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Statement of Environmental Effects

Proposed Storage Shed

Lot 622, DP 1311839
1 Dunphy Drive,
Moore Creek NSW 2340

12th July 2026



BARTLETT PLANNING SOLUTIONS
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STATEMENT OF ENVIRONMENTAL EFFECTS

Proposed Storage Shed (Class 10a) - 1 Dunphy Drive, Moore Creek, NSW 2340

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This Statement was prepared in order to demonstrate compliance with applicable environmental planning instruments as well as local plans and strategies.

Ref.: 26017

Issue	Revision	Date	Author	Approved	Issued To
Draft	1	1 st July 2026	N Bartlett	N Bartlett	
Final	1	12 th July 2026	N Bartlett		Tamworth Regional Council



STATEMENT OF ENVIRONMENTAL EFFECTS

Proposed Storage Shed (Class 10a) - 1 Dunphy Drive, Moore Creek, NSW 2340

Submission of Statement of Environmental Effects (SoEE)

Prepared under the *Environmental Planning and Assessment Act 1979*.

SoEE Prepared by

Name Nathan Bartlett - **Managing Director**

Qualifications B. Urban and Regional Planning (UNE), MPIA

Diploma Project Management (SYD)

Diploma Leadership and Management (TAFE NSW)

Certificate IV Frontline Management (TAFE NSW)

Address Bartlett Planning Solutions Pty Limited

42 Nowland Crescent

Tamworth NSW 2340

In respect of

Proponent Name
and Address

Land on which
activity is to be
carried out

Lot 622 DP 1311839,
1 Dunphy Drive,
Moore Creek, NSW 2340

Proposed
Development

Storage Shed (Class 10a)

Statement of Environmental Effects

A SoEE is attached.

Certificate

I certify that I have prepared the contents of this Statement and to the best of my knowledge it is true in all material particulars and does not, by its presentation or omission of information, materially mislead.

Signature

Name

Nathan Bartlett

Managing Director

Bartlett Planning Solutions Pty Ltd

Date

12th July 2026

STATEMENT OF ENVIRONMENTAL EFFECTS

Proposed Storage Shed (Class 10a) - 1 Dunphy Drive, Moore Creek, NSW 2340

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Appendix A: Land Title and Deposited Plan
Appendix B: Site Plan of the proposed Development
Appendix C: Design Drawings of the Development
Appendix D: Photographs of the Subject Site
Appendix E: Aboriginal Heritage Information Management Systems (AHIMS) Report
Appendix F: Waste and Resource Management Plan



STATEMENT OF ENVIRONMENTAL EFFECTS

Proposed Storage Shed (Class 10a) - 1 Dunphy Drive, Moore Creek, NSW 2340

1 DEVELOPMENT APPLICATION OUTLINE

Proposed Development:	Storage Shed (Class 10a)
Subject Land:	Lot 622 DP 1311839, 1 Dunphy Drive, Moore Creek, NSW 2340
Land Zone:	R2: Low Density Residential - pursuant to the <i>Tamworth Regional Local Environmental Plan 2010</i>
Minimum Lot Size:	2,000 m ² pursuant to the <i>Tamworth Regional Local Environmental Plan 2010</i>
Development Type:	Local Development
Proponent:	The proponent for the development is [REDACTED] Bartlett Planning Solutions Pty Ltd has been engaged by [REDACTED] to prepare a Statement of Environmental Effects to accompany a development application to Tamworth Regional Council, seeking approval for the development as outlined above. The principal contact for this development will be: Mr Nathan Bartlett - Managing Director  BARTLETT PLANNING SOLUTIONS Mobile: 0436 312 926 Email: nathan@bartlettplanning.com.au
Estimated Construction Value:	Total Cost: \$66,000.00 including GST Based on this Capital Investment Value (CIV) and the provisions of Section 2.15 and Part 4 of the <i>Environmental Planning and Assessment Act 1979</i>, the consent authority for the subject development application will be Tamworth Regional Council.
List of all Relevant s4.15(1)(a) Matters	• <i>Environmental Planning and Assessment Act 1979</i> • <i>Environmental Planning and Assessment Regulation 2021</i> • <i>State Environmental Planning Policy (Resilience and Hazards) 2021</i> • <i>State Environmental Planning Policy (Transport and Infrastructure) 2021</i> • <i>Tamworth Regional Local Environmental Plan 2010 (TRLEP 2010)</i> • <i>Tamworth Regional Development Control Plan 2010 (TRDCP 2010)</i>

STATEMENT OF ENVIRONMENTAL EFFECTS

Proposed Storage Shed (Class 10a) - 1 Dunphy Drive, Moore Creek, NSW 2340

2 EXECUTIVE SUMMARY

2.1 Background

This Statement provides a description of the subject site and surrounds, the characteristics of the development and an assessment of the perceived impacts of the proposed development for those relevant matters contained within Section 4.15 of the *Environmental Planning and Assessment Act 1979*, as amended. The following documents have been relied upon in preparing this SoEE: -

- *Tamworth Regional Local Environmental Plan 2010* (TRLEP 2010);
- *Tamworth Regional Development Control Plan 2010* (TRDCP 2010);
- Land Title Search and Deposited Plan (refer **Appendix A**);
- Site Plan prepared by *Single Builders* (refer **Appendix B**);
- Design Plans prepared by *best sheds*, 21st April 2026 and retaining wall plans prepared by *CSO Engineers* 18th August 2025 (refer **Appendix C**);
- Photographs (refer **Appendix D**) from site inspection conducted 29th May 2026; and
- Aboriginal Heritage Information Management System (AHIMS) Report (refer **Appendix E**).

Development has historically been undertaken on the subject allotment for rural related purposes, and development consent is now sought for a proposed shed for storage purposes. The following assessment demonstrates that the application is satisfactory and is recommended for approval.

2.2 Proposal

This Development Application proposes the construction of a detached shed on the subject land, to be used for the storage of residential and domestic items associated with the future dwelling house. The proposed development is ancillary to the existing use on the subject land, which is defined as residential land.

2.3 Permissibility

The proposed structure is permissible with development consent pursuant to the *Tamworth Regional Local Environmental Plan 2010* (TRLEP 2010), under which the site is zoned *R2: Low Density Residential* (R2).

3 SUBJECT SITE AND LOCALITY

The subject site is legally described as Lot 622, DP 1311839, also known as 1 Dunphy Drive, Moore Creek, NSW 2340 (refer **Appendix A**). The allotment has an area of approximately 2,041m² and is currently vacant. The site has frontage to Dunphy Drive, which connects to Hallsville Road and provides access to the wider local and regional road network, including arterial routes to the Tamworth urban centre. Pursuant to the TRLEP 2010, the site:

- is not identified as containing heritage items or within a heritage conservation area;
- is not subject to land reservation for acquisition;
- is not mapped as flood affected or bushfire prone land; and
- is not identified as contaminated land, nor is it known to have been used for a potentially contaminating purpose.

