



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 |
|-----|---------|--------|
| 6 | | 250415 |

Address

| |
|----------------|
| 12 Kimo Street |
| Attunga NSW |
| |
| Postcode 2345 |

Total Land Area

766.5

m² ☒
ha ☐

(Please select)

PROPOSAL

Proposed Minor Development Activities

(Tick all that is applicable)

- ☐ Alteration/Addition to Existing Building
(Please specify)

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- ☐ Awning/Canopy

- ☐ Carport

- ☐ Demolition (Please specify)

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- ☒ Dwelling

- ☐ Fence

- ☒ Garage, Shed or Farm Building

- ☒ Rainwater Tank

Number of
Rainwater Tanks

1

- ☐ 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)

203.83

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)

\$ 480,700.00

- > 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) **5.50** metres

Maximum
Height to Ceiling **3.10** metres

Setback

Minimum distance to
front boundary **4.50** metres

Minimum distance to
rear boundary **2.34** metres

Minimum distance to
side boundary **1100.00** metres

Materials

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

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

colorbond monument,
windspray,surfmist & 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?

Proposed new 2 bedroom dwelling and double drive through garage with granny flat. The dwelling is for residence of the applicant couple, whilst the granny flat is for their visiting children and grand children. ...

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 front corner of the dwelling verandah encroaches slightly beyond the 6m front setback, as does an awning over the garage doors.

The encroachment is seen as minor and falls within the DCP provision of 5% of the setback area.

This proposal is made to balance the functionality of the dwelling and to provide sufficient space to park a touring caravan behind the garage, whilst maximising the rear lower section of the land for on-site sewer management system irrigation requirements.

The encroachments are not made by solid building elements, but by shading elements which do not add to the apparent bulk of the forms.

Additionally, there is a 20m nature strip to the front of the site. This buffer is seen to soften the appearance of the built form to the street front, particularly as there are advanced trees in that area.....

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 proposed development of dwelling and garage with granny flat is permissible for the zoning.

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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

Vacant Land.....

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X 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

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)

15000 litres, 2.2m

- ☐ Other (Please specify)

- ☐ Not applicable

Sewage will be disposed to:

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

Ozzi Klean RP10 AWTS

- ☐ Other (Please specify)

- ☐ Not applicable

Stormwater will be directed to:

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

on street drainage swale

- ☐ 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

If you run out of space or would like to provide additional information, please include it below.

The applicants seek to build a modest dwelling which is functional and attractive for their retirement.

They also plan to travel in their caravan during that time.

Due to an absence of services on the site, this has placed pressure on the location of buildings, particularly to provide satisfactory space for on site sewer management.

The resultant proposal offers a single storey gable form dwelling with verandah which has good solar orientaton and access on the site.

The garage may be seen as relatively high and prominent to the street front, however care has been taken to soften its appearance and function by the addition of an awning cover to the street front to provide weather protection. It is intended that this language also help the two buildings read together visually.

[illegible]

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

Craig Stevens

Company (If applicable)

nous design

Date _____

12/2/2024

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