

Statement of Environmental effects (SEE) Minor Developments

PROPERTY DETAILS

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

Lot	Section	DP

Address

Postcode

Total Land
Area

m² ☐
ha ☐

(Please select)

Total Floor Area of
Development(s)

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)

> 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?

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 type="checkbox"/> Colorbond | <input type="checkbox"/> Concrete |
| <input type="checkbox"/> Glass | <input 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)

Finish (Tick all that is applicable)

- | | |
|---|--------------------------------------|
| <input 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

- ☐ 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

Are there any existing buildings/structures?

- ☐ No (Please specify all)

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

- ☐ 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 use
- ☐ 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

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

1. FLOOR AREA - THE EXISTING DETACHED GARAGE AND ASSOCIATED STORAGE ROOM CONSTRUCTED ON THE SITE IS INTENDED TO REMAIN AS A GARAGE/STORAGE FOR THE DWELLING. IT HAS AN EAVE OF APPROXIMATELY 2.7m THEREFORE ITS USE DOES NOT SUIT FARM MACHINERY OR LARGER VEHICLES.

THE OWNER IS SEEKING TO CONSTRUCT A LARGER SHED WITH 2 ENCLOSED BAYS AND 2 SEMI ENCLOSED BAYS FOR THE STORAGE OF TRACTORS AND OTHER FARM MACHINERY USED BY THE OWNER (RETIRED FARMER) FOR THE MAINTENANCE OF THE LARGE LOT SUCH AS SLASHING/POSTHOLES/TRENCHING/TREE PRUNING, FERTILISING AND GENERAL ACTIVITIES AS WELL AS FOR HIS HOBBY OF REPAIRING/RESTORING/SHOWING VINTAGE TRACTORS. IT WILL ALSO BE USED TO HOUSE THE OWNERS TRAILER SAILER, SAIL RACING BOAT WHICH HAS A LENGTH OF 10m WHEN ON THE TRAILER.

THE PROPOSED LOCATION OF THE SHED IS SET TO THE REAR OF THE PROPERTY, SUBSTANTIALLY BEHIND THE REAR BUILDING LINE OF THE EXISTING DWELLING AND OVER 100mm DOWN SLOPE FROM THE NEAREST NEIGHBORING DWELLINGS THEREFORE THERE WILL BE MINIMAL TO NO IMPACT ON THE ADJOINING PROPERTIES. THE PROPOSED CUMULATIVE SITE COVERAGE OF 3.38% IS CONSIDERABLY LESS THEN THE ALLOWED 25% AND THE SITE IS LOCATED IN A RURAL AREA WHERE THERE ARE A NUMBER OF LARGER RURAL TYPE SHEDS LOCATED ON THE SURROUNDING PROPERTIES, THEREFORE THE BULK AND SCALE OF THE SHED IS CONSIDERED SUITABLE

2. EAVE HEIGHT - SEEKING TO VARY THE EAVE HEIGHT FROM THE DCP REQUIRED 4m MAXIMUM.
- THE PROPOSED SHED HAS AN EAVE HEIGHT OF 4.2m (5% ABOVE THE DCP REQUIREMENT). THE INCREASED HEAD HEIGHT IS REQUIRED TO ALLOW A 3.6m ROLLER DOOR HEIGHT SO THE OWNER CAN STORE HIS TRACTOR AND OTHER FARMING EQUIPMENT IN THE SHED. THIS MINOR INCREASE IN HEIGHT WILL HAVE MINIMAL TO NO IMPACT ON THE ADJOINING PROPERTIES. THERE ARE A NUMBER OF LARGER RURAL TYPE SHEDS LOCATED ON THE SURROUNDING PROPERTIES THEREFORE THE BULK AND SCALE OF THE SHED IS CONSIDERED SUITABLE FOR THE AREA.

3. RIDGE HEIGHT - SEEKING TO VARY THE RIDGE HEIGHT FROM THE DCP REQUIRED 4.4m MAXIMUM.
- THE PROPOSED SHED HAS AN EAVE HEIGHT OF 4.2m (5% ABOVE THE DCP REQUIREMENT) AND HAS A ROOF PITCH OF 11 DEGREES. DUE TO THE 12m SPAN ON THE SHED, THE SHED ENGINEER REQUIRES THE ROOF PITCH TO BE A MINIMUM 11 DEGREES WHICH THEREFORE CREATES A RIDGE OF 5.366m.
- THE PROPOSED 5.366m RIDGE HEIGHT WOULD BE APPROXIMATELY A 22% INCREASE OVER THE DCP ALLOWED 4.4m. WITH THE PROPOSED LOCATION OF THE SHED, THIS MINOR INCREASE IN HEIGHT WILL HAVE MINIMAL TO NO IMPACT ON THE ADJOINING PROPERTIES.

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

[Redacted Name]

Company (If applicable)

WJ Bryan Engineering

Signature

[Redacted Signature]

Date

28/04/2025