



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
E	--	340634

Address

76 Carthage Street, East Tamworth	
Postcode	2340

Total Land Area

1265

m² ☒
ha ☐

(Please select)

PROPOSAL

Proposed Minor Development Activities

(Tick all that is applicable)

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

STAGE TWO ONLY - Proposed inclusion of an ensuite into the existing storeroom located to the rear of the site.

- ☐ Awning/Canopy

- ☐ Carport

- ☒ Demolition (Please specify)

Removal of portion of existing retaining wall at the front of site

- ☐ 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)

Prop. Garage - 66.9

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)

\$ (STAGE 1 \$71,013.60) (STAGE 2 \$9,976.05)
TOTAL \$80,989.65 (See attached cost estimate)

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

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

Light colours / white paint to external
walls to match existing residence.
Medium / dark roof to match existing.

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?

STAGE 1 - The purpose of this proposal is to compliment the existing Site and improve the practicality of the existing dwelling through provision of additional covered parking spaces.

STAGE 2 - The purpose of this proposal's second stage is to improve the existing residence through provision of a guest suite with Ensuite, making use of an otherwise underutilized storage pace already existing on-site.

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)

We are seeking a variation to the TRDCP 2010 with regards to;

- Cumulative size of outbuildings (Variation of 63.2m2)
- Height to ridge (Variation of 1.4M)
- Location of the proposed Garage being forward of the building line of the existing dwelling.

76 Carthage Street is a uniquely deep site, with a 32 Meter front setback to the existing dwelling.

There is significant vegetation present at the property's front boundary with mature hedging that is proposed to remain. It is expected that through careful planning, the design of the proposed Garage will compliment the existing heritage character of the site and Carthage Street as a whole. Any further impact from this proposal can be reduced through the use of existing / proposed hedges for screening.

There are substantial earthworks already proposed to recess the proposed Garage as far down as possible as to not break line of sight to and from the existing dwelling to Carthage Street. In doing so, the heritage character of the residence remains present and impactful to the streetscape. What limits us from lowering the Garage further is an existing sewer main that crosses the front of the site. (see more on page 4)

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)

.....
.....

How is your proposal suitable for its land zone?

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

Under the TRLEP 2010, areas zoned R1 have objectives that are as listed below;

- Provide for housing needs of the community.
- To enable a variety of housing types and densities
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.

STAGE 1 of the proposed development falls under this third objective (provide facilities in the form of parking) and is therefore a permissible land use under the TRLEP.

STAGE 2 is permitted under the first objective as listed above.

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

221.8m² brick veneer dwelling with medium tile roof and a painted whitewash finish to external walls.

22m² carport on brick piers with a similar whitewash finish and a dark / medium colour metal gable roof.

66.9m² Single garage & storage area constructed of brick with a similar whitewash finish and a low-pitched half truss roof.

- ☐ No, it is vacant land

Is the lot or property heritage listed?

- ☐ Yes ☒ No
Located within East Tamworth Heritage zone (Please see attached Heritage report)

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
Minor hedging and garden shrub removal ONLY - no trees.

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

4 covered spaces
(after development)

Is parking provision in front or behind the building line?

- ☒ In front
☒ Behind

4 (After development)

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
- STAGE 2 ONLY
- ☐ No > Go straight to **ADDITIONAL INFORMATION**

Water will be supplied by:

- ☒ Reticulated Water (Town Water) STAGE 2 ONLY
- ☐ Rainwater Tank
(Please specify size/capacity/height)
-
- ☐ Other (Please specify)
-
- ☐ Not applicable

Sewage will be disposed to:

- ☒ Council Sewerage Infrastructure STAGE 2 ONLY
- ☐ 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 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.

(Continued from TRDCP variations).....
The proposed height of a 3.3M ceiling is to allow a suitably sized garage door for a variety of vehicle types (4x4 vehicles, caravans etc) to increase parking area on-site and to mitigate the need for kerbside parking for occupants and visitors alike.....

.....
To continue regarding variation from the TRDCP 2010, we are requesting the aforementioned variations as listed above.....

.....
We suggest that these variations are permissible through a careful design that mitigates the negative impacts that these controls are typically in place to prevent. Some of these mitigating factors are due to the Site's existing dimensions and vegetation.....

.....
In summary, the measures taken to mitigate impacts regarding building scale, and location in front of the dwelling are in the form of earthworks, screening through vegetation and adherence to the heritage character of the area through considered architectural design.....

.....
It is also suggested that the Heritage report attached to this DA be reviewed, as it contains some precedents of heritage listed dwellings in the East Tamworth zone that have carports / garages present at the front facade or in front of the building line. It also contains a summary of the way in which this proposal will adhere to existing architectural precedents of the East Tamworth heritage zone.....

.....
STAGING OF DEVELOPMENT

.....
It is proposed that this development be staged, with Stage 1 being the proposal of the detached Garage, driveway and associated earthworks (shown on the attached architectural plan set with a blue cover fill, Page WD3).....

.....
Stage 2 of the development is be the proposed addition of an ensuite to the rear store area. (Orange cover fill on Page WD3)

.....
We are seeking approval for the Garage first, and wish for the CC to be issued for that stage of the project before the owners choose to pursue a CC for the second stage at their discretion.....
.....

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)

D&C Projects

Date

25/06/25

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/>***