

The General Manager  
MidCoast Council  
PO Box 482  
Taree NSW 2430

Dear Sir,

**SUBJECT: STATEMENT OF ENVIRONMENTAL EFFECTS**  
**PROJECT: PROPOSED DEMOLITION OF OLD SHED AND NEW SHED**  
**2 ALLEN STREET, TAREE (LOT 9 DP 389646)**

## 1. Introduction

This Statement of Environmental Effects (SEE) has been prepared to accompany a Development Application for Proposed Shed at 2 Allen Street, Taree (Lot 9 DP 389646). The site of the proposed development is shown in **Figure 1**.

### Figure 1 – Site Location

Source: Midcoast Council Online Mapping  
North ^



This SEE provides an assessment of the impacts of the proposed development. The land is zoned R1 – General Residential under the provisions of Greater Taree Local Environmental Plan 2010 (LEP 2010) and a shed being ancillary to the dwelling on the land is permissible with Council consent in the R1 zone.

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.

## **2. The Proposed Development**

The proposed development includes:

- Demolition of an old shed: and
- A new larger shed.

Plans of the proposed development are attached to the Development Application.

## **3. Development Control Plan Assessment**

Part H of Council's Development Control Plan 2010 outlines the requirements for residential development on appropriately zoned residential in the Taree area. Part H states:

*The Greater Taree LGA features a range of residential zones which permit a variety of residential accommodation types and densities within existing urban areas and future release areas. This chapter establishes the objectives, principles and controls which will guide the design of residential development in the LGA.*

The objectives of Part H are as follows:

- *Encourage a variety and choice of housing types and sizes in localities;*
- *Ensure new housing integrates with the surrounding scale and character of the locality;*
- *Ensure that the impact of new housing on the amenity of surrounding properties is minimised.*

The proposed development is wholly consistent with the objectives of Part H of DCP 2010.

An assessment against the requirements of H4 Ancillary Development for the proposed ancillary structure is provided below.

1. All ancillary structures and outbuildings should be of a quality construction and have minimal visual impact on adjoining properties.

**The structure will be new quality construction. The proposed shed is located at the rear of the lot and will not have an adverse visual impact on neighbours.**

2. Ancillary structures and outbuildings are to be positioned to optimise backyard space and may not be located within the required soft soil landscaping requirement.

**Backyard space is optimised.**

3. Ancillary structures and outbuildings are to be single storey.

**Complies.**

4. The maximum wall height for ancillary structures and outbuildings is 3m and the roof height is not to exceed 4.8m at any given point.

**The shed meets these requirements.**

5. The maximum floor area is 100m<sup>2</sup>.

**The area is 83.3 square metres.**

6. Enclosed ancillary structures and outbuildings with an external wall height greater than 2.7m are to be setback 900mm from any boundary.

**Complies.**

7. Open walled ancillary structures and outbuildings may extend to the boundary subject to there being no adverse impact on the amenity of the adjoining properties.

**Not applicable.**

8. Ancillary structures and outbuildings may be used for habitable space but must not be used as a separate occupancy.

**The structure is not habitable.**

9. The minimum front street boundary setback is 5m.

**Complies.**

## **4. Environmental Assessment**

### **Vegetation**

There will be no trees removed for the proposed development.

### **Acid Sulfate Soils**

The site is not classified as Class 3 ASS land under the provisions of GTCC LEP 2010. There will be no disturbance of ASS soils necessary to complete the development.

### **Contamination**

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

### **Aboriginal Heritage**

There are no known Aboriginal heritage items on the land.

### **Bushfire**

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

### **Traffic**

The proposed development will have no adverse traffic impact.

### **Flooding**

The subject land is not classified as flood affected as identified on Council's mapping.

## **5. Conclusion**

Information presented in this Statement of Environmental Effects indicates that the proposed for Proposed Shed at 2 Allen Street, Taree (Lot 9 DP 389646) is consistent with the relevant Local and State planning instruments. The potential impact of the proposed motel units has 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

**Midcoast Town Planning**

*A signed copy can be provided upon request.*

**TONY FISH**

Town Planner