The locality is characterised by established low-density residential development consisting predominantly of detached dwelling houses on individual allotments of varying sizes. Surrounding land to the north, east, south and west is similarly developed for residential purposes. The site also contains native vegetation; however, this does not encroach upon the proposed development footprint. Aerial, cadastral and bushfire mapping representations of the site are provided at Figures 1, 2 and 3 over the page.

STATEMENT OF ENVIRONMENTAL EFFECTS

Proposed Storage Shed (Class 10a) - 1 Dunphy Drive, Moore Creek, NSW 2340

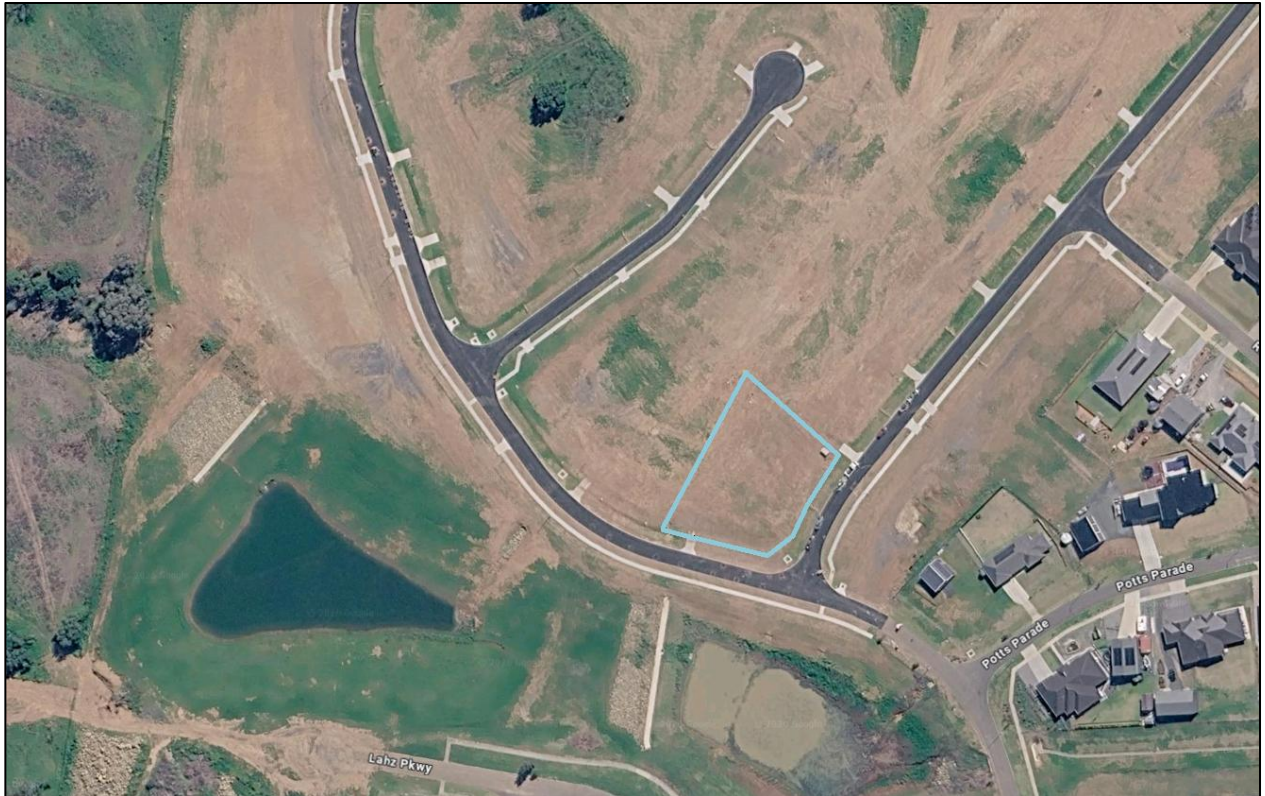


FIGURE 1 - AERIAL IMAGE OF LOT 622, DP 1311839, 1 DUNPHY DRIVE, MOORE CREEK, NSW 2340

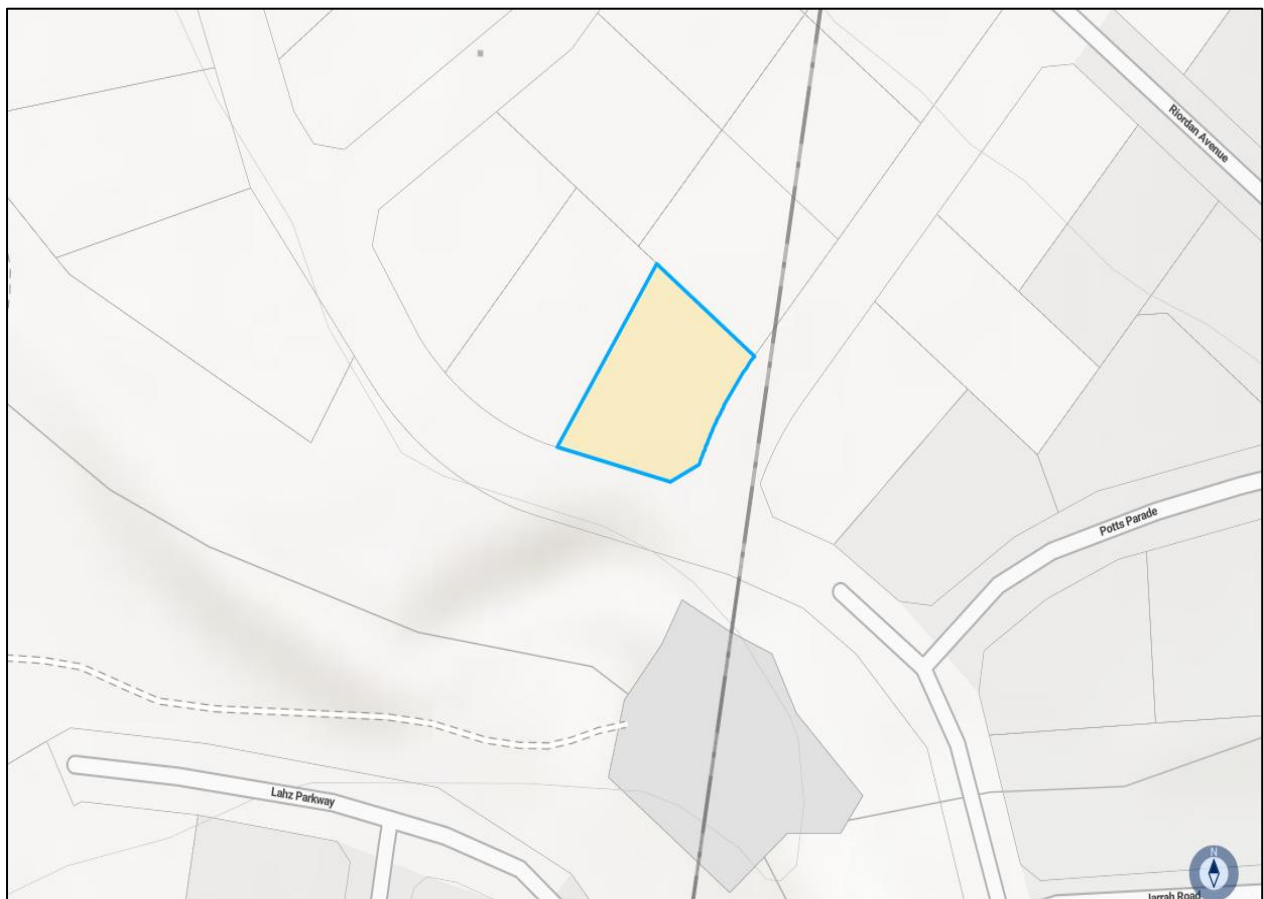


FIGURE 2 - CADASTRAL IMAGE OF LOT 622, DP 1311839, 1 DUNPHY DRIVE, MOORE CREEK, NSW 2340

STATEMENT OF ENVIRONMENTAL EFFECTS

Proposed Storage Shed (Class 10a) - 1 Dunphy Drive, Moore Creek, NSW 2340

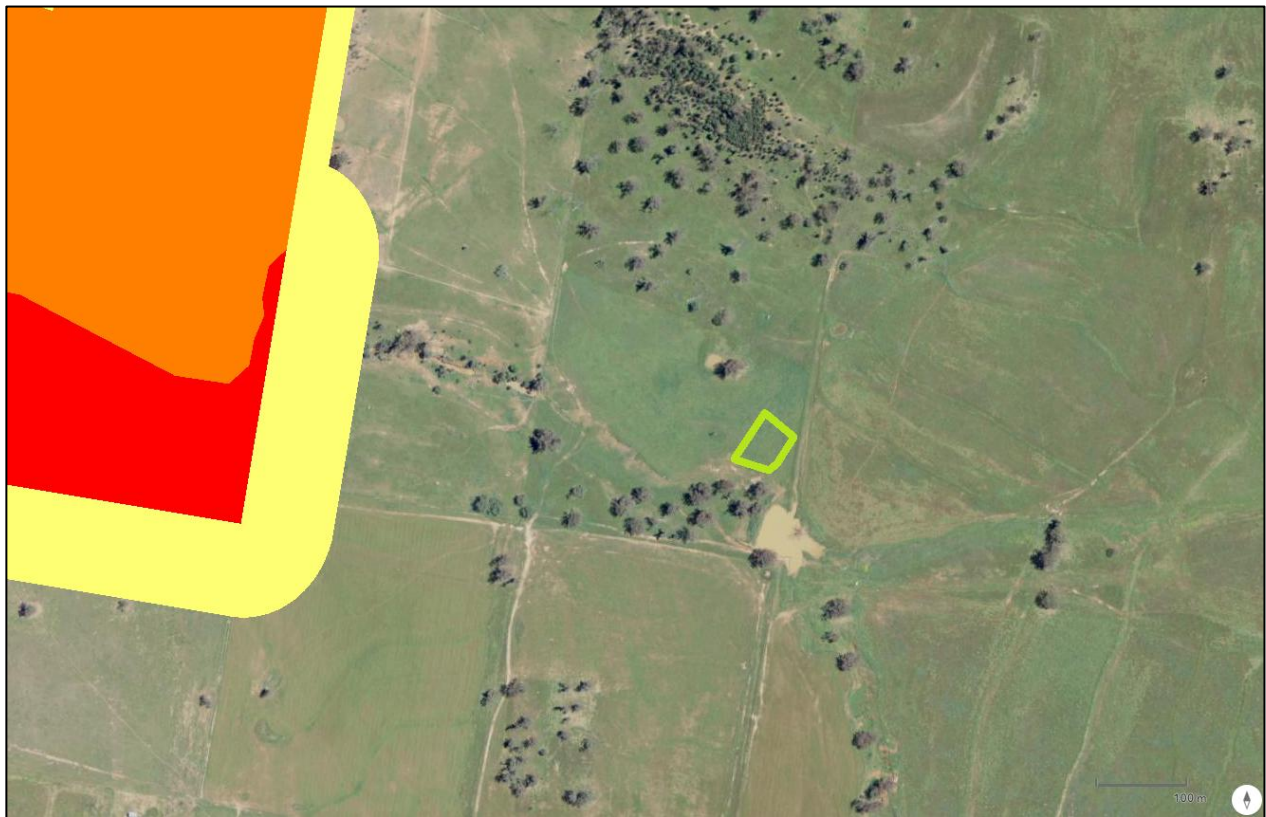


FIGURE 3 - SUBJECT SITE NOT BUSHFIRE PRONE LAND - LOT 622 DP 1311839, 1 DUNPHY DRIVE, MOORE CREEK, NSW 2340

4 THE PROPOSAL

This Development Application seeks consent for the construction of a detached storage shed ancillary to the residential use of the subject land.

The proposed development comprises a single-storey, steel-framed, three-bay shed with overall dimensions of 14.0m (length) by 10.5m (width) and a maximum ridge height of 5.07m. The development results in a total floor area of approximately 147m².

The shed is designed to accommodate the storage of vehicles, equipment and materials associated with the residential use of the site, including items such as a caravan, trailers and passenger vehicles. The building will be used solely for domestic storage purposes and will not involve any commercial or industrial activities.

The siting of the proposed structure, as shown on the Site Plan at **Appendix B**, has been selected to achieve appropriate setbacks from boundaries and to minimise visual and amenity impacts on adjoining residential properties.

The building adopts a simple and functional design consistent with typical outbuildings in low-density residential areas. External finishes will comprise colorbond cladding in off-white wall sheeting with Slate Grey roofing and trim, ensuring compatibility with the prevailing character of development within the locality.

Access to the shed will be provided via the existing driveway from Dunphy Drive, allowing for safe and efficient vehicle movement on site.

