



## 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](mailto:development@tamworth.nsw.gov.au)

### PROPERTY DETAILS

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

Lot	Section	DP
900		1297546

#### Address

36 JOHNSTON STREET
NORTH TAMWORTH
NSW
Postcode 2340

Total Land Area

170,773

m<sup>2</sup> ☒  
ha ☐

(Please select)

### 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'.

Total Floor Area of  
Development(s)

6-4

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)

\$ 46,000

- > 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 type="checkbox"/> Brick               |
| <input type="checkbox"/> Colorbond              | <input checked="" 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)

HOT DIPPED GALVANISED  
STEEL POSTS WITH STANDARD  
CONCRETE SLEEPERS

### 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?

RETAINING WALL TO ACHIEVE  
CIVIL DESIGN LEVELS

### 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)

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](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)

MAP SHOWS BOTH ZONES

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

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

COMPLIES WITH LAND USE

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

☒ Yes (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

COMMUNITY CENTRE AND  
202 VILLAS WITH 224 IN TOTAL  
PLANNED

☐ 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 NOT SURE. LETTER FROM NSW RURAL FIRE SERVICE ATTACHED

**Is the land classified flood-prone land?**

☒ Yes ☐ No ONLY AFFECTED AREA IS DOWN ON THE FLOOD PLAIN

## 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**

N/A

**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)

- ☐ 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

## 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 5m<sup>2</sup> 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 m<sup>2</sup> 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.**

RETAINING WALL IS REQUIRED  
AS PART OF THE TAMWORTH  
GARDENS RETIREMENT ESTATE  
IN THE LAST STAGE OF THE  
VILLAGE

**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

Company (if applicable)  
GANNON LIFESTYLE COMMUNITIES

Date  
4/3/25

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

***Via the NSW Planning Portal -  
<https://www.planningportal.nsw.gov.au/>***