

STATEMENT OF ENVIRONMENTAL EFFECTS

DATE: 22/11/2024

Property Owner: [REDACTED]

Address: 8 Dekalb Street North Tamworth 2340 (6/-/DP240741)

Proposed Structure and Size: Attached Steel Framed Carport (33m²)



Image 1: Current Site Image

Current Use

1. **Zoning:** R1 General Residential
2. **Land Size:** 619.7m²
3. **Land Use:** Residential
4. **Existing Structures:**
 - a. Dwelling (141m²)

Building details

1. The development is proposed under the Building Code of Australia as Class **10a**.
2. The development will involve the construction of Steel Portal Frame Carport **33 m²** in size (Total Roof).
3. The floor system will be **the existing driveway**.
4. The design of the Structure will be a standard gable with roof pitch of **11 degrees**.
5. Stormwater from the roof will connect to **the street outlet**.
6. The lowest eave height will be **2.4 m** from the finished floor level.
7. The apex height of the structure (from finished floor level) will be **3.204 m**.

8. The roof will be cladded in **Corrugated** roof cladding.
9. The walls will be cladded in **Corrugated** wall cladding.
10. The building will not be dominant in visual appearance.

Site disturbance and placement

1. **Minor** Earthworks will be required to cut and fill site.
 - a. **No** cut is required.
 - b. **No** fill is required.
 - c. An on-site waste storage area will be used and will remain in place until the construction is completed.
 - d. A silt/sediment fence will be constructed on the low side of the disturbed earth and maintained for the duration of works.
 - e. All surfaces disturbed are to be returned to a state that will prevent ongoing erosion and sediment.
2. No native flora or fauna shall be disturbed.
3. **Amount** trees are required to be removed.
4. No Industrial or commercial activities have been conducted on the site in recent years.
5. Proposed ancillary building is not a shipping container.
6. Proposed is setback **7.26** m behind the primary street boundary.
7. Proposed is setback **in front of the** secondary street boundary.
8. Proposed is setback **no less than 15** m from the nearest side boundary.
9. Proposed is setback **no less than 20** m from the rear boundary.
10. Placement of the shed will not cast adverse shadows on neighbouring properties and is designed to maintain neighbouring privacy.
11. No sewer or stormwater will be affected. All sewer and stormwater will be connecting to existing services and all plumbing will be conducted in accordance with AS AS 3500.
12. The proposed structure is NOT a waterfront property or encroaching on crown land.
13. The development shall be carried out in accordance with the Building Code of Australia.
14. The proposed development will in no way have impact regarding special design features.
15. There will be no disturbance to traffic flow, noise pollution, and historical or archaeological aspects or on soil erosion.
16. There will be no excessive waste or wastewater created during construction.

Planning layers

a. Protection

- I. The proposed development is **NOT** within a **Conservation area**.
- II. The proposed development is **NOT** within an **Acid Sulphate soil** affected area.
- III. The proposed development is **NOT** within **Drinking Water Catchment** area.
- IV. The proposed development is **NOT** within **Groundwater Vulnerability** defined area.
- V. The proposed development is **NOT** within a **Riparian Water course**.
- VI. The proposed development is NOT affected by **Terrestrial Biodiversity** defined land and is not near a **Terrestrial Biodiversity** defined area.

b. Mines Subsidence

- I. The proposed development is NOT within a Mines Subsidence affected area.

c. Hazard

- I. **Flood.** The proposed development is **NOT** in a Flood prone land.

- II. **Bushfire** The property **IS** within a **Bush fire** prone zone. (see below bush fire prone map):
- Bushfire prone land Category - Vegetation Buffer
Guideline - v5b
- i. The Proposed to be built from non-combustible materials.



Development Control Plan Compliance and Variations

DCP Item Tamworth Regional Development Control Plan 2010	Compliant	Non-Compliant
Total Building Size/Floor Space DCP: R1 <2000m ² - 70m ² , 100m ² Cumulative Site Coverage: 75% Proposed: 33m²	✓	
Maximum Height DCP: 3.4m, 3.8m Proposed: 2.4m Wall Height, 3.204m Apex Height.	✓	
Minimum Primary Building Street Setback DCP: 4.5m Proposed: Proposed structure is 7.260m from the front boundary.	✓	
Side and Rear Boundary: DCP: BCA, In Zone R1 where a lot has frontage to more than one street, the setback to the secondary frontage is permitted at 2 metres for part of the dwelling, comprising a maximum of 20% of the overall length of the building, and must contain a living room area window or entry door, and must protrude from the main wall by at least 1.5 metres Proposed: <ul style="list-style-type: none"> 10+m from the rear boundary. 500mm from the Errol Place secondary street boundary. Proposed structure is over 2m from the Errol Place street curb. 	✓	
Cut Required DCP: Merit. Proposed: No Cut Proposed.	✓	
Fill Requirement DCP: Merit. Proposed: No Fill Proposed.	✓	

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