Elevations of the proposed development are provided in Figure 4, with detailed architectural plans contained in **Appendix C**.

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Proposed Storage Shed (Class 10a) - 1 Dunphy Drive, Moore Creek, NSW 2340

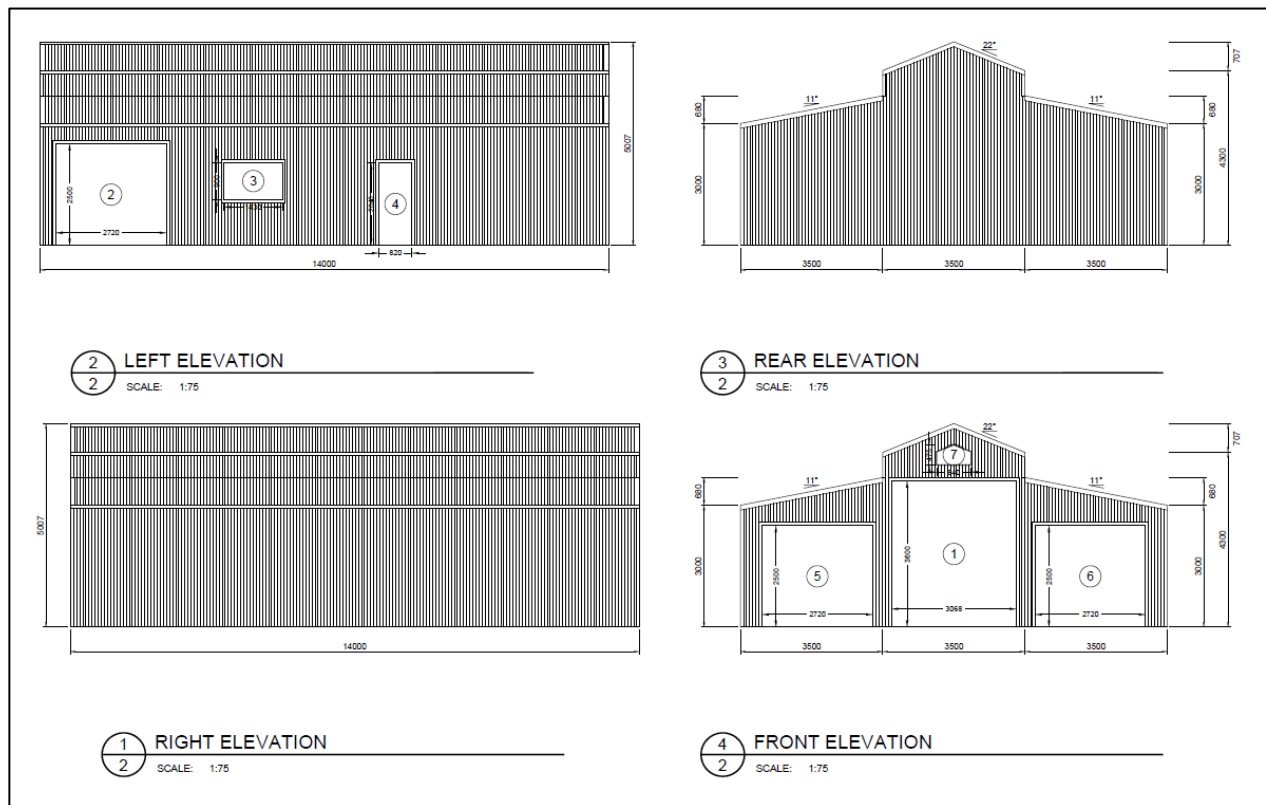


FIGURE 4 - DETAILS OF THE PROPOSED STORAGE SHED, 622 DP 1311839, 1 DUNPHY DRIVE, MOORE CREEK, NSW 2340

4.1 Permissibility

Pursuant to Part 3 of *Tamworth Regional Local Environmental Plan 2010* (TRLEP 2010) a storage shed is permitted in zone *R2- Low Density Residential* (R2) and is classified as ancillary to the existing residential activities of the land use on the subject land. The proposal is consistent with the relevant zone objectives, which are:

- *To provide for the housing needs of the community within a low density residential environment.*
- *To enable other land uses that provide facilities or services to meet the day to day needs of residents.*

The proposed development is consistent with these objectives. The shed is ancillary to the residential use of the land and is consistent with the established low-density residential character of the locality, which comprises detached dwellings and associated outbuildings. Comparable sheds of similar scale and bulk are evident within the surrounding area.

The development will be used solely for domestic storage purposes and will not introduce any adverse amenity impacts or land use conflict. Accordingly, the proposal maintains compatibility with adjoining properties and supports the orderly and economic use of the land.

Whilst the *Tamworth Regional Development Control Plan 2010* (TRDCP 2010) stipulates a maximum shed height (ridge) of 4.4 metres, the proposed development has a height of approximately 5.0 metres. This variation is not expected to adversely impact adjoining allotments, as there are existing storage sheds in the surrounding area that exceed the prescribed height limit. Refer to Photograph 6 in **Appendix D** for further details.

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5 STATUTORY PLANNING ASSESSMENT

The preparation of this DA has been undertaken with consideration of the relevant criteria listed in Section 4.15 of the *Environmental Planning and Assessment Act 1979*, as amended. In determining a DA, the determining / consent authority is to take into consideration the following matters as they are relevant to the application:

5.1 Section 4.15(1)(a)(i) The provisions of any environmental planning instrument:

5.1.1 State Environmental Planning Policies

The following SEPPs are considered relevant to this DA:

5.1.1.1 State Environmental Planning Policy (Resilience and Hazards) 2021

This Policy requires consideration of whether land is suitable for a proposed use having regard to any known or potentially contaminating land use activities, as follows:

Clause	Subject	Comments
4.6	Contamination and need for remediation to be considered in determining development applications	The subject land has historically been utilised for rural purposes. The site is not known to be contaminated, and a site inspection did not reveal any visual indicators of contamination. Furthermore, the site is not listed on the NSW Environment Protection Authority's online register of Records under Section 58 of the <i>Contaminated Land Management Act 1997</i>. Use of the subject land for the development proposed by this application is therefore considered suitable. The site is expected to be suitable in its existing state to accommodate the proposed development and any associated works. If any (at present unknown) contamination comes to light during any works, the appropriate actions shall be taken in accordance with <i>SEPP No. (Resilience and Hazards) 21</i>, work health and safety and environmental protocols in order to address any issues relating to human health and environmental protection. The proposed development will comply with the specified requirements, and a suitably qualified consultant shall be engaged to investigate and report the outcomes of the subject land.

