

Statement of Environmental Effects

Pro forma for minor development

This pro-forma may be used for minor development proposals that require a development application. This pro-forma is **not** comprehensive for development uses other than the minor categories listed in the attached guide, being:

- Demolition (not applicable to heritage items);
- Dwelling-houses;
- Alterations or additions to dwelling houses;
- Swimming pools or spas; and
- Garages, sheds, carports or other outbuildings ancillary to a dwelling- house.

If you believe a particular section does not apply to your proposal, please give an explanation as to why it does not apply. If you need additional space, please add extra pages.

Include your completed SEE with your development application documents for lodgement.

Property Details

Lot: 2	Section:	DP: 758469
House No. 92A	Street: Carthage Street	
Suburb: East Tamworth		

TIP- Check your rates notice for property details if you are unsure

The Proposal

What is the proposed development?

The proposal involves alterations and additions to the existing house to include a new master bedroom and ensuite, laundry and mud room, a deck and a granny flat. It is also proposed to construct a new shed with attached carport and a swimming pool in the back yard. The existing shed, green house and stables will be demolished.

Tell us about the work to be undertaken on the site including features of the proposed buildings, the materials, colours and finishes, fencing and what the building will be used for

The existing house is double brick with a tin roof. The additions and attached granny flat will be constructed using bricks to match the existing house. An entirely new "Colorbond" roof in Ironstone will be installed. The deck will be constructed using hard wood.

The shed and attached carport measure 10 x 15 metres and will be constructed using "Colorbond". The colour selected for the shed is Dune with Ironstone trim. The carport will be used to park two cars. Part of the shed will be used to store a camper and the other fitted out as a workshop for the restoration and repair vintage bicycles.

An area in the rear yard will need to be filled to enable the garage with attached car port and the swimming pool to be constructed. Access to the carport will be from the rear lane. A small retaining wall will be constructed around the perimeter of the swimming pool with fencing on top. Fencing will be in accordance with the Swimming Pool Act 1992.

Description of the Site

What is the area of the land? *2023m²*

Tell us about the land including its shape and dimensions, slope, any trees or shrubs, existing buildings and services available.

The house fronts Carthage Street and has vehicle access to a rear lane. The lot is an irregular shape having a shorter western boundary than eastern. The land slopes toward Carthage Street. There is an existing brick house, garage, stables and green house located on the land. There are also a number of established trees. All services are currently connected.

Tell us what the surrounding neighbourhood is like

There are a number of old houses located in the surrounding area, but there are also some flats constructed in the 1960s located to the east and west of the land. The Tamworth Central Business District and railway line is located to the south. There is a large park located to the North.

TIP- Provide as much detail as you can to help Council Officers understand the proposal

Present and Previous Uses

Tell us what the land is currently used for

The house was constructed in the early 1900s and has always been used as a private residence, with the exception of between 1945 and 1948 when it was used as a boarding house to accommodate soldiers returned from war.

Has the land been used for any potentially contaminating land uses?

Examples of contaminating land uses include service stations or other activities where fuel has been stored, sheep dips and farm dumps, sites where asbestos or lead based paint has been mismanaged and where fill has been brought in from another site.

No Yes

If yes, tell us briefly about the potentially contaminating activities that have occurred on the land.

The stables were used briefly during the Depression by the residents as a tannery. There is also a stockpile of soil located in the backyard which has been there since at least 1990 when the land was purchased. This soil will be used to level the backyard. The previous owner said the soil had come from a farm on Middlebrook Road.

Please note, Council may require that an investigation be undertaken by a suitably qualified person in relation to contamination following submission of your application.

Existing Structures

List the buildings or structures that are currently located on the land

Building or Structure	Materials	Size (m ²)
<i>Garage</i>	<i>Timber frame and iron clad</i>	<i>60</i>
<i>Green house</i>	<i>Steel frame & shade cloth covered</i>	<i>15</i>
<i>Stables</i>	<i>Timber frame and iron clad</i>	<i>100</i>

State Environmental Planning Policies

[SEPP No. 44 - Koala Habitat Protection](#)

No Yes

This applies to all land greater than 1ha in area, with the exception of land located in the former Tamworth City LGA

[SEPP No. 55- Remediation of Land](#)

Yes

This applies to all land and should have been addressed by completing the potentially contaminating activities above section above

[SEPP- \(Affordable Rental Housing\) 2009](#)

No Yes

This applies to secondary dwellings or "granny flats"

Tell us how you comply with SEPP 44 or SEPP Affordable Housing if applicable

The proposal complies with clause 22 of SEPP Affordable Housing as detailed below:

- (2) The development will not result in there being on the land, any dwelling other than the principal dwelling and the secondary dwelling.
- (3)(a)&(b) The total floor area of the principal dwelling and the secondary dwelling is no more than the maximum floor area allowed for a dwelling house on the land by either the Tamworth Regional Local Environmental Plan 2010 or SEPP Affordable Housing- which is 60m².
- (4)(a)&(b) The secondary dwelling is attached to the principal dwelling and the site area is at least 450 square metres. No additional parking is to be provided.

