

The General Manager
MidCoast Council
PO Box 482
Taree NSW 2430

Dear Sir,

SUBJECT: STATEMENT OF ENVIRONMENTAL EFFECTS
PROJECT: PROPOSED USE OF BUILDING AS A SHED
1717 THE LAKES WAY, MAYERS FLAT

1. Introduction

This Statement of Environmental Effects (SEE) has been prepared to accompany a Development Application for the use of a building as a shed at 1717 The Lakes Way, Mayers Flat (Lot 127 DP 753205). The site of the proposed development is shown in **Figure 1**.

Figure 1 – Site Location

Source: Midcoast Council Online Mapping
North ^



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2. Scope of this Report

This report assesses the potential environmental impacts of the proposed development.

The decision-making process for the proposed development falls under Part 4 of the Environmental Planning and Assessment Act 1979 (EP&A Act). The Council, in deciding whether consent should be granted, must examine and consider relevant matters for consideration. This report is intended to assist in this decision-making process and to provide information that satisfies the requirements of Section 4.15 of the EP&A Act. The assessment is undertaken in accordance with Part 2 Schedule 3 of the EP&A Regulation 2000.

3. Local Planning Provisions

The subject land is zoned RU2 Rural Landscape under the provisions of Great Lakes Local Environmental Plan 2014 (LEP 2014). The objectives of the zone are:

- To encourage sustainable primary industry production by maintaining and enhancing the natural resource base.
- To maintain the rural landscape character of the land.
- To provide for a range of compatible land uses, including extensive agriculture.
- To provide for rural tourism in association with the primary industry capability of the land which is based on the rural attributes of the land.
- To secure a future for agriculture in the area by minimising the fragmentation of rural land and loss of potential agricultural productivity.

The proposed shed is required to support the rural use of the land and is consistent with the objectives of the zone.

The proposed development complies with the site development controls of LEP 2014 given that the building height is less than 8.5 metres and the FSR is less than 0.4:1.

4. Development Details

The proposed development comprises a shed comprising four containers with roof over.

A site plan, site analysis and development details are provided on the plans attached to the Development Application.

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5. Development Controls

The proposed development meets the setback requirements of 10m from the side and 18m from the front as required by Great Lakes Development Control Plan 2014.

The building has been designed to appear as a natural looking dwelling and will not adversely affect the surrounding neighbourhood. Colours and materials will be sympathetic to those existing in the locality.

6. Impact Assessment

Vegetation

Vegetation is not required to be removed for the proposed development.

Acid Sulfate Soils

The subject land is not classified ASS land under the provisions of Great Lakes LEP 2014. The proposed development will not adversely impact ASS.

Contamination

The subject land is not identified as potentially contaminated on Council's mapping.

Aboriginal Heritage

There are no known Aboriginal heritage items on the land.

Bushfire

The subject land is classified as bushfire prone buffer on Council's mapping. A Bushfire Assessment is not required for the shed application.

Traffic

Any additional traffic created by the proposed development will not have an insignificant impact on the local road network.

Flooding

The subject land is not classified as flood prone Council's mapping.

Water Quality

The site is not located in a WSD Priority Area.

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7. Conclusion

Information presented in this Statement of Environmental Effects indicates that the proposed development the use of a building as a shed at 1717 The Lakes Way, Mayers Flat, is consistent with the relevant Local and State planning instruments. The potential impacts of the proposed development have been examined in detail and the environmental impacts have been found to be acceptable or able to be managed so that there are no detrimental impacts. The proposed development will not adversely impact upon the surrounding environment.

Yours faithfully

PDA Planning

A signed copy can be provided upon request.

TONY FISH

Town Planner