5.1.1.2 State Environmental Planning Policy (Transport and Infrastructure) 2021

The development application for a storage shed has been considered having regard to the relevant provisions of this SEPP:-

Clause	Subject	Comments
Clause 2.122 & Schedule 3	Traffic generating development	Due to the small scale of the proposed development, any potential impacts on the effective and ongoing operation and function of Dunphy Drive is considered to be acceptable within the existing traffic network. Further, the proposed development type that is permitted on the land is not classified as traffic generating development in accordance with Schedule 3

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Proposed Storage Shed (Class 10a) - 1 Dunphy Drive, Moore Creek, NSW 2340

		Consequently, the application is not required to be referred to Transport for New South Wales (TfNSW) pursuant to the provisions of this Schedule.
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5.1.1.3 State Environmental Planning Policy (Biodiversity and Conservation) 2021

This consolidated policy applies within the Tamworth Regional local government area to land greater than 1 hectare in area and to land within rural and forestry zones. As the subject site is zoned for residential purposes, the policy is not applicable to the proposed development and does not warrant further consideration.

Furthermore, a site inspection confirmed that the proposed development area is predominantly cleared and does not contain significant native vegetation. Accordingly, the provisions of this policy are not relevant to the assessment of the proposed development.

5.1.2 Local Environmental Plans: Tamworth Regional Local Environmental Plan 2010

Tamworth Regional Local Environmental Plan 2010 (TRLEP 2010) applies to the subject site. The allotment is not identified by Council to be subject to flooding, on Council's land reservation / acquisition map and not identified in Schedule 5 as being heritage listed. The subject land is also not considered to be bushfire prone. Furthermore, the site is not included in Council's information system for potentially contaminated land as having been previously used for a purpose that may have resulted in contamination. A review of the proposal against the relevant provisions of the LEP is provided as follows:

Clause	Subject	Comments
1.2 (2)	Aims	Relevant aims of the TRLEP 2010 considered in this Statement of Environmental Effects include: <i>"(2)(b) to allow flexibility in the planning framework so as to encourage orderly, economic and equitable development while safeguarding the community's interests and residential amenity...</i> <i>(d) to promote ecologically sustainable urban and rural development and control the development of flood liable land..."</i> The proposed development is consistent with the above aims. The site is appropriately located within an established residential area and is compatible with the surrounding land uses and built form. The development represents an orderly and economic use of the land and will not adversely affect the amenity of the locality. The physical characteristics of the site are suitable for the proposed development, and no constraints have been identified that would preclude the development proceeding as proposed. The site is not affected by flooding, and the proposal will not give rise to environmental impacts that would be inconsistent with principles of ecologically sustainable development.



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		All relevant planning considerations have been identified and addressed within this Statement, and the proposal is considered to be in the public interest.
2.1	Land use zones	The subject site is zoned <i>R2: Low Density Residential</i> (R2).
2.3	Zone objectives	The consent authority must have regard to the relevant zone objectives in determining a DA (see Land Use Table provisions, below).
-	Land use table	In the TRLEP 2010 Land Use Table, the objectives for the R2 zone are: <i>To provide for the housing needs of the community within a low density residential environment.</i> <i>To enable other land uses that provide facilities or services to meet the day to day needs of residents.</i> The proposed development is specified as a use permissible with consent in the zone under Part 2 of the relevant zone table, being a storage shed and defined in the Dictionary as follows: - detached shed means: - <i>"...any of the following class 10a buildings under the Building Code of Australia—</i> <i>(a) balcony, deck, patio, pergola, terrace or verandah that is detached from a dwelling house,</i> <i>(b) cabana, cubby house, fernery, garden shed, gazebo or greenhouse,</i> <i>(c) carport that is detached from a dwelling house,</i> <i>(d) farm building,</i> <i>(e) garage that is detached from a dwelling house,</i> <i>(f) rainwater tank (above ground) that is detached from a dwelling house,</i> <i>(g) shade structure that is detached from a dwelling house,</i> <i>(h) shed."</i> The proposed development may be described as a storage shed to be used to secure equipment and vehicles owned by the property owner. The proposed development is therefore permissible in the zone. <u>The BCA does not specify any size limitations for a shed.</u> It is considered that the proposed development is consistent with the relevant zone objectives as it is ancillary to the residential use of the land. As adjoining land uses are generally associated with the large lot residential activities, the proposed development is compatible with surrounding development. Further, the proposal will not lead to land use conflict with other properties as it is a benign development. Refer Appendix D for photographs depicting the residential setting of the land.
7.1	Earthworks	The objective of this clause is to ensure that earthworks for which development consent is required will not have a detrimental impact

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		on environmental functions and processes, neighbouring uses, cultural or heritage items or features of the surrounding land. This clause requires consideration of the environmental impacts of any earthworks to be carried out in conjunction with development. In this case excavations and other detailed earthworks associated with the construction of footings and floor slabs for the shed will be required in connection with the proposal and consent for this aspect is therefore sought as part of this DA. Where any soil is disturbed during construction appropriate management and treatment will be undertaken. An Erosion and Sediment Control Plan (ESCP) is proposed to be implemented during the construction stage to mitigate soil erosion and control the discharge of stormwater laden with sediment, nutrients and other pollutants to adjoining properties, bushland, roadways or receiving water bodies. Stormwater controls on site are detailed in ESCPs which will be in accordance with regulatory authority guidelines including Landcom NSW's Managing Urban Stormwater, Soils and Construction ("Blue Book"). The disturbance of the site during construction will be controlled through erosion prevention and sediment control measures. A sediment basin will be required at the lowest point of the site to capture runoff from the construction site. A silt fence will prevent silt and waste being washed away. It can be integrated with safety fencing. A catch drain with hay bales will be utilised to carry and treat site runoff which will then be captured by a sedimentation basin that will be installed at the low point of site excavation. At the point of entry to site, rumble grids (if required) will ensure that vehicles and machinery leave the site with clean wheels.
7.14	Essential Services	As previously discussed, the proposal involves the erection of a storage shed. This clause states that development consent must not be granted unless the consent authority is satisfied that any of the following services that are essential for the development are available or that adequate arrangements have been made to make them available when required: (a) the supply of water, (b) the supply of electricity, (c) the disposal and management of sewage, (d) stormwater drainage or on-site conservation, (e) suitable vehicular access. The allotment will have an adequate supply of water to service the development as the building will connect to Council's infrastructure. The proposed shed will also be connected to one (1) water tank (approx. total 10,000 Litres). Council's existing sewer infrastructure will also be connected to service this development. The proposal will also have suitable drainage to service the structure. The proposed development will

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		also require new electricity and telecommunications connections, which is achievable. The location of the existing access crossings to the site will remain unaltered as it has recently been installed for the subject site.
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5.2 Section 4.15(1)(a)(ii) The provisions of any proposed environmental planning instrument

At the time of preparing this Statement (July 2026):

- There were no relevant proposed environmental planning instruments or amendments to environmental planning instruments detailed on the *NSW Department of Planning, Housing and Infrastructure* website; and
- No relevant proposed planning instruments that had been the subject of public consultation were detailed on the Tamworth Regional Council website.

