

Our Ref: P00724_SEE.docx
9 October 2024

The General Manager
MidCoast Council
PO Box 482
Taree NSW 2430

Dear Sir,

SUBJECT: STATEMENT OF ENVIRONMENTAL EFFECTS
PROJECT: PROPOSED 2 LOT SUBDIVISION
SUBJECT: MODIFICATION TO DA-182/2009

This Statement of Environmental Effects (SEE) has been prepared to accompany an Application for a Modification to DA-182/2009 at 183 Amaroo Drive, Smiths Lake, being Lot 37 DP 237259.

DA-182/2009 was approved on 2 April 2009 and has substantiated physical commencement (see attached).

This application is seeking a modification the subdivision to relocate the building envelope on proposed Lot to the southern side of the existing sewer main as show on the proposed subdivision plans.

The area of the proposed building envelope on proposed Lot 372 is considered to more appropriate than that on the original approval.

The modification will require changes to Conditions 22 and 23a to reference the new plans. In addition Condition 21 can be deleted as access is proposed directly off Amaroo Drive.

The proposed modification is consistent with the relevant Local and State planning instruments. The potential modification will have no adverse environmental impacts and 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

Mr K D Shepherd
C/- TJS Building Certifiers
PO Box 207
TUNCURRY NSW 2428

Our Ref: DA182/2009
R:3196217
WB:EH
Contact: Mr Wayne Burgess
Telephone: (02) 6591 7222

20 July 2015

Dear Sir,

DEVELOPMENT APPLICATION NO. DA 182/2009 - CONSENT FOR A SUBDIVISION X 2 LOTS - LOT 37, DP 237259, 183 AMAROO DRIVE, SMITHS LAKE NSW 2428

I refer to your letter received 26 June 2015 in relation to the above development consent.

Your correspondence includes a Geotechnical Site Classification Report dated 15 May 2015 and prepared by Martins and Associates P/L.

The Report was carried out in order to inform the engineering design required for the construction certificate stage of subdivision works in relation to the application.

Council considers that the works carried out (drilling of boreholes) constitutes physical commencement of the development consent in accordance with Section 95 of the Environmental Planning & Assessment Act 1979, and therefore the development consent does not lapse on 12 November 2015.

Please contact me on (02) 6591 7292 should you have any further enquiries.

Yours faithfully



WAYNE BURGESS
Manager - Development Assessments
Planning & Environmental Services