

# Statement of Environmental effects (SEE) Minor Developments

## PROPERTY DETAILS

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

❖ Lot	Section	DP
118		773196

### Address

6 EYRE PLACE, KINGSWOOD
Postcode 2340

Total Land  
Area

6945

m<sup>2</sup> ☒

ha ☐

(Please select)

Total Floor Area of  
Development(s)

276

m<sup>2</sup>

### 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)

\$100,000

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

### What is the purpose of your proposal?

To provide a secure storage shed  
for vehicles and household items.

## PROPOSAL

### Proposed Minor Development Activities

(Tick all that is applicable)

☐ Alteration/Addition to Existing Building  
(Please specify)

.....  
.....  
.....

☐ Awning/Canopy

☐ Carport

☐ Demolition (Please specify)

.....  
.....

☐ 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)

.....  
.....

☐ Swimming Pool or Spa

☐ Other (Please specify)

.....  
.....

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

### Does your proposal meet all local controls?

- ❖ Local controls include minimum setback distance, maximum height and site coverage. Check the Local Development Control Plan

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

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

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

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

Smooth Cream

### 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) |                                      |

### 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](http://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)

#### How is your proposal suitable for its land zone?

- ❖ To check the objectives of your zone, see your Local Environmental Plan 2010

It provides amenity and facility to the day to day activities of the residence

#### Are there any existing buildings/structures?

- ☐ No (Please specify all)  
❖ Example:  
- 257m<sup>2</sup> red brick veneer dwelling & grey tile roof  
- 28m<sup>2</sup> cedar wood shed with tin roof

- Existing Dwelling

- Existing Garden Shed

- ☐ 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](http://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

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
- ☐ Rainwater Tank
- (Please specify size/capacity/height)

- ☐ Other (Please specify)

- ☒ Not Applicable

**Sewage will be disposed to:**

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

- ☐ 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)

- ☒ Not applicable

## ADDITIONAL INFORMATION

This image shows a single page of white paper with horizontal blue or grey ruling lines. The lines are evenly spaced and run across the width of the page, leaving small margins at the top and bottom. There are no vertical margin lines, and the page is completely blank except for the lines themselves.

## DECLARATION

**Completed by:** (Tick all that is applicable)

- Name

--

\_\_\_\_\_

--

--