5.3 Section 4.15(1)(a)(iii) The provisions of any development control plan

The *Tamworth Regional Development Control Plan 2010* (TRDCP 2010) is a comprehensive document which has been adopted by Council to provide specific guidelines and control for development throughout the Tamworth region, complementary to the provisions of the TRLEP 2010. An assessment against the relevant controls of the TRDCP 2010 has been undertaken as detailed within the Table over the page:

Chapter	Comment
Notification	The application may be required to be publicly notified, assessed and determined in accordance with the provisions of this Chapter.
1.7 Development Contributions	It is noted that a contribution under Section 7.11/7.12 of the <i>Environmental Planning and Assessment Act 1979</i> may be imposed as a condition of development consent in accordance with Tamworth Contributions Plan.
STEP 2	General Housing and Ancillary Structures Development Controls
Building Setbacks	The proposed development is greater than the standard 10.0 metre street setback at approximately 20.0 metres and complies. Further, the closest side setback is 2.5 metres and complies with the 2.5 metre requirement. The proposed shed is appropriately located on the subject land and setback at suitable distances from adjoining properties. It is also considered the proposed development will be consistent with the existing development pattern surrounding the subject site and as such there will be minimal conflict as a result. Furthermore, the property is constrained by topography and shape irregularity, which limits the opportunity for the development. However, it can be said there will be minimal impact from the proposed boundary setbacks and should therefore be supported.
Building Height	The TRDCP 2010 specifies a maximum wall (eave) height of 4.0 metres and a maximum ridge height of 4.4 metres for outbuildings. The proposed development generally complies with the eave height control, with a compliant height of 3.0 metres. A minor portion of the structure, located



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	centrally within the building, has an increased eave height of 3.68 metres. Given its location away from boundaries, this variation does not result in any adverse amenity or visual impacts. The proposed ridge height is 5.07 metres, which exceeds the prescribed maximum by 67 centimetres. Notwithstanding this variation, strict compliance with the control is not considered necessary in this instance, as the proposal satisfies the underlying objectives of the DCP for the following reasons: <i>Minimal Visual Impact</i> The additional height does not result in unreasonable bulk or scale when viewed from adjoining properties or the public domain and is consistent with the form of similar outbuildings in the locality. <i>Negligible Adverse Amenity Impacts</i> The proposal will not give rise to overshadowing, privacy loss or reduced solar access, having regard to the siting of the structure and surrounding development pattern. <i>Consistency with Local Character</i> Existing sheds within the surrounding area exceed the nominated height control, indicating that the proposed scale is reflective of the established built form character. <i>Functional Requirement</i> The increased ridge height is necessary to achieve adequate internal clearance for the storage of larger domestic items (e.g. caravan, boat), which is a reasonable and typical requirement for residential outbuildings. <i>Objectives Achieved</i> The development remains subordinate to the primary dwelling, maintains a residential scale, and does not dominate the site, thereby achieving the intent of the control despite the numerical non-compliance. Accordingly, the variation is considered minor, well-justified and results in no material planning impacts. The proposal is consistent with the objectives of the zone and the relevant provisions of the TRDCP 2010 and is therefore supported on merit. Further details are provided at Appendix B (Site Plan) and Appendix C (Design Plans).
Privacy	The proposed storage shed is single storey and complies with this requirement.
Design	The proposed development works includes the construction of low-scale building elements that will utilise colours (off-white and slate grey) and schemes consistent with the existing adjoining structure and surrounding residential setting, as demonstrated by the designs attached as Appendix C to this Statement. Roofing, guttering, downpipe materials will also comprise a colorbond slate grey, which is considered low impact and suitable for the locality.



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	The development is sympathetic to the design and scale of the residential environment and adjoining buildings and makes a positive contribution to the natural landscape for the following reasons: - • The articulation of the structures finishes / colours provides relief and interest to the existing environment; • The structures maintains surrounding landscaping to ensure that the structures are visually screened; and • The topography of the land provides suitable screening measures. The built form of the proposal is not inconsistent with the existing character of the locality. The proposal is considered to be compatible with surrounding development and approval of the application is not expected to result in any unacceptable land use conflicts.
Parking, Traffic and Access	Sufficient onsite carparking can be accommodated by the proposed development. All items used on the property will be parked within the confines of the building. All weather 2WD access serving the subject land and structures is safe, convenient and readily maintainable. The site benefits from an existing driveway crossing point at the front boundary from Dunphy Drive. Vehicular access and manoeuvrability adequately meet Council's requirements.
Utilities	The proposed development is located clear of existing utility infrastructure. A toilet, shower, and hand basin are proposed within the shed for cleaning and hygiene purposes. As a result, Council's infrastructure is required to service these facilities. In accordance with Section 68 of the Local Government Act 1993, a separate approval is required for the installation and operation of the water supply and sewer system. An application for this approval will be submitted in conjunction with, or prior to, the construction of the proposed development. Details of the proposed internal plumbing fixtures (toilet, shower, and hand basin), are illustrated on the plans provided in Appendix C.
Geology	The geotechnical investigations at the property has provided an insight into facilitating compliance with all requirements at the construction stage. The soil type has been classified in accordance with AS2870-2011. In this regard, the proposed footings have been engineered as per the soil type and are suitable for the development. Earthworks for the proposed development will be minimal in nature and will be for the levelling of the site for the footings/slab for the shed. No detrimental effects are anticipated to result from the proposed minor works.
Slope	The subject land is generally characterised by an undulating topography. However, the proposed shed is to be located on a relatively level portion of the site. Minor earthworks are required to establish a suitable building platform. These works include site excavation (cut) and the construction of a retaining wall, which will provide a stable and level foundation for the proposed development.