State Environmental Planning Policy (Exempt and Complying Codes) 2008 is also applicable. In accordance with clauses 2.43 and 2.44, a home business which does not involve the manufacture of food or skin penetration procedures may be carried out as exempt development. As the restoration and repair of vintage bicycles does not involve these processes and does not exceed 10% of the floor area of the new shed, this activity is exempt development.

Tamworth Regional Local Environmental Plan 2010

What is the land zoned?

R1 General Residential

What is the proposal defined as by this Plan? Dwelling and Secondary Dwelling

TIP- Visit the NSW Legislation website to find SEPPs and the TRLEP 2010

Tell us how your proposal satisfies the objectives of the zone and relevant clauses of the [Tamworth Regional Local Environmental Plan 2010](#)

The development satisfies the objectives of the R1 zone as it provides for the housing needs of the community and contributes to the variety of housing types and densities; comprising a dwelling and a secondary dwelling with associated infrastructure.

Clause 5.4(2) applies to the development. The proposed use of the shed for the restoration and repair of vintage bicycles is consistent with this provision as it does not involve the use of more than 50m² of floor area.

Tamworth Regional Development Control Plan 2010

Tell us how the proposal complies with the General Housing and Ancillary Structures chapter of the [Tamworth Regional Development Control Plan 2010](#).

This section does not need to be completed for demolition of a building, a swimming pool or a spa.

The proposal complies with the requirements of the General Housing and Ancillary Structures chapter of the Tamworth Regional Development Control Plan 2010 (DCP) with the exception of the following:

Building Setbacks- The garage is proposed to be setback 1 metre to the rear lane, rather than the 4.5 metres as required. It is requested that a variation be supported in this instance because there are no houses which front this lane- it only provides rear access to 10 lots. Further, the stables which are proposed to be demolished and these are currently located on the boundary.

Parking- As the garage with attached carport (where the cars will be parked) is to be setback 1 metre from the lane, the standard which requires 2 cars to be parked behind the building line cannot be achieved. As noted above, there are no houses which front the lane.

Outbuildings, Carports and Detached Garages- The proposed floor area of the shed and attached carport is 150m² which exceeds the maximum area and cumulative area of outbuildings permitted by the DCP. A variation to the standard is requested on the basis that the enclosed section of the garage is comparable to the size of the existing stables on the land. Further, the cumulative area of the existing outbuildings on the land is 175m², which is greater than the floor area of the proposed garage and carport.

TIP- Visit the
Tamworth
Regional Council
website to find the
TRDCP 2010

The chapter East and West Tamworth also applies to the development. The proposal is consistent with the chapter with the exception of:

New Ancillary Structures- The proposed garage with attached carport will be constructed using "Colorbond" which is contrary to the DCP. A variation to the standard is requested on the basis that existing shed and stables are constructed from metal sheeting and the shed will be located at the rear of the property and will not be visible from any public road, with the exception of the rear lane which is used as a service access only.

Natural Hazards

Is the land subject to these either of these hazards?

Flooding

No

Yes

Check the maps contained within the Tamworth Regional Local Environmental Plan 2010 or Tamworth Regional Development Control Plan 2010 to confirm if the site is flood affected before completing this section.

Bushfire Prone

No

Yes

If you are unsure whether the land bushfire prone, please contact the Duty Planner.

If your land is flood liable, tell us how the proposal complies with clause 7.2 of the Tamworth Regional Local Environmental Plan 2010 and the Development on Flood Affected Land chapter of the Tamworth Regional Development Control Plan.

Not applicable

Please note, a Bushfire Attack Level certificate or BAL certificate must accompany an application for bushfire prone land. Further information may be obtained from the Rural Fire Service website www.rfs.nsw.gov.au

Threatened Species, Populations and Ecological Communities and their Habitat

Will you be clearing any trees?

No

Yes

If yes, tell us what you will be clearing

There will be 5 x Jacarandas, 2 x bottlebrushes and 7 x eucalyptus cleared as part of the development. Some smaller shrubs and grass will also be removed.

Please note, Council may require that an investigation be undertaken by a suitably qualified person in relation to flora and fauna following submission of your application.

Essential Services

Tell us how you will be providing these services:

Water:	<i>There is a water service connected to the property from Carthage Street. The internal pipe work will be extended to service the additions to the dwelling and attached granny flat.</i>
Sewer:	<i>There is a sewer service connected to the property from Carthage Street. The internal pipe work will be extended to service the additions to the dwelling, the attached granny flat and swimming pool.</i>
Stormwater:	<i>The site drains to the kerb and gutter in Carthage street. The additions to the dwelling and the garage will be piped to Carthage Street.</i>
Power:	<i>Power will be supplied to additions to the dwelling, granny flat, swimming pool and shed from the existing supply.</i>
Telephone:	<i>Telecommunications will be supplied to additions to the dwelling, and granny flat from the existing supply.</i>

Applicant's Details

Completed By:	<i>Joe Smith</i>
Signature:	
Date:	<i>31 October 2014</i>