

Mid-Coast Council
2 Biripi Way
TAREE NSW 2430

20/10/2024
OUR REF; F902-6118

Att: Adam Matlawski

**Re: Statement of Environmental Effects in support of a modification to
79/647 – Approved CC2021/0290 -Glacken Street, Harrington – Lot 29 DP259324**

In relation to the above-mentioned Development Application, we wish to submit a Modification of Consent under Section 4.55(1A) for minimal environmental impact. A copy of the DA approval and accompanying plans are attached as Appendix A.

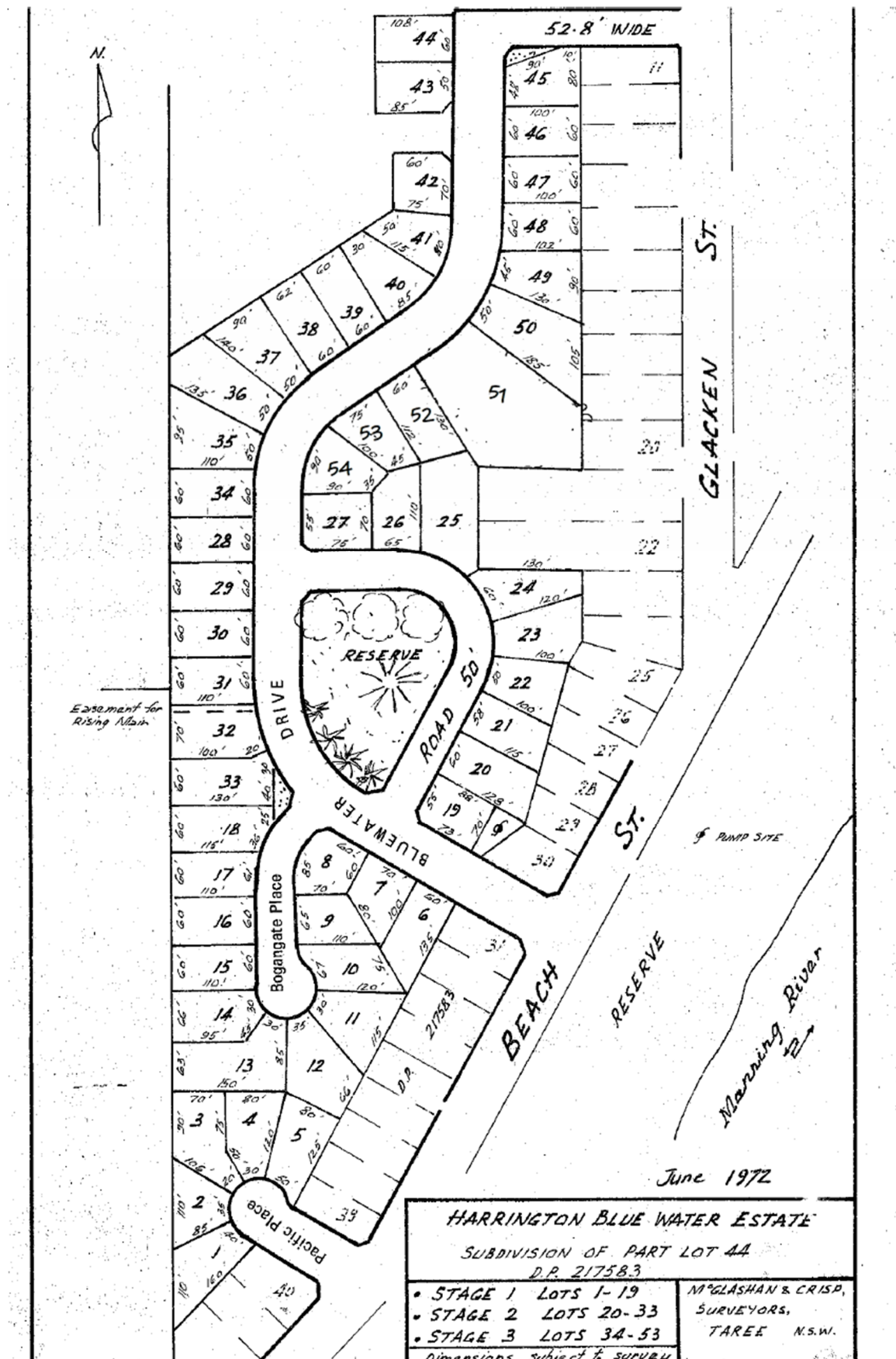
This modification seeks to remove the requirement for a second public reserve area and retain it as a residential lot. We believe that adding another reserve is unnecessary, as the existing one is less than 100 meters away and already serves the community's needs. Additionally, maintaining an extra reserve would place an undue burden on the Council's resources.

Our office has been liaising with Adam Matlawski to determine if Council would accept the proposed modification. Adam has indicated that following internal consultation Council would support the lodgement of the modification of consent.

Specifically, the modification requests:

1. An amendment to the approved plan removing the notation "Reserve" for proposed Lot 51. An amended DA plan accompanies this application to enable stamping as part of this modification application and is provided in Figure 1 below.

Figure 1 – Proposed Modification Plan



2. Amendment to the wording in the 3rd last paragraph Council's letter (attached as Appendix B) to read "*Council requires a minimum of 6.78% of the area to be sub-divided to be dedicated as Public Reserve.*". The relevant paragraph has been highlighted within Appendix B for your reference.

Our office is of the understanding that this will be a Modification of Consent under 4.55(1A) minimal environmental impact. Therefore, we would expect the application fee for this modification to be \$809.00 due to the complexity in establishing the original DA fee.

We will await the issue of Council's invoice in accordance with the current fees and charges. Please do not hesitate to contact our office should you require additional information.

Sincerely,

A handwritten signature in black ink that reads "Linda Ferguson".

Linda Ferguson
Planner | Engineering & Design
McGlashan & Crisp – a division of
Colliers Engineering & Design NSW

APPENDIX A

STATE PLANNING AUTHORITY OF NEW SOUTH WALES

ALLOWANCE OF APPEAL UNDER SECTION 342V(5)
OF LOCAL GOVERNMENT ACT, 1919.

APPELLANT'S NAME AND ADDRESS: **Mr. A. Clackson**
c/- Buttersworth, Cowan, Douglass & Garney,
Solicitors, Box 99, Post Office, THREE
LAND SUBJECT OF APPEAL: Part lot 44, D.P. 217503, Beach Street,
HARRINGTON.

ALLOWANCE: The State Planning Authority of New South Wales, having received and considered an appeal by the abovementioned appellant against the refusal of the **Manning Shire** Council to approve an application for permission to carry out interim development on the land referred to above, hereby allows the appeal and permits ~~interim development~~ **the residential subdivision of the land generally in accordance with the enclosed plan and the erection of a dwelling house on each of the resultant allotments.**

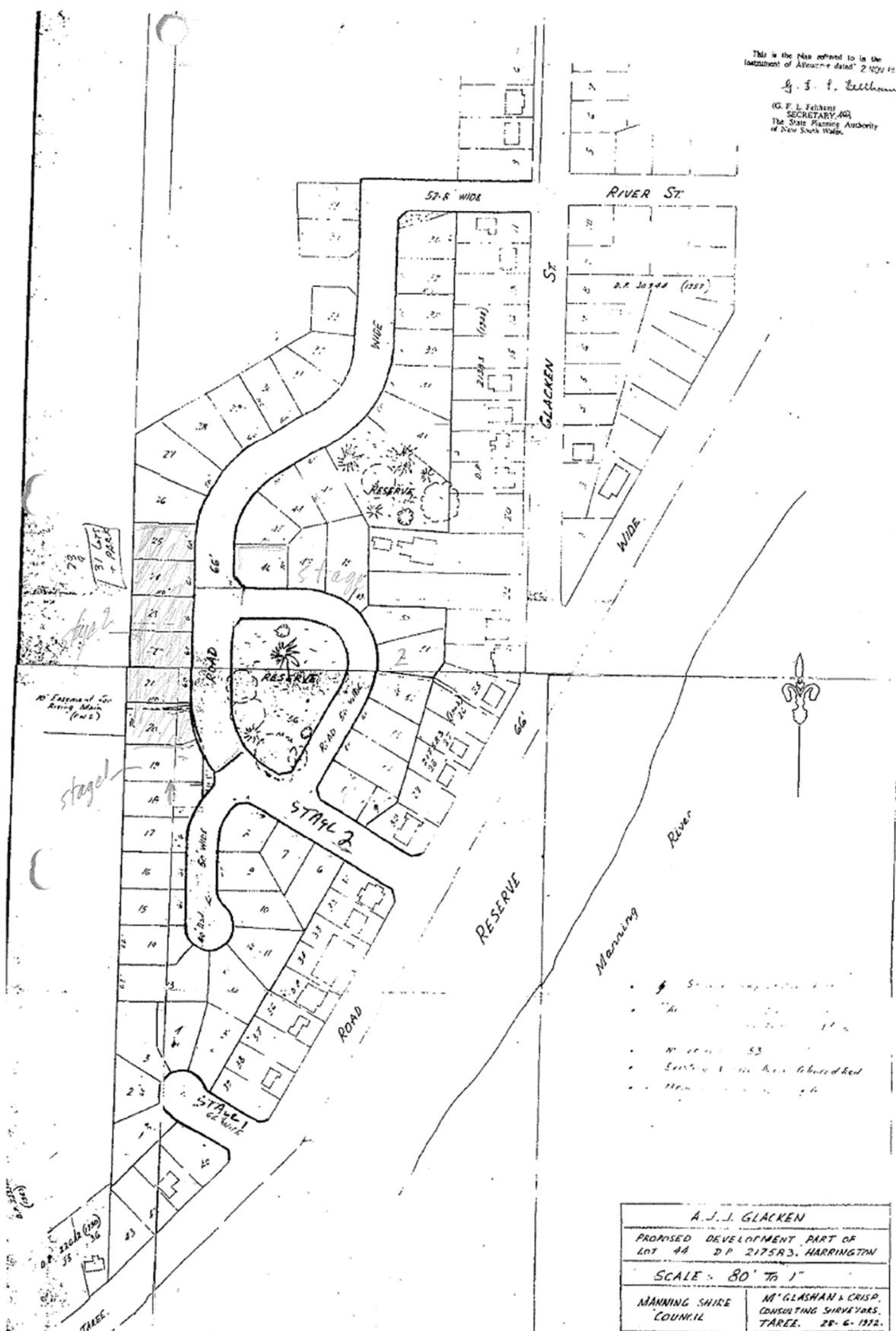
subject to the following conditions:—

This allowance does not relieve the appellant of the obligation to obtain any other approval required under the Local Government Act, 1919, and Ordinances (including approval of building plans) or any other Act.

Signed at Sydney this *second*
day of *November* 1972.
under delegation from The State Planning
Authority of New South Wales.

[Signature]
Deputy Chairman

G. F. L. Feltham
SECRETARY, 402
The State Planning Authority
of New South Wales.



APPENDIX B

TELEPHONES:
TAREE 52 2622 & 52 2646

P.O. BOX 19,
TAREE 2430



SHIRE OFFICE: 146 VICTORIA STREET,
TAREE.

2nd March, 1973.

ALL COMMUNICATIONS SHOULD BE
ADDRESSED TO "THE SHIRE CLERK".

PLEASE REFER TO:

DET:BE

Messrs. E. R. Stack & Sons,
Solicitors,
P.O. Box 106,
TAREE. N.S.W. 2430.

Dear Sirs,

Re: Stack from Clacken

Your letter, reference R/S/HW.4168 of 7th February, 1973 was referred to Council at its Meeting held on 26th February, 1973.

As stated by you, the subdivision of the land, being Lots 1 - 56 inclusive was approved in principle by the State Planning Authority by Instrument of Allowance dated 2nd November, 1972.

Council has approved of the proposed subdivision being carried out in stages as follows:-

1. Stage 1 - Lots 1 - 19.
2. Stage 2 - Lots 20 - 25 and Lots 46 - 56.
3. Stage 3 - Lots 26 - 45.

Council's requirements for roadwork are as follows:-

1. The 66 feet road and the 52.8 feet road to be constructed by the subdivider to a standard for 36 feet formation, full width seal, kerbed and guttered both sides - pavement to be a minimum 6 inches consolidated gravel.
2. Fifty feet roads and 66 feet cul-de-sac to be constructed to a standard of 30 feet formation, full width seal, kerbed and guttered both sides - pavement to be a minimum of 6 inches consolidated gravel.

Full plans of roadworks to be submitted for the Shire Engineer's approval prior to roadwork commencing. :...../2

WHEN MAKING ENQUIRIES PLEASE ASK FOR MR. Toms

- 2 -

Messrs. E. R. Stack & Sons

2nd March, 1973

With regard to water supply, it is suggested that you contact Manning River County Council for that authority's requirements.

Council requires a minimum of 10% of the area to be subdivided to be dedicated as Public Reserve.

With regard to sewerage, the provision of sewerage is to be to Council's requirements if the sewerage scheme is in operation prior to completion of the subdivision.

With regard to the provision of water supply, attention is directed to Clause 18 (1) of the Interim Development Order for the Shire of Manning, a copy of which is attached.

Yours faithfully,



W. T. TOMS,
Shire Clerk

Encl.