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	Details of the proposed earthworks, including the extent of cut and retaining measures, are provided on the plans in Appendix C and supported by site photographs in Appendix D. Excavation and construction activities will be undertaken in accordance with best practice standards, including the implementation of appropriate erosion and sediment control measures, stormwater management, and dust suppression during works. All works will be carefully managed to avoid adverse impacts on the subject site and adjoining properties, both during and after construction. The proposed earthworks are considered minor in nature and are appropriate to facilitate the development. Accordingly, the development is consistent with the objectives and provisions relating to earthworks.
Ridgelines	The roofline of the development does not project above the ridgeline where visible from any public road or place.
Water tanks	A 10,000 Litre water tank will be connected to the proposed structure for stormwater drainage. An application under S.68 of the <i>Local Government Act 1993</i> will be required for connection. Refer to the Site Plan in Appendix B for further details.
Stormwater Drainage	The proposed stormwater drainage system will be designed to prevent stormwater damage to the built and natural environment and ensure acceptable levels of health, safety and amenity. Any stormwater will be diverted in accordance with Council's policy and guidelines and conditioned accordingly.
Heritage	There are no known issues of Aboriginal or Non-Aboriginal Cultural Heritage associated with the site. The AHIMS search results in Appendix E do not identify the site as containing any Aboriginal sites or places (including buffer of 50 metres).
Environmental Effects	The potential impacts anticipated for the development are listed and addressed as follows:- <i>Construction impacts</i> It is anticipated that suitable conditions of development consent shall be included as part of the determination documentation in order to address relevant construction matters. However, during construction the following measures shall be observed: • Hours of building work (to be consistent with NSW State Guidelines); • Construction waste storage and management; • Noise and dust management and control of other potential pollutants; • Continuity of public access to services; and • Appropriate Signage. <i>Noise Emissions</i> The development will result in noise and vibration during the construction phase of the development but will be short term and limited to the conditional hours. Noise will also be present from the owners of the land. However, there is no evidence to suggest that the proposal will detrimentally affect the amenity or utilisation of lands within the surrounding locality, consisting mainly of

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	residential land uses. It is considered any emanating noise will be tolerable with minimal environmental impact. Accordingly, the subject development is expected to be compatible with the character of the existing environment in the locality and should not lead to localised land use conflict. Other matters such as slope, traffic, air and water quality and sustainability are addressed throughout this Report.
Soil and Erosion Control	Disturbance of the site during construction will be appropriately managed through the implementation of erosion and sediment control measures. All areas of soil disturbance will be treated in accordance with best practice management procedures to minimise the potential for erosion and off-site impacts. An Erosion and Sediment Control Plan (ESCP) will be implemented for the duration of the construction phase to mitigate soil loss and prevent the discharge of sediment-laden stormwater to adjoining properties, roadways and receiving environments. All measures will be designed and maintained in accordance with relevant guidelines, including Landcom's Managing Urban Stormwater: Soils and Construction ("Blue Book"), and will be enforced through standard conditions of consent.
Noise	Construction-related noise will be generated during the building phase; however, these impacts will be temporary in nature and managed through standard conditions of consent, including compliance with permitted construction hours. Following completion, noise associated with the development will be consistent with typical residential activities and is not expected to result in any adverse impacts on the amenity of surrounding properties.

5.4 Section 4.15(1)(a)(iia) The provisions of any planning agreement

Not applicable to the proposed development.

5.5 Section 4.15(1)(a)(iv) The provisions of the regulations

The proposed development is not listed in Schedule 3 of the *Environmental Planning and Assessment Regulation 2021* and is therefore not classified as designated development. Accordingly, the development does not require approval from any State agency or public authority as integrated development and may be determined by Tamworth Regional Council as the consent authority.

No specific fire safety measures have been identified as being required for the proposed development beyond compliance with the relevant provisions of the National Construction Code (NCC) and Building Code of Australia (BCA). Any fire safety requirements will be addressed as part of the detailed building design and construction certification process.

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5.6 Section 4.15(1)(b) The likely impacts of the development

5.6.1 Impacts on the natural environment

The subject land has no known residual value as habitat for any threatened species, populations or ecological communities, or their habitats for the purposes of section 1.7 of the *Environmental Planning and Assessment Act 1979*. The site is not critical habitat declared under the *NSW Biodiversity Conservation Act 2016*. Considering its urban location, the allotment is unlikely to host any habitat or species listed under the *Commonwealth Environment Protection and Biodiversity Conservation Act 1999*.

It is considered that approval of the application will have a negligible impact on the natural environment.

5.6.2 Impacts on the built environment

The proposed development includes the erection of a storage shed related to the residential use of the land and will not have detrimental impacts on adjacent areas. Impacts on the built environment are expected to be negligible and the surrounding uses within the locality will be consistent with the proposal. As detailed by the plans attached as **Appendix B** and **C**, the development is not considered to be incompatible with the quality of the built environment and design in this locality.

Potential detrimental visual impacts have also been thoroughly addressed in this Statement, and no negative impacts been identified as a result of the proposed development. The proposal fits within the residential locality, and the nature of its use is consistent with existing development on site and adjoining the property. Site photographs in **Appendix D** clearly identify the similarities between development on adjoining properties and the subject development. The topography of the land also provides an appropriate buffer between adjoining properties and the development. In this regard, the proposal is not expected to impose any constraints on adjoining land uses.

5.6.3 Flora and Fauna

The site has minimal vegetation, occupied by a mix of introduced and native tree and shrub species. No vegetation is required to be removed to facilitate the proposed development. Consequently, there would be no concern regarding adverse impacts on flora and fauna.

5.6.4 Context and setting

The development proposes the construction of a building for storage purposes and is therefore permissible within the context and setting of the locality. The development is to be used for residential related purposes and is considered to be compatible with the character of the locality. The proposed building will be clad in colorbond which will complement the natural surrounds to further minimise the visual impact and will be consistent with other sheds in the immediate locality whilst complementing the natural landscape and surrounds.

Considering the scale and nature of the development in relation to the area of land and its consistency with surrounding storage sheds, approval of the subject application should not lead to localised land use conflict.

5.6.5 Utility / infrastructure impacts

Sewer, water, electricity, and stormwater services are available to the subject land and are considered adequate to accommodate the proposed development. The capacity of these services is sufficient to meet the demand generated by the proposal.

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A Section 68 application will be submitted for the installation of a rainwater storage tank and sewer services, including a toilet, shower, and wash basin.

The proposed development will be serviced by one (1) rainwater tank with a capacity of 10,000 litres, which will collect and store roof water. Overflow from the tank will be managed appropriately and directed to a suitable discharge point, ensuring no adverse impacts on the building's footings or slab, and no nuisance to adjoining properties.

All services and stormwater management measures will be designed and installed in accordance with relevant Council requirements and applicable standards.

