



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
1104		1217312

Address

18 Bluebell Way
Moore Creek, NSW
Postcode 2340

Total Land Area

2633

m² ☒
ha ☐

(Please select)

PROPOSAL

Proposed Minor Development Activities

(Tick all that is applicable)

☒ Alteration/Addition to Existing Building
(Please specify)

Proposed detached outdoor entertaining area with kitchen and fireplace to an existing residence

☐ 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)

57.10

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)

\$ 65 402.40

- > 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

- | | |
|---|--|
| ☒ Aluminium | ☒ Brick |
| ☒ Colorbond | ☒ Concrete |
| ☐ Glass | ☒ Steel |
| ☒ Timber | ☐ Zincalume |
| ☐ Other (Please specify) | |

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

Cream rendered brick, cream cladding finish
Dark grey colourbond roof and medium brick
to match existing house

Finish (Tick all that is applicable)

- | | |
|---|--------------------------------------|
| ☒ Matte | ☐ Reflective |
| ☐ Flashing | ☐ Illuminated |
| ☐ Other (please specify) | |

What is the purpose of your proposal?

The purpose of this proposal is to obtain development approval for the construction of a detached outdoor entertaining area to an existing dwelling. The proposed area intends to create a modern, functional family-oriented design that aligns with current residential design standards and planning objectives of the Tamworth Regional Council. This development will make efficient use of the land by providing high-quality amenity in a growing residential area. It aims to meet the needs of the local community, support growth in Moore Creek, contributing to the character and facilities.

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)

The proposal is seeking a variation due to the side setback of the pre-existing slab that is approximately 1.53 metres from the boundary. Under the property's land zone R2 (LSM - V) the Tamworth DCP requires a 2.5m side setback. The proposal can be achieved because the existing hedges that are planted along the boundary of the neighbouring lot, 20 Bluebell Way (Lot 1105, DP 1217312) and the lot of this proposal. The hedges on both sides of the shared fence fosters a significant level of screening. Once fully mature, these hedges will be maintained and act as a positive buffer of privacy between each lot, and continues to ensure that this proposal is a benefit to Tamworth's built environment.

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](#)

The site is zoned R2- low density residential under the relevant LEP. The proposed development, (outdoor entertaining area and kitchen) is consistent with the objectives of the land zone. It provides a high quality addition to a dwelling by:

Offering high level of amenity to the existing house, promoting the use of outdoor space by the occupant in a low density environment.

Ensuring that the users and other people have ample facilities and services within the residence to meet day to day needs of the occupants.

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

- 430m² (approx.) existing medium brick dwelling with grey tile roof

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

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- ☐ Other (Please specify)

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- ☐ Not applicable

Sewage will be disposed to:

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

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- ☐ Other (Please specify)

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- ☐ Not applicable

Stormwater will be directed to:

- ☐ On-street Kerb and Gutter
- ☒ On-site Pit
- ☐ On-site Rubble Drain
- ☐ Other (Please specify)

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- ☐ 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

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 PTY LTD

Date _____

07/10/2025

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/>***