in an area where there is acid sulphate soil.

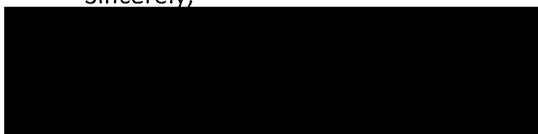
27.0 Biodiversity Certified Land:

The subject site does not include or comprise of biodiversity certified land nor comprise of a critical habitat. Most of the existing vegetation and trees will be preserved and protected. A few trees towards the rear of site will be removed to make way for the proposed swimming pool and garage, as well as one in the centre of the proposed extension.

28.0 Summary:

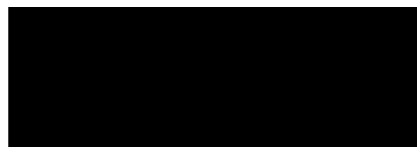
In summary, the proposed development has been designed with the intent to maintain and make good the front portion of the existing dwelling and majority of the existing site conditions, namely driveways/accessways. The rear portion of the dwelling is to be demolished and replaced with a new extension that maximises the southern frontage, while optimising northerly light. Furthermore, the proposed pool, pool house and landscaping towards the rear of the house further capitalises on the northern orientation, whilst having no further impact on the neighbouring lots. Through careful consideration of the planning controls as well as the aspiration of the client, we see this development as adding considerable value to its surrounding context, whilst maintaining its humble demeanour in relation to the neighbouring properties.

Sincerely,



Joe Stephen

Development Manager – Director



Janice Teng

Designer