5.6.6 Energy Efficiency and Waste

The proposed development is expected to have a negligible impact on energy resources. There are no significant waste implications anticipated as a result of approval of the subject application. Any waste associated with construction shall be dealt with via waste contractors employed by builders at this stage of the development. Further details relating to waste management are provided as follows:-

- All excess materials from construction will be returned to the supplier or recycled where possible.
- Any waste materials (packaging, etc.) will be collected in skip bins at the site and taken away by a waste contractor for disposal at a licensed waste management centre.
- If required sand and soils generated by excavation of the development will be taken from the site for use as fill on other construction sites (where acceptance of fill has been approved by Council).

A Resource and Waste Management Plan (RWMP) is included in **Appendix F** of this Report for further information.

5.6.7 Air and microclimate

The proposed development is considered to have minor impact in the short term during construction (i.e. dust from construction equipment and excavation works). However, the overall impact of the proposed development in the longer term is considered to be negligible for the existing microclimate and air pollution in the area.

5.6.8 Overshadowing

The proposed building will have negligible impact on adjoining properties at critical times during the year as it is located at an adequate distance from all boundaries and is suitably screened.

5.6.9 Social and Economic issues and impacts

Considering the nature of the proposal as well the location of the subject land in relation to the neighbouring low density residential allotment areas, the development is not expected to cause an unacceptable social impact.

Further, there have been no negative economic impacts identified in association with the proposed development. Employment opportunities will be provided, during the construction phase of the proposal.

5.6.10 Soils

Approval of the application is not expected to have an impact on the quality of the soils in the vicinity of the subject land. Appropriate soil erosion measures are intended to be undertaken to

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avoid any impacts during and after construction. The geotechnical investigations at the property has provided an insight into facilitating compliance with all requirements at the construction stage.

5.6.11 Public Domain

No negative impacts on the public domain have been identified as detailed throughout this assessment report. The proposed development is consistent with other development in the locality. It is considered the zone, size and location of the subject land is suitable for the ancillary structure for the storage of a caravan/motor home, boat and other residential related items.

5.6.12 Cumulative impacts

The subject site is considered to be appropriately located for the proposed development and is compatible with surrounding land uses and development. The proposal is not expected to result in any unacceptable land use conflicts with surrounding properties or the environment. There are no known environmental hazards or constraints associated with the allotment.

Furthermore, issues such as traffic and parking matters have been discussed in previous sections of this Statement and are considered to be acceptable in this instance. In this regard, the development is not expected to have any cumulative impacts and is not considered to inhibit the ability of future development or uses adjoining or nearby the subject site.

5.7 Section 4.15(1)(c) The suitability of the site for the development

The application seeks consent for the erection of a storage shed (Class 10a) for the site Lot 622, DP 1311839, Dunphy Drive, Moore Creek NSW 2340.

The subject site is zoned R2 under TRLEP 2010 and the proposed development is permissible with consent on the subject site pursuant to the TRLEP 2010. The proposal will achieve the relevant objectives of the R2 zoning by providing a structure suitable for the residential area, to meet the needs of the landowner. Further, the development will not unreasonably increase the demand for any public services or facilities. Given the scale of the development, existing vegetation, topography and proposed location on the property it is also considered conflict will be minimised between land uses within this zone.

The proposed development will have minimal impact on the locality and amenity of surrounding residential land uses and will integrate with the character of existing developments on the adjoining sites. The subject site is considered eminently suited for the proposed development as outlined within this Statement. Photographs in **Appendix D** also depicts similar development on nearby properties that are consistent with the proposed development. In this regard, the proposal is compatible with surrounding land uses and approval of the application is not expected to result in any unacceptable conflicts with adjoining properties or the environment as detailed throughout this Statement.

In this regard, there have been no negative impacts on the public domain identified and the site is suitable for the proposed development.

5.8 Section 4.15(1)(d) Any submissions made in accordance with the Act or the Regulations

As part of the DA consideration process, it is envisaged Council may place the proposal on public exhibition and send neighbour notification letters to adjoining or adjacent properties in accordance with the Community Participation Plan. This matter can only be fully considered after submission of this DA, if submissions are sought from the community and relevant agencies.

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5.9 Section 4.15(1)(e) The public interest

Potential visual, social and environmental impacts have been thoroughly addressed in this Statement, and no detrimental economic impacts have been identified as a result of the proposed development. It is considered that the proposed building fits within the locality as detailed previously. The site attributes are conducive to the development as proposed. The development will allow for the orderly use of land for the storage of items for residential purposes and is acceptable having regard to the applicable State and Council planning controls. The proposed development satisfies the client's requirements and will not result in any unacceptable impacts on the locality.

The assessment of the proposal contained within this Statement outlines how the proposal complies with Council's requirements for the siting, location and design of the proposed development and the subject site is considered to be suitable for the proposed development. It is considered the development will have minimal impact on the locality and amenity of surrounding residents and will complement the character of existing developments in the streetscape.

In conclusion, the development fits within the large lot residential locality as detailed previously. In this regard, approval of the subject development application is considered to be in the public interest.

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6 CONCLUSION

This Development Application seeks consent for the construction of a storage shed on the subject land for the purpose of securely housing vehicles, motorhomes and equipment associated with the residential use of the site at Lot 622, DP 1311839, 1 Dunphy Drive, Moore Creek.

This Statement of Environmental Effects demonstrates that the proposal will result in minimal, if any, adverse environmental or amenity impacts. In particular:

1. The proposal is consistent with the objectives of the Tamworth Regional Local Environmental Plan 2010 (TRLEP 2010) and the relevant provisions of the *Environmental Planning and Assessment Act 1979*;
2. The site is suitable for the proposed development having regard to its physical characteristics and lack of constraints;
3. The development is ancillary to and supportive of the residential use of the land;
4. The scale, bulk and appearance of the shed are appropriate within the low-density residential context;
5. Potential environmental impacts can be appropriately managed through design and standard conditions of consent;
6. The proposal will not result in land use conflict with surrounding residential development; and
7. The development will not adversely affect the social or economic fabric of the locality.

The proposal constitutes development that is permissible with consent under the TRLEP 2010 and is generally consistent with the intent of applicable planning controls and policies, with the exception of the building height.

Notwithstanding this variation, the proposed exceedance of the maximum building height is considered acceptable having regard to the site context and surrounding locality. The variation is minor in nature and will not result in adverse visual or amenity impacts, given the siting of the structure and the presence of similarly scaled outbuildings within the area. The shed remains compatible with the established low-density residential character and the additional height is necessary to provide functional internal clearance for residential storage purposes.

Accordingly, the proposal satisfies the underlying objectives of the height control despite the minor numerical non-compliance.

Having regard to the above, and the detailed assessment contained within this Statement of Environmental Effects, the proposed development is considered suitable for the site, represents orderly and appropriate development, and is in the public interest. Development consent is